



SAN MIGUEL COUNTY PLANNING COMMISSION

PLANNING COMMISSION MEETING AGENDA THURSDAY, MARCH 14, 2024 – 9:45 AM

**Online & 1110 Summit Street, Norwood, Colorado (AM)
Online & 333 W. Colorado Ave, Telluride, Colorado (PM)**

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)

9:00 A.M. Site Visit: 40485 Highway 145, Norwood

1. 9:40 A.M. CALL TO ORDER

2. APPROVAL OF MINUTES, PLANNING COMMISSION AND STAFF COMMENTS

2.8 Minutes

[2.8 minutes A.docx](#)

3. 9:45 A.M. LAND USE APPLICATION

Applicant: Peter Lundeen, on behalf of Demian Brooks

Proposal: A. Rezone from WM to WMRA - Wright's Mesa Rural Agriculture Zone District; and
B. RV Park

Location: 40485 State Highway 145, east of Town of Norwood

Size: 39-acre parcel

Zone: Wright's Mesa (WM)

[CPC Packet Materials Brooks RV Park Rezone 031424.pdf](#)

BREAK

Planning Commission will drive to Telluride for following EEMP Worksession

4. 1:30 P.M. EAST END MASTER PLAN WORKSESSION

Discussion regarding the Draft East End Master Plan

[01 CPC 031424.pdf](#)

[02 East End MP Text_word_Edits Clean Copy 031424.pdf](#)

[03 East End MP Text_word_Redline 031424.pdf](#)

[04 FLU Categories Draft Map_230922 edited 031424.pdf](#)

[Public Comments updated 031424.pdf](#)

5. ADJOURN

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

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

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



AGENDA ITEM

TITLE:

2.8 Minutes

Presented by:

Time needed:

PREPARED BY:

Nicola Kerr, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[2.8 minutes A.docx](#)

Description:

SAN MIGUEL COUNTY PLANNING COMMISSION

MINUTES – REGULAR MEETING

February 9, 2024

333 West Colorado Avenue Online Meeting

Present: Lee Taylor, Chair
Josselin Lifton-Zoline, Vice-Chair
M.J. Schillaci, Secretary
Ian Bald, Member
Matthew Bayma, Member
Galena Gleason, Senior Alternate

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

County Staff Present: Amy Markwell, County Attorney
Rachel Allen, Assistant County Attorney

12:30 p.m. Chair called the meeting to order.

APPROVAL OF MINUTES

MOTION by Galena Gleason to approve the January 11, 2024 minutes

SECONDED by Ian Bald vote **PASSED 6-0**

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

PLANNING COMMISSION AND STAFF COMMENTS

Kaye Simonson, Planning Director, updated the commission. The new solar regulations will be presented to the Board of County Commissioners and Planning Commissioners on the 27th of March. The April Planning Commission meeting has been moved from the 11th to the 4th to accommodate for off season.

12:35 P.M. PUBLIC HEARING: LAND USE APPLICATION

Applicant: MJ Rummel Investments Inc

Location: PIN No. 429521400009, La Sal Vista Subdivision

Parcel size: 14.6 acres
Zone District: Wrights Mesa
Proposal: Preliminary Subdivision Plan and Rezoning

John Huebner, Senior Planner, presented a PowerPoint presentation.

Josselin Lifton-Zoline asked at what point would an agreement relating to the agricultural ditches be finalized in this process.

John responded prior to the recording of the final plat.

Josselin asked whether there would be additional permits required surrounding the industrial uses.

John responded that a special use permit would be required especially for some of the uses proposed on lots 1 and 12.

Mathew Bayma asked what weight do the vesting rights hold since the applicant is not doing the construction.

John responded that vesting rights kick in during the recording of the final plat.

Kaye added that vesting is applicable to subdivision but the vesting occurs at the time of the final plat which is good for three years and if they are unable to undertake improvements within three years they would come back to the Board.

Mathew commented that the county supports Accessory Dwelling Units's but comment letters do not.

Kaye responded that ADUs are not allowed in the WMLI zone district, however, if in the future the BOCC wants to amend the Zone District or the new State laws require ADUs we do not want the covenants to preclude that.

Lee asked what is the source of the matrix of allowed uses.

John responded that the applicant prepared it.

Lee commented that a 5,000 sq foot shop is pretty sizeable for one acre.

John replied that he can work with the applicant to ensure that only uses allowable in the WMLI are included.

Galena Gleason asked how Dark Sky principles are enforced.

John responded that if a potential lot owner submits a Development Permit application for a residence we will look at the lighting plan and will make sure that all lighting is downcast and shielded and or motion activated.

Galena confirmed that any potential buyer will need to be aware of the Dark Sky regulations.

John replied yes.

Josselin noted that there is a prohibition on stand alone solar in the development, could an HOA override that?

John responded that since stand alone solar is allowed in the San Miguel County Land Use Code it could not be precluded by the HOA.

Josselin commented that maybe the intent is to prohibit solar farms.

Lee commented that 12 separate OWTs will have an effect on Norwood's Sanitation operations. Should we have a request to the treatment plant to service?

Kaye replied that Norwood's Sanitation District already declined to provide service, so they should be aware.

Morgan Rummel, Applicant, responded to the above comments that they reduced the number of lots from 13 to 12 so that there is no need for improvements to the highway. They also shortened the list of Land Use Code allowed uses. He commented that if ADUs are allowed one day, that people will need to upsize their OWTs which is not really feasible.

Galena asked for clarification surrounding the agricultural ditches.

Morgan responded that the ditches will stay as is and the constraint map will help potential buyers understand where they can or can't develop.

Ian Bald asked if it would be better to put the ditch into a pipe.

Morgan responded that it doesn't need to be piped.

Josselin asked what animals qualify as 4H and how many animals does the applicant imagine on each lot.

Morgan responded that the uses don't allow for stables but cow/ pig hobby animals potentially could be allowed but not a full blown farm.

Josselin asked about the difference of opinions on hammerhead turnarounds vs. cul-de-sacs and what is the applicants point of view.

Morgan responded that the fire code does not require cul-de-sacs, and that there will only be two properties at the end of each road, and it is large enough for an emergency vehicle to turn around.

Ryan Righetti, County Road and Bridge Director, stated that cul-de-sacs are required by the Land Use Code for subdivision road standards and when the applicant applies for his Road & Bridge permit they will be enforced.

Mathew asked whether financial reasons are the only reasons to not annex into the town.

Morgan said he looked at what it would take to put in a sewer system and it would be expensive, additionally asphalt is expensive as required by the town and he is trying to sell lots for lower prices for the community.

Public Commented opened at 1:45pm

Rich Grimes, adjacent land owner, commented that there is currently a ditch that runs through the property of Terri Hatfield through lot number 4. Covenants enforced by HOA's don't work well. The allowed uses and the ditch should be in the final plat to enforce the restrictions, and that drainage would be taken care of by the purchasers.

John said that it is the responsibility of the subdivision to plan for drainage.

Richard Grimes continued that something should be in the plat so that property owners are aware of grading standards. We would like the county to uphold the dark sky standards, and agrees that no ADUs should be allowed to due concerns of wells being infiltrated

Jake Souther, neighbor directly north of the property, commented that all the proposed surface waste water is slated to be drained onto his property. He continued that maybe there should be a retaining pond. His well is within 50 feet of the property line

Morgan responded that he is planning to put in a retaining pond.

Lee commented that he appreciates the bare bones application to provide housing that is affordable, but he thinks some basic design standards would be well served.

Josselin asked if we are assuming that there is enough water for 2 more hydrants?

Morgan responded that yes there is a 10 inch main line that will branch off into 6 inches and service the fire hydrants.

Josselin commented that the CDOT application is for 13 houses which does not require a turning lane but there are other allowed uses and buildings proposed. She asked whether individual purchasers of the site be responsible to approach CDOT regarding a turning lane for increased traffic due to business's etc.

Morgan responded that currently the subdivision is envisioned for single family residences. If more business are put in the future they will cross that bridge when they get there.

Galena asked if the road crossing should be moved farther south where there is slower traffic.

Morgan responded that he does not want the crossing to be on a blind turn.

Kaye stated that staff will have to sit down with the applicant regarding easements for irrigation and drainage and for the future walking path, as well as setbacks related to ditches and septic's etc. and covenants.

Josselin added that the applicant and planning staff will make sure there is nothing that contradicts the land use code i.e. solar and outbuilding size.

Ryan Righetti commented that the design speed on the sample motion says a design speed of 20 mph while it should be 35 mph.

Lee responded that condition number three is locking in the cul-de-sac and we will take out the design speed of 20 mph in the proposed motion.

MOTION by Mathew Bayma to **RECOMMEND** to the San Miguel County Board of County Commissioners to approve the Preliminary Subdivision Plan based on the findings that the Preliminary Plan is consistent with the San Miguel County Comprehensive Development Plan, and the relevant Land Use Policies as set forth in Article 2 of the San Miguel County Land Use Code, and Activities of Local and State Interest/”1041” Environmental Review as set forth in Land Use Code Section 5-4. Further moves to approve Planning Commission Resolution No. 2024-01 with the conditions as follows;

1. The applicant shall address all relevant Referral Agency comments in the application for Preliminary Subdivision.
2. All representations made within the Application and its exhibits shall be incorporated into the Final Subdivision Plan, Covenants, and Subdivision Improvements Agreement, except as modified herein.
3. Lane widths shall be at least eleven (11) feet, exclusive of shoulders and barrow ditches, for all of Roads 1 and 2, with a design speed of 35 miles per hour, per LUC Figure 5-1G. Cul-de-sac turn arounds shall be provided for Road 2 with minimum road surface 90 feet in diameter and a minimum right-of-way 100 feet in diameter, LUC Section 5-502 F. No driveways off of Road 1.
4. Two additional fire hydrants shall be added at the ends of Road 2 as required by the Norwood Fire Marshall.
5. Provide written statement from the Norwood R2-JT School District that a bus stop is not required.
6. Provide for a ten (10) foot wide easement on the property for an all-weather walking path from the property with a highway crossing at a location to be determined, and work with CDOT regarding necessary safe crossing improvements. The applicant shall be required to participate in the construction of the future crossing and all-weather path.
7. Provide Covenants outlining permitted uses and include on the draft plat, and to match County Land Use Code language. Should the Land Use Code be amended to allow Accessory Dwelling Units in the WMLI, the subdivision shall not prohibit such use.
8. Incorporate Dark Sky principles into covenants.
9. Ensure existing irrigation ditches are protected, with all necessary easements established, and coordinate construction so as to not impact delivery of water.
10. Include a Site Constraints Map that can be recorded with the Final Plat which

should include all setbacks required by the San Miguel County Land Use Code, Onsite Wastewater Treatment Systems (OWTS) to existing features, all easements, and building envelopes as needed.

- 11. Official names for Roads 1 and 2 shall be provided.
- 12. Prior to submitting the Final Subdivision Plan, the applicant shall obtain the approved and executed Norwood Water Commission Water Service Agreement.
- 13. Applicant and county staff meet and develop a plan for easements irrigation and ditches and surface water drainage, pedestrian walkway and plan for covenants keeping the LUC in mind and Dark Sky and road maintenance

SECONDED by Ian Bald. **VOTE PASSES 5-0.**

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

MOTION by Mathew Bayma to **RECOMMEND** to the San Miguel Board of County Commissioners approve the rezoning of the La Sal Vista property to Wrights Mesa Light Industrial – WMLI, and to adopt Planning Commission Resolution No. 2024-02, based on the following findings:

- 1. The proposed rezoning complies with the standards of Land Use Code Section 5-1803, Rezoning;
- 2. The proposed project is consistent with the Purpose of Land Use Code Section 5-319 D. III, Wright’s Mesa Light Industrial, WMLI;
- 3. The Applicant has demonstrated that the Property can be developed in a way that protects the public health, safety and welfare, including the provision of water and wastewater treatment; traffic; mitigation of geohazards; and mitigation of impacts on the environment;
- 4. The proposed rezoning implements Land Use Code Article 2, Land Use Policies; 19
- 5. The proposed rezoning is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code;
- 6. The proposed rezoning is consistent with and implements the Wright’s Mesa Master Plan, an element of the San Miguel County Comprehensive Development Plan.

SECONDED by Galena Gleason. **VOTE 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
Galena Gleason	<u>Aye</u>	Nay	Abstain	Absent

2:25 pm recessed

2:30 pm reconvened

2:00 P.M. ANNUAL REVIEW

John Huebner presented the Annual Review for Ashley Stories, Special Use Permit for Social and Scenic Use at lot 2R, Golden Ledge Permit.

Galena Gleason asked if a safety plan has been proposed with the Fire Department.

Ashely Story responded that she is trying to navigate the building code for a temporary structure and would like to point out that other properties put up tent structures and have not been required to go through this process so she is navigating this for the first time. She needs to put the tent up in order to have the fire department inspect and the tent is not up in the winter. The building permit can only be applied for after the fire departments inspection.

John Hubener stated that other entities have also had to go through the same permitting procedure regarding a temporary structure.

Ashley added that the information is unclear on the County Website, the building code should be on the county website.

MOTION by Lee Taylor that AB Legacy complete the following;

1. By the conclusion of the first event, 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.
2. An event safety plan shall be finalized and signed off by the Telluride Fire Protection District Fire Marshal.

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

Recessed at 2:40 pm

Reconvened at 4:00 pm

4:00 PM EAST END MASTER PLAN WORKSESSION

Amy Markwell, County Attorney, stated that it is standard to do a conflict of interest check for boards and commissions.

Lee asked the Planning Commission if any one has any conflicts of interest and all the Commissioners responded no.

The Commission discussed and edited Chapter 4 of the East End Master Plan.

The Chair opened the floor to public comment at 6:30 pm

Nicole Pieterse, attorney for the Ski Ranches, commented that the Ski Ranches are not suitable for Community housing and they would like this to be reflected in the Master Plan. The irregular parcel A/B should not be medium density on the flu map and should be kept under conservation.

Pam Bennett asked why some subdivisions being considered incompatible with Community Housing and others not, the plan feels disingenuous with out hard statistics.

Emily Masson asked how can we incorporate the Community Housing zone when it is in flux, the Community Housing has a free market portion which gives an outside developer stakeholder status in the county.

Nick Farkouh asked why diamond ridge is being zoned as residential medium when everything around it is zoned residential low.

Amy Ward commented that the website has inaccurate information, mountain village should be incorporated as an economic partner with anything mentioning telluride, and there are avalanche paths in Ophir that should be acknowledged.

Cathy Winchester commented that she agrees with what Ski Ranches residents have stated.

Michael Saftler commented that there is no planning being done, and where is the plan for cars.

Dan Enright commented that the two main guiding themes are housing and climate impact. The greatest impact on climate change you can have is by living close to where you work which is why we need more affordable housing.

Angie Hale stated that the foodbank in telluride worked out the conflicts with the 4 other foodbanks and believes we can do the same with the plan.

Scott Bennett commented that affordable housing should be close, walking distance to town. We do not want to bring in out of town private developers.

Lauren Murray commented that she is still digesting what transpired with the maps, and the Zoline property was color coded as low residential. In July it was designated at low residential and now it is designated as Residential Medium. The county should not be responsible for taking on the burden of building 750 housing units.

7:30 p.m. 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

TITLE:

Applicant: Peter Lundeen, on behalf of Demian Brooks

Proposal: A. Rezone from WM to WMRA - Wright's Mesa Rural Agriculture Zone District; and
B. RV Park

Location: 40485 State Highway 145, east of Town of Norwood

Size: 39-acre parcel

Zone: Wright's Mesa (WM)

Presented by:

Time needed:

PREPARED BY:

John Huebner, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[CPC Packet Materials Brooks RV Park Rezone 031424.pdf](#)

Description:

PUBLIC MEETING RECORD

San Miguel County Planning Commission

Application: Brooks Rezone and RV Park Special Use Permit

Date: March 14, 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 March 14, 2024.
4. Draft Resolution #2024-03.
5. Application submitted by Peter Lundeen, on behalf of Demian Brooks for Parcel Identification Number 429526200003, aka 40485 Highway 145, dated December 28, 2023.
6. "Applicant's Certification of Compliance with the Public Noticing Requirements" of the San Miguel County LUC Section 3-9 and of C.R.S. § 24-65.5-103(1) dated February 15, 2024.
7. Public Meeting Notice published in the Norwood Post and Telluride Daily Planet on Wednesday, February 28, 2024.

AGENCY COMMENTS

8. Email and Memo from John Huebner, Senior Planner, to Referral Agencies dated December 12, 2023.
9. Email from Randee Reider, Colorado Department of Transportation, to John Huebner, Senior Planner dated February 27, 2024.
10. Letter from Mark W. Caddy, Colorado Parks and Wildlife, to John Huebner, Senior Planner dated February 23, 2024.
11. Email from John Bockrath, Norwood Fire Protection District Chief, to John Huebner, Senior Planner dated February 5, 2024 and February 24, 2024.
12. Email from Ryan Righetti, San Miguel County Road Director, to John Huebner, Senior Planner dated February 27, 2024.
13. Email from Kevin Chaney, San Miguel County Environmental Health Specialist, to John Huebner, Senior Planner dated February 16, 2024.
14. Email from Jennifer Dinsmore, San Miguel County Sheriff's Office, to John Huebner, Senior Planner dated February 5, 2024.

PUBLIC COMMENT

None received

OTHER

15. Colorado Department of Public Health and Environment, Campgrounds and Recreation Areas regulation, dated February 19, 1975.

M E M O R A N D U M

TO: San Miguel County Planning Commission
FROM: John Huebner, Senior Planner, AICP
RE: A. Rezone from WM to WMRA Wright's Mesa Rural Agricultural Zone District, and
B. Recreational Vehicle/Travel Trailer Park Special Use Permit
DATE: March 14, 2024

A. PROPOSED REZONE FROM WRIGHT'S MESA (WM) TO WRIGHT'S MESA RURAL AGRICULTURAL (WMRA)

Peter Lundeen (Applicant), has submitted an application on behalf of Demian Brooks, owner of an improved 39-acre parcel with an existing residence and agricultural outbuildings, Parcel Identification Number 429526200003, aka 40485 Highway 145. The property is located east of the Town of Norwood, and immediately west of the Norwood Cemetery and adjacent to Highway 145 to the north. The site is primarily agriculture with one ranch house and associated out buildings. The square shaped property extends over one thousand three hundred feet in length and width and abuts residential properties and agricultural lands to the east, west and south and cemetery to the east.

The property is zoned Wright's Mesa (WM), and is located in the Wright's Mesa Master Plan Boundary. It is eligible to be rezoned to Wright's Mesa Rural Agricultural (WMRA) zone district according to the Future Land Use Map for Wright's Mesa. The applicant is requesting to rezone the property from Wright's Mesa to Wright's Mesa Rural Agricultural (WMRA) to in part implement the Wright's Mesa Master Plan. The WMRA zone allows single-family dwellings and special uses, i.e. Recreational Vehicle/Travel Trailer Park, Campgrounds with a minimum lot size of 35 acres. The proposed RV Park is not possible in the current Wright's Mesa (WM) zone district. Rezoning is considered pursuant to LUC Section 5-1803.

Consideration of Rezoning the property to the WMRA zone district will occur concurrent with the Recreational Vehicle/Travel Trailer (RV) Park Special Use Permit. The Rezone is a two-step process (LUC Section 5-18), requiring review and recommendation from the Planning Commission, with final approval by the BOCC in a public hearing.

B. PROPOSED RECREATIONAL VEHICLE (RV) /TRAVEL TRAILER PARK SUP

The property is currently zoned Wright's Mesa (WM) and rezoning is necessary to achieve the proposed RV Park.

The applicant proposes to create and establish an approximately 5-acre RV Park along with infrastructure. The site is to be accessed from Highway 145 on the north and would share the front entry driveway with the existing residence. Forty (40) pull-through spaces with water and power are proposed, with five (5) pull-in van sites and five (5) cabin sites within the RV park, to be built in two phases. Ten of the pull-through spaces

would have full hook-ups (including sewer). The van sites would not have hookups. The pull-through spaces are 2,250 square feet in size, and as proposed meet all setback requirements. At full buildout there would be fifty (50) sites.

Utilities and Services

Water service is proposed by the Town of Norwood (water), and sewer service will be onsite wastewater treatment system (OWTS). The property is served by the San Miguel Power Association (electricity).

A service building (bath house) is proposed to include male and female restrooms that include two (2) sinks, two (2) toilets and two (2) showers each. The service building will provide sanitary services for users of those sites without full hookups, or for camping vehicles not equipped with plumbing fixtures. A trash and recycling facility will be provided near the exit from the park.

The proposed RV park is subject to the Colorado Department of Public Health and Environment Campgrounds and Recreation Areas Standards and Regulations (see attached). The stated purpose of these “Standards and Regulations” is to provide minimum requirements for the protection of the health and safety of the occupants of campgrounds, recreation areas and the general public. The provisions of these “Standards and Regulations” are applicable to the maintenance, sanitation, occupancy, and use of campgrounds, recreation areas as defined. These regulations do not limit the powers and duties of the County or other governmental agencies to issue such orders and adopt such rules and regulations as or more stringent than herein as may be necessary for the public health and safety.

Dates of Operation

Three season, mid-March through mid-November (8 months)

Minimum stay duration: One day/night

Maximum stay duration: no more than thirty (30) consecutive days/nights

Exception: Applicant is requesting that five (5) spots be allowed to have extended duration/stays for longer periods of time up to ninety (90) days to allow for construction/trade workers.

Roads, Parking and Walks

The main access to the site will be a new shared road from Highway 145 on the north, located at the existing driveway access point. A copy of a CDOT Access Permit, which has expired, was provided. The applicant will need to submit a new application and a level two traffic assessment to CDOT for a new Access Permit. Internal private roads are proposed to be gravel. Lane widths will be 25 feet and widen at intersections as needed.

LUC Section 5-702, Off-street parking, requires that parking shall be provided for each use. The project is expected to have sufficient space on each site to accommodate the

required parking. There will be one (1) parking space at each site in addition to the camping vehicle. Ten (10) additional car parking spaces are planned in the northwest area near the front entry drive. Nine (9) auxiliary/trailer/boat parking spaces would be provided on the south side.

At full buildout of fifty (50) total sites, forty-five (45) camping vehicles, plus one (1) extra vehicle per site for another fifty (50) plus the ten (10) additional parking spaces would total 105 vehicles. Not all vehicles are anticipated to enter or leave the site on a daily basis. It is estimated that perhaps 50% would be entering or leaving at least once during the day (24-hour period)

Fire Protection

No built-in fire places or grilles are planned or will be allowed at the site. Fire extinguishers will be provided every 75 feet for fire suppression. The existing agricultural retention pond located northeast of the site will be kept full and will be available for fire suppression.

Estimated number of guests

It is estimated that there will be up to four (4) occupants per site, with 50 sites at full buildout, which equals a maximum of 200 persons.

Number of employees/staff

There are two (2) employees planned with one (1) living on site.

Phasing

Under Colorado Statute, vested property rights last for a period of 3 years from final approval of a site-specific development plan. Vesting means development can occur using the land use regulations in effect at the time the application was approved. Due to the expense of providing utility services for the proposed RV Park the applicant is planning to construct the development in two phases. The following spaces will be created.

Phase 1:

- (26) Pull through spaces

- (10) sites C27-C36 with full hookups (water, power and septic)

- (16) sites with water and power

- (5) pull-in van sites D46-D50 no hookups

One Bath house to include male/female restrooms that include (2) sinks, toilets and showers

Bear proof, enclosed and covered trash and recycling area

Phase 2:

- (14) Pull through spaces with water and power

- (5) cabin sites D41-D45

Landscaping and Amenities

Clumps of trees for screening are indicated on the site and utility plan on the east and north sides of the RV Park. An earthen berm exists on the site along SH 145 which will also help in screening the use on the property. Additional trees should be planned on the earthen berm for screening. A landscaping plan regarding tree type, size and number and irrigation is needed. This screening will help blend the use into the surroundings but will not block it completely

Several amenities are planned for the modern RV Park. The park will have several acres of open space located to the north and east of the park on the property. Also, there are approximately ten covered table locations dispersed around the site. A future clubhouse/office is indicated on the site plan near the entrance. An amendment to the Special Use Permit will be required to add the clubhouse to the RV Park.

*This SUP application will need to be reviewed prior to the applicant beginning the proposed Phase 2 of project. If work on phase two is not completed within a specific time period (e.g. 5 years) an amended SUP would be needed for the 2nd phase. An Amendment will be needed for clubhouse.

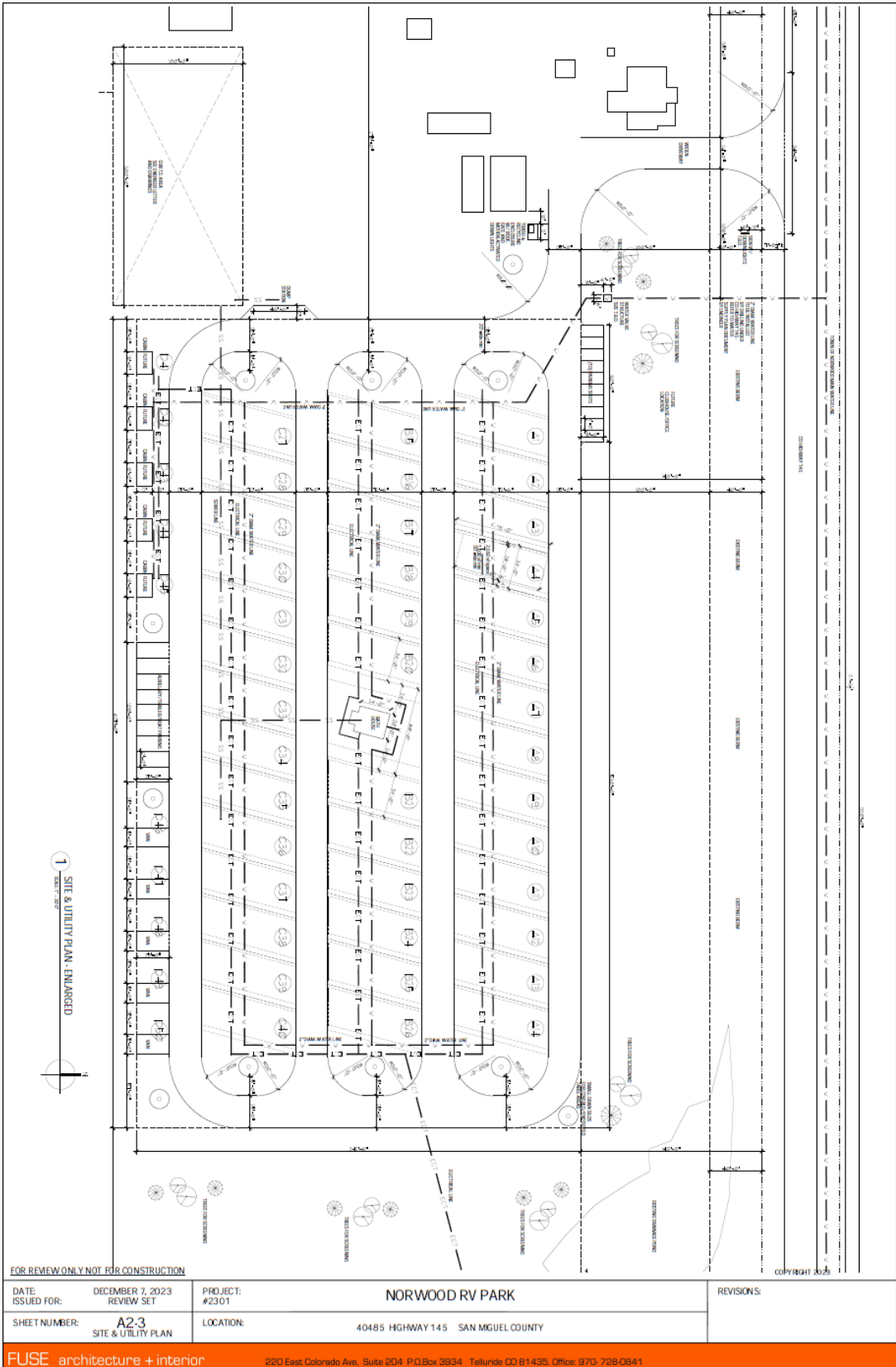
VICINITY MAP



AERIAL MAP



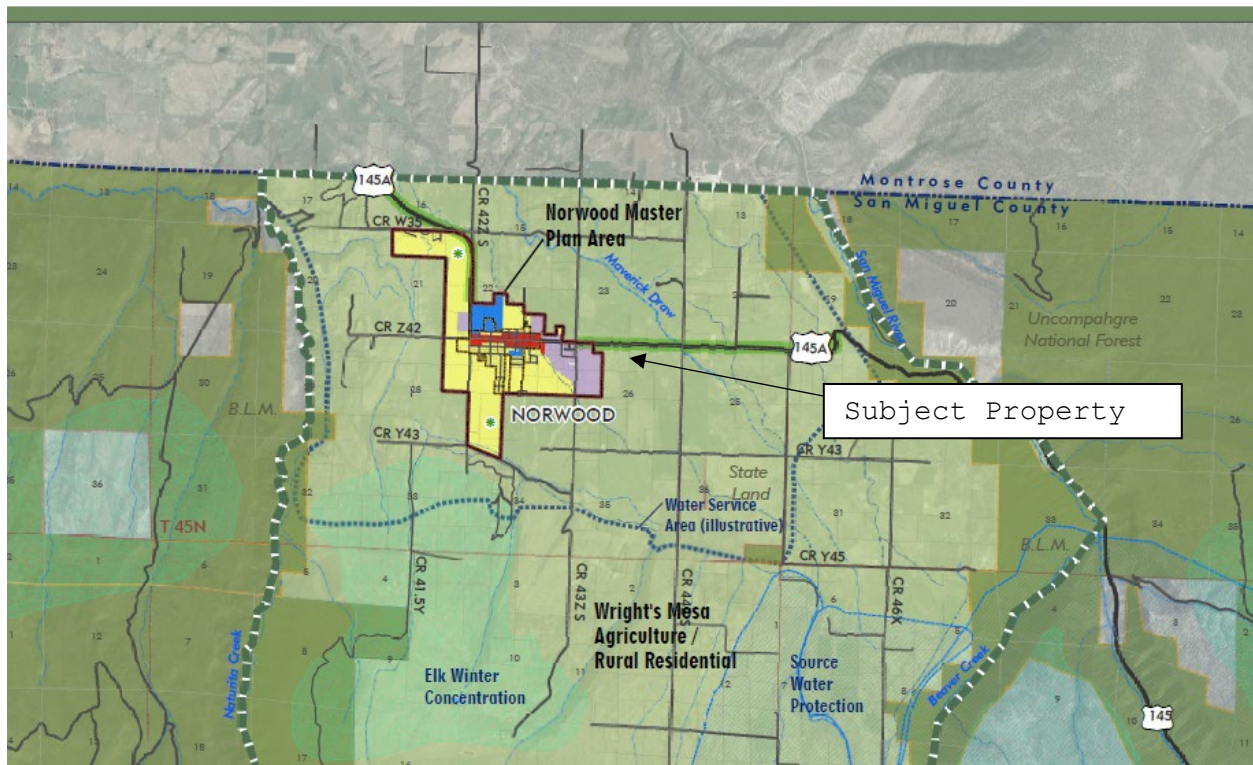
SITE PLAN



MASTER PLAN

The property is located within the Wright's Mesa Master Plan area. Its future land use is identified as Rural Agricultural. This designation allows for the potential re-zoning of the parcel to Wright's Mesa Rural Agricultural zone district.

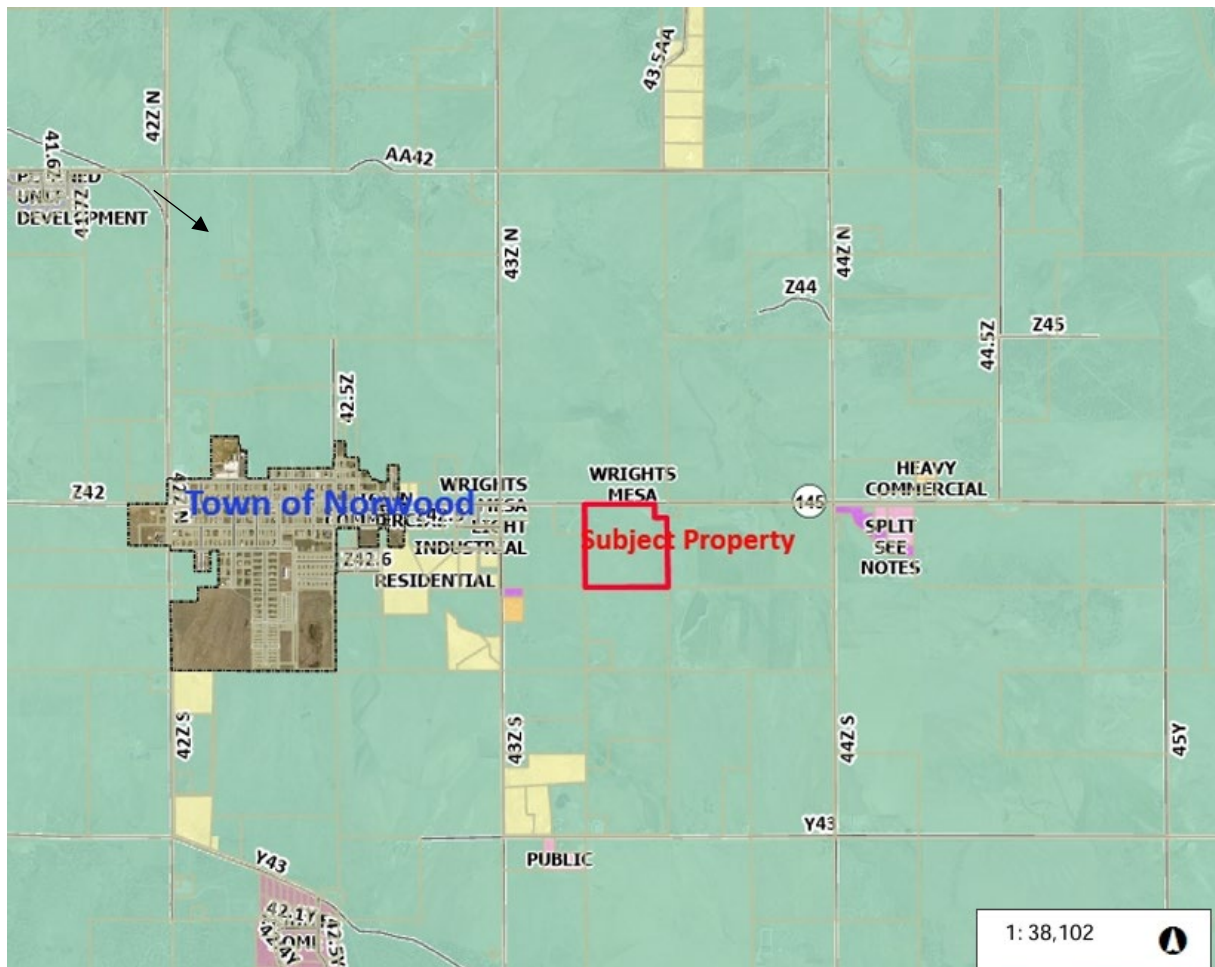
MASTER PLAN MAP



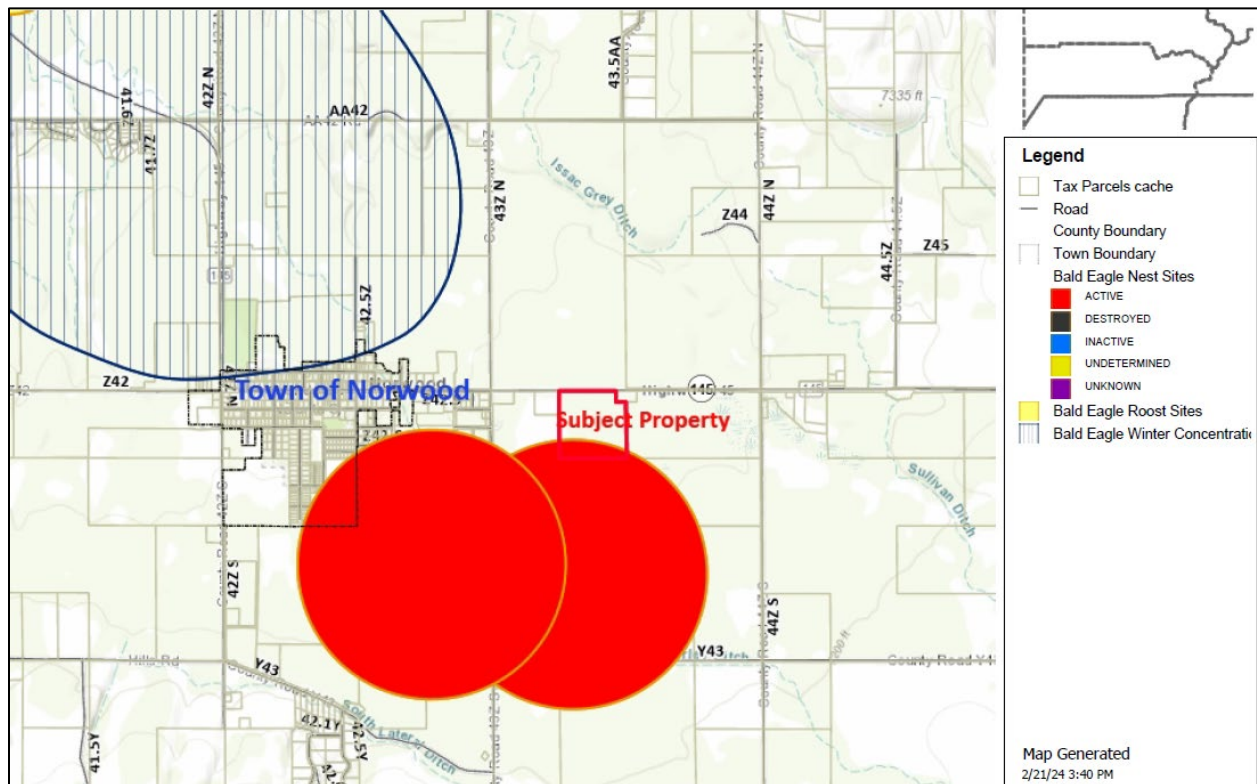
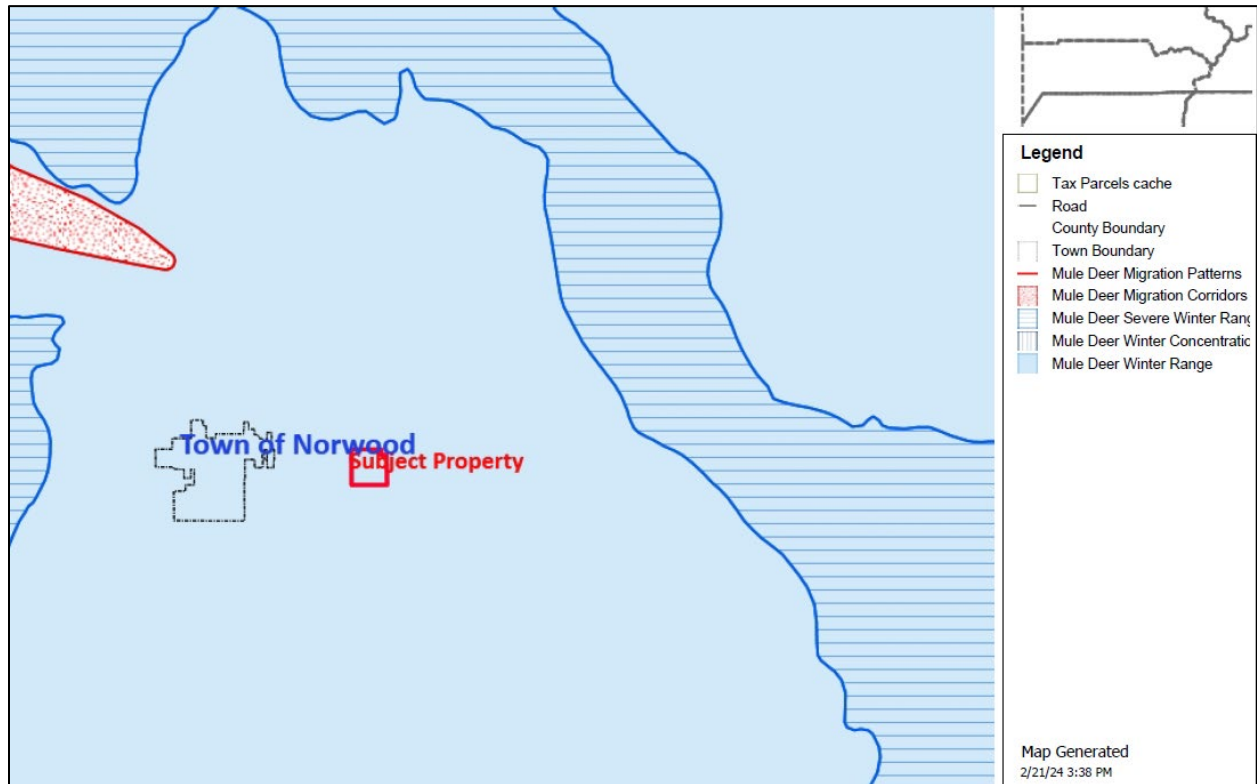
ZONING

The property is currently zoned Wright's Mesa (WM). The WM zone district does not allow RV parks. The Town of Norwood municipal boundaries are to the west. The adjacent properties to the east, west, and south are also zoned Wright's Mesa. Two properties to the west of the Town of Norwood off Hwy 145 have been rezoned to Wright's Mesa Light Industrial (Fleet Automotive) to allow for those uses permitted in the zone district.

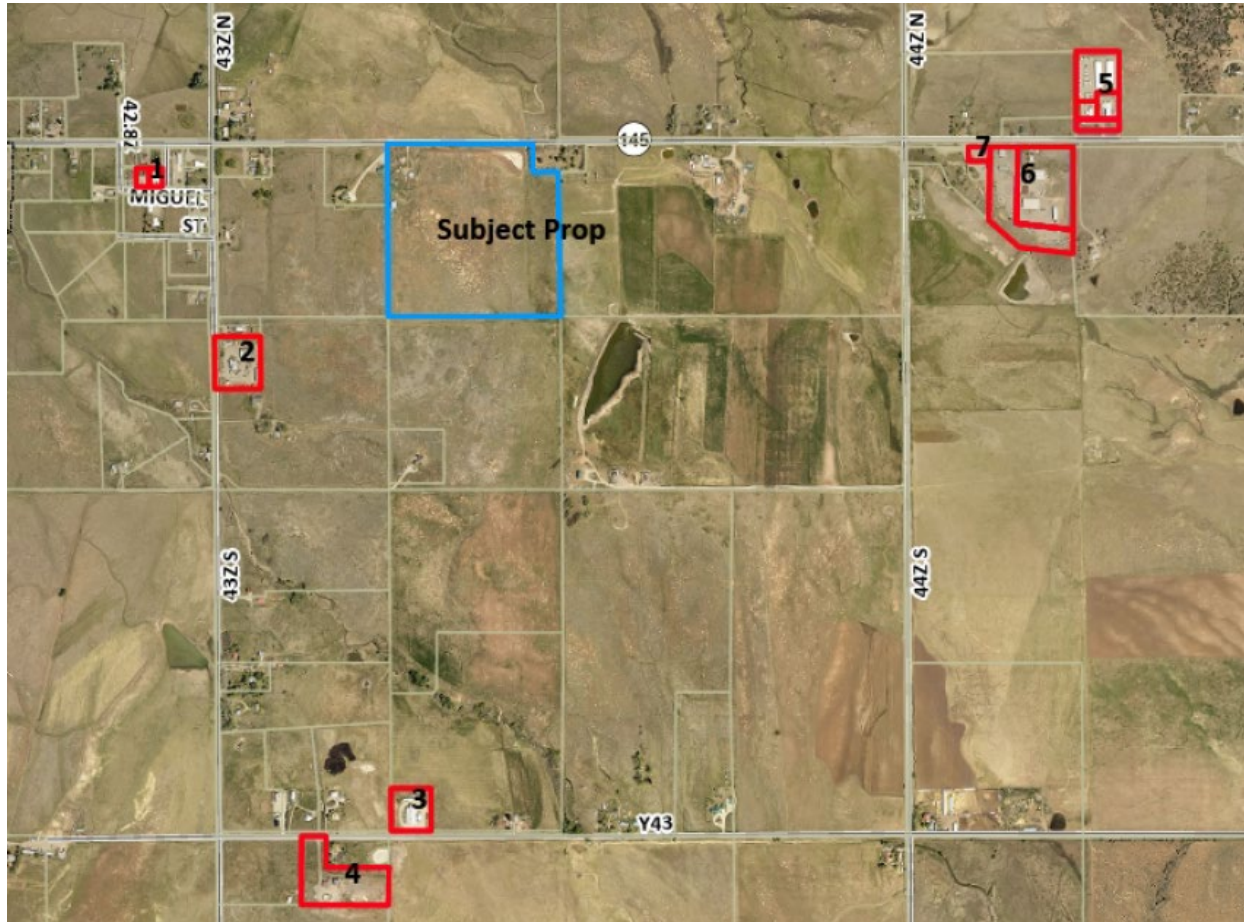
ZONING MAP



WILDLIFE MAPS



MAP OF PROPERTIES WITH SPECIAL USE PERMIT OR PUBLIC ZONING



Property No. / Description

- 1 Special Use Permit for Auto Service Garage – Fleet Automotive
- 2 Special Use Permits for Auto Service Garage and Storage Containers – Foreign Cars
- 3 Public Zoning for Town Construction Office and Staging Use - Town of Telluride
- 4 Public Zoning for Town Public Works shop – Town of Norwood
- 5 Special Use Permit for Storage Business – NSW LLC (Boyd)
- 6 Public Zoning for Road and Bridge shop – San Miguel County
- 7 Special Use Permit for Equipment Service Garage – Wildpitch LLC

PUBLIC NOTICE

As required by LUC Section 3-903 D, a Notice of public meeting was published in the Telluride Daily Planet and Norwood Post on February 28, 2024. Pursuant to LUC Section 3-903 B, the applicant posted the required signs on the property on or about February 15, 2024. Pursuant to LUC Section 3-903 C, the applicant mailed written notice to all owners of record located within 500 feet of the subject property on or about February 15, 2024, 2024.

PUBLIC COMMENTS

None received by time of report writing

REFERRAL AGENCIES

The proposed RV Park/Rezone application was referred to the following agencies: County Attorney, County Manager, County Building Official, County Natural Resources Director, **County Road and Bridge Director**, County Sheriff, **County Environmental Specialist**, **Colorado Parks and Wildlife (CPW)**, Colorado Division of Water Resources (CDWR), **Colorado Department of Transportation (CDOT)**, **Norwood Fire Protection District Marshal**, Town of Norwood, Norwood Sanitation District, and the Norwood Water Commission. Those who responded are indicated in bold.

REFERRAL COMMENTS (*Staff analysis is in italics*)

Colorado Department of Transportation (CDOT), Randee Reider states that CDOT issued an Access Permit, #521027, to the property owner in 2021 but it was not acted upon in a timely manner. The applicant will need to submit a new application and a level two traffic assessment to CDOT for a new permit.

Colorado Parks and Wildlife District Manager (CPW), Mark Caddy states that while the property has in the past been irrigated, recent drought conditions have modified the vegetation to grasses and invading weeds. The site provides habitat for multiple species throughout the year. He suggests that the property owner consider controlling any invasive or noxious weeds and restoring native vegetation which benefits wildlife on the remaining portion of the parcel, which is not being considered for the RV Park. Also, CPW concurs with the proposed use of bear resistant trash containers for the RV Park.

Norwood Fire Protection District, John Bockrath initially stated concerns with ingress, egress turnarounds, outdoor fires, and fire suppression that needed to be addressed. These previous concerns have been addressed. He noted that no outdoor fire pits/fires are allowed, the turning radius meets CDOT requirements, and the pond will be kept full for fire suppression.

The applicant submitted a supplemental fire protection map that details the placement of fire extinguishers on posts for nearly every two campsites, and plans for the filling of

the drainage pond so it would be available for fire suppression.

SMC Environmental Specialist, Kevin Chaney requested additional information be provided concerning the proposed wastewater treatment plan for the project. These items regarded phasing of project, field calculations, and the sewage dump layout.

Phase 2 of the project will need to be revisited by the review bodies. The onsite wastewater treatment system (OWTS) proposed is adequate only to potentially service the thirty-one (31) pull-through sites and Bath House proposed for Phase 1. The applicant will need to submit a second application for the Phase 2 proposal to the County Planning Department for its review, with updated OWTS plans to service Phase 2 of the project.

A supplemental revised site plan featuring Phase 1 improvements only was submitted by the applicant per Planning staff request to reflect the improvements that can be supported by the proposed onsite wastewater treatment system OWTS for the project.

SMC Road and Bridge Director, Ryan Righetti states there is no access from County roads to the project, and defers any recommendation for improvements to the public highway to CDOT. He recommends that a third lane be added to accommodate longer combination vehicles, and that the driveway approach be paved and striped to delineate travel lanes and reduce tracking mud and debris from the park.

REVIEW STANDARDS FOR REZONING A PROPERTY

Approval of an application for a Rezoning must address LUC standards required by Section 4-206. *Staff analysis is in italics.*

SECTION 5-18: LAND USE CODE AMENDMENTS AND REZONING

5-1801 General

This section of the Code establishes standards for Land Use Code amendments and rezoning.

5-1803 Rezoning

Rezoning 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 standards in this Section. Refer to Sections 3-6 and 4-6 for procedures and submission contents.

- 5-1803 A. The Planning Commission and the Board of County Commissioners shall approve or disapprove rezoning on the basis of whether the proposed rezoning:
- I. Meets any applicable Sections of the Land Use Code;
 - II. Is consistent with the San Miguel County Comprehensive Development Plan;

- III. Is compatible with surrounding Zone Districts and land uses, considering existing land, neighborhood characteristics, and community character, with the understanding that different densities and intensity of uses are not in and of themselves incompatible;
- IV. Would not result in unsupportable demands on public facilities, and would not exceed the capacity of such public facilities, including but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, school and emergency medical facilities;
- V. Would not result in significant adverse impacts on the natural environment;
- VI. Would not be in conflict with the public interest; and
- VII. Would help achieve the Land Use Policies, as set forth in Article 2 of this Land Use Code.

5-1803 B. The Planning Commission and the Board of County Commissioners shall also consider whether conditions affecting the subject parcel have changed or whether the surrounding neighborhood supports the proposed amendment.

5-1803 C. The Planning Commission and the Board of County Commissioners shall also consider the effect of the proposed amendment on traffic generation and road safety.

The proposed Rezoning to New Wright's Mesa Rural Agricultural (WMRA) is consistent with and implements the Wright's Mesa Master Plan and generally meets the relevant Land Use Code standards.

REVIEW STANDARDS FOR RECREATIONAL VEHICLE PARK

Approval of an application for a Recreational Vehicle Park special use permit must address LUC standards required by Section 4-206. (*Staff analysis is in italics*)

5-319 D. District Purposes

I. Wright's Mesa Rural Agricultural (WMRA)

The Wright's Mesa Rural Agricultural district is intended to implement the Wright's Mesa Master Plan by protecting the rural and agricultural character of Wright's Mesa and allow for and encourage ongoing and future agricultural operations outside of the Norwood Master Plan Boundary, while encouraging compatible, diverse economic opportunities that enhance the economic viability of agricultural lands and fit within the rural landscape. The district discourages the type of large-lot sprawl development patterns that are typically created through 35-acre development, by offering alternatives and incentives to cluster buildings, retain open lands, and keep large parcels whole. The PUD process is not applicable in this district. This Section 5-319 includes criteria to guide the siting of and performance of general industrial services and heavy manufacturing within the WMRA district. Industry that would have

significant adverse impacts to neighbors or that would detract from the rural character may not be appropriate on Wright's Mesa. These types of uses may be more appropriately considered in the West End (WE) zone district (defined in Section 5-320) in proximity to existing resource extraction, mining and mineral processing, and major oil and gas facilities.

IV. Multiple Principal Uses Allowed

a. WMRA District

In the WMRA district, each parcel is allowed one single-family dwelling and any number of home occupations, agricultural uses, and/or agricultural support uses provided such uses meet all standards of this code. In addition, one other principal use may be allowed, provided that such use complies with all applicable standards of this code.

5-319 H. Use-Specific Standards

All uses are subject to the applicable use-specific standards set forth in the Section.

IV. Commercial

f. Recreational Vehicle Park, Travel Trailer Park or Campground

A recreational vehicle/travel trailer park, campground and incidental facilities shall comply with all applicable state Colorado Department of Public Health and Environment (CHPHE) and County Environmental Health review standards and with the following standards:

- I. Minimum Lot Area: The minimum lot area shall be two (2) acres.
- II. Maximum Lot Area: The maximum lot area to be developed with campsites, RV spaces, and service facilities shall be five (5) acres. The Open Space and Recreational areas required by Subsection xii of this Section may be located outside the maximum lot area.
- III. Lot Size/Number of Spaces: The campground may have up to ten (10) spaces per acre. An applicant is not automatically entitled to this maximum density. Each campsite or space shall accommodate only one camping party and the camping vehicle, unit or equipment occupied by persons within the same party.
- IV. Duration of Stay: Such areas may be occupied only by persons using RV's, travel trailers, truck campers, and tents for overnight and short duration camping. No park or campground shall be used for long-term housing (i.e., stays of longer than thirty (30) consecutive days or a total of thirty (30) days within any one hundred twenty-day (120-day period) unless an alternative time-frame is established as part of a special use review. If determined necessary for mitigation of impacts, the maximum duration of stay may be reduced to less than thirty (30) days as part of a special use review.

Applicant is requesting that 5 spots be allowed to have extended duration to allow for longer periods of time up to ninety (90) days to allow for construction/trade workers.

- V. Size of Spaces: Each space shall be at least one thousand five hundred (1,500) square feet and at least thirty (30) feet wide.
- VI. Setbacks from Property Line:
- a. WMLI zone district:
 - Front: twenty-five (25) feet;
 - Side: twenty-five (25) feet;
 - Rear: twenty-five (25) feet;
 - b. WMRA zone district
 - Front: forty (40) feet
 - Side: thirty (30) feet
 - Rear: thirty (30) feet
 - c. The minimum setback from a residential use shall be one hundred (100) feet.
 - d. The Highway 145 Scenic Corridor Standards of Section 5-319 I.III shall also apply where applicable.
- VII. Central Water and Sewer: Each campground or park shall connect and be served by the Norwood Water Commission and the Norwood Sanitation District or a water supply system and sewage collection and disposal system approved by the Colorado Department of Public Health and Environment.
- VIII. Central Refuse Disposal: The storage, collection, and disposal of refuse shall be animal-resistant and performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents, or other nuisance conditions.
- IX. Service Buildings: Each space shall be located a minimum of two hundred (200) feet from a service building (with restroom).
- X. Parking and Walkways Surface: Provisions shall be made for adequate all-weather parking, such as gravel, and walkways to each space. A minimum of one (1) auto parking space shall be provided on each RV space or campsite. One (1) additional auto parking space shall be provided for each of five (5) RV spaces or campsites.
- XI. Screening and Landscaping: The campground or park shall be landscaped and screened from adjacent roadways and residential land uses. Such landscaping and screening plans must mitigate the visual impacts for the RV Park on the surrounding area. The adequacy of the visual mitigation shall be considered as part of the Special Use Permit. Landscape plans shall include water- conserving measures and use drought-tolerant plants.
- XII. Open Space and Recreational Areas: The campground or park shall provide common recreational area/open space area of sufficient size to meet the needs of the park occupants. Such area or areas shall not be less than ten (10) percent of the gross area of the park or campground.
- XIII. Access: Entrances and Exits from a State Highway or County Road shall require the applicant to obtain the necessary access permits. The RV Park, Travel Trailer Park, or Campground shall abut and have direct access to a

State Highway or a paved County Road that is maintained year-round. Signage advising users of County Off-Highway Vehicle (OHV) regulations shall be posted on the site.

- XIV. A drainage plan for the site shall be provided.
- XV. Convenience establishment may be permitted as an accessory use subject to the following restrictions:
 - a. Such establishment shall be restricted in their uses to occupants of the park.
 - b. Such establishment shall present no visible evidence from any street outside the park of their commercial character which would attract customers other than occupants of the park.
 - c. The structure of such facility shall not be located closer than one hundred (100) feet to any public street and shall be accessible only from a street within the park or campground.
 - d. Such establishment shall be discontinued if the primary use is no longer in operation.
- XVI. Interior two-way roads shall be twenty (20) feet minimum width and all interior one-way roads shall be sixteen (16) feet minimum width.
- XVII. Roadways shall be designed for the safe and convenient movement of vehicles. All roadways shall be crowned to facilitate drainage. The type of road surface, gravel with dust suppressant, chip seal or paving will be determined based upon location and density as part of the Special Use Review.
- XVIII. There shall be no more than three (3) Recreational Vehicle Parks, Travel Trailer Parks or Campgrounds permitted in the Wright's Rural Agricultural zone district.

The application has met the general Use-specific standards in 5-319 H. IV. f. regarding R.V. Parks.

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;

The application has met the general submittal requirements required in LUC Section 4-2

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 Recreational Vehicle Park will be located within the Wright's Mesa Rural Agricultural Zone District and the land use is consistent with the purpose of the Zone District and will be consistent with the County Land Use Policies in Article 2. The application has provided the necessary plans and specifications needed to allow the review bodies to properly review the project.

- 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.

Planning staff included a map of the Special Uses and Public Uses located within the area of the subject property. There are five special uses (Auto and Equipment Repair and Storage) and two public uses (Town of Norwood Public Works and SMC Road and Bridge shop) within the general vicinity of the proposed R.V. Park. This commercial use may generate greater traffic impacts than those more industrial type uses. The visual impacts would be less impactful on a year-round basis.

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.

5-407 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.

The project area is located just outside of mapped eagle nest site ½ mile buffer zone. Per conversation with CPW it is far enough away to not factor as a potential disturbance.

- 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 Resolution 1982-27 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.

The project is located within the mapped Mule Deer Winter Range. The applicant's proposed operation schedule would need to be revised to comply with the above prohibited time period. Per conversation with the CPW District Ranger there is no concern that the proposed use will limit potential forage for mule deer during season since they have so much space to utilize. He suggests that it may be more beneficial for the applicant to improve the habitat on the remaining portion of property, i.e. planting alfalfa crop, treat weed infestation, revegetate remaining areas with native grasses and plantings than for the County to limit the opening of park to April 15th from mid-March as requested by the Applicant.

SAMPLE MOTIONS:

A. Rezone

I move to recommend the San Miguel County Board of Commissioners approve the rezoning of the Demian Brook's property, Parcel Identification Number 429526200003, aka 40485 Highway 145, to Wrights Mesa Rural Agricultural, WMRA, and to adopt Planning Commission Resolution No. 2024-03, based on the following findings:

1. The proposed rezoning complies with the standards of Land Use Code Section 5-1803, Rezoning;
2. The proposed project is consistent with the Purpose of Land Use Code Section 5-319 D. I., Wright's Mesa Rural Agricultural, WMRA;
3. The Applicant has demonstrated that the Property can be developed in a way that protects the public health, safety and welfare, including the provision of water and wastewater treatment; traffic; mitigation of geohazards; and mitigation of impacts on the environment;
4. The proposed rezoning implements Land Use Code Article 2, Land Use Policies;
5. The proposed rezoning is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code;
6. The proposed rezoning is consistent with and implements the Wright's Mesa Master Plan, an element of the San Miguel County Comprehensive Development Plan.

B. Recreational Vehicle / Travel Trailer Park

I move to recommend the San Miguel County Board of Commissioners approve the Recreation Vehicle/Travel Trailer Park (R.V. Park) Special Use Permit for Demian Brooks, based on the findings that the proposed use is consistent with the San Miguel County Comprehensive Development Plan, and the relevant Land Use Policies as set forth in Article 2, and complies with the Land Use Code review standards in Land Use Code Section 5-319 D. I. and IV. New Wright's Mesa Rural Agricultural District Purpose; Section 5-319 H. IV. f. Use Specific Standards for Recreational Vehicle Park, Travel Trailer Park or Campground; Section 5-407 Wildlife Habitat Areas; and Section 5-10 Special Uses with the following specific terms and conditions:

1. The applicant shall address all relevant Referral Agency comments in the application for Recreational Vehicle/Travel Trailer Park Special Use Permit.

2. The Applicant is required to meet all county and state regulations regarding the provision of maintenance, sanitation, occupancy, and use of R.V. Park at the property.

3. This SUP Approval for RV Park is for:

Phase 1 improvements:

- (26) Pull-through spaces
 - (10) sites C27-C36 with full hookups (water, power and septic)
 - (16) sites with water and power
- (5) pull-in van sites D46-D50 no hookups
- (1) Bath house to include male/female restrooms that include (2) sinks, toilets and showers
- (1) Bear proof, enclosed and covered trash and recycling area; and,

Phase 2 improvements, if started, must be completed within five (5) years of SUP approval

- (14) Pull-through spaces with water and power
- (5) cabin sites D41-D45

4. The RV Park shall only operate from April 15 through November 30 unless applicant can provide written approval from the Colorado Parks and Wildlife of a site-specific wildlife protection plan. There shall be no winter use of the site.
5. 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.
6. Prior to commencing the approved use of the R.V. Park 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; and must submit an Onsite Wastewater Treatment System (OWTS) Permit application, and be issued an OWTS Permit by the Public Health Department, and complete installation of the system.
7. The OWTS as designed is for phase 1 only. Prior to commencing phase 2, a new permit for OWTS must be submitted and approved.
8. Prior to commencing the approved use of the R.V. Park the Applicant

must submit a new Access Permit application with a level two traffic assessment to the Colorado Department of Transportation, and be issued a new Access Permit and complete all proposed driveway improvements.

9. Prior to commencing the approved use of the R.V. Park the Applicant shall plant the trees for screening as indicated on the project site plan, with the addition of trees planted on the existing earthen berm. Status of trees should be checked at three years after planting.
10. The use of bear-proof trash cans and dumpsters shall be utilized at the RV Park.
11. Duration of Stay: No R.V. Park space shall be used for long-term housing (i.e., stays of longer than thirty (30) consecutive days or a total of thirty (30) days within any one hundred twenty-day (120-day period); except for five spaces that may be used for up to 180 consecutive days.
12. Use of the RV sewage dump station is limited to only those persons staying at the RV Park.
13. There shall be an annual review one (1) year after the date of approval of this SUP (May 2025). The BOCC 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 SUP in the future. There shall be a review prior to the commencement of phase 2.
14. Driveway shall be maintained in a dust-free condition.
15. Trees shall be planted as indicated on the project site plan. After three years trees shall be evaluated for condition, and if in unsatisfactory condition will need to be re-planted.
16. This SUP Approval is subject to all written representations of the applicant, in the original submittal and all supplements including emails, and are deemed to be conditions of approval except to the extent modified by this Motion.

**RESOLUTION OF THE COUNTY PLANNING COMMISSION,
SAN MIGUEL COUNTY, COLORADO,
RECOMMENDING APPROVAL TO REZONE OF DEMIAN BROOKS PROPERTY
PIN 429526200003 A 39-ACRE PARCEL,
FROM WRIGHT'S MESA (WM)
TO WRIGHT'S MESA RURAL AGRICULTURAL (WMRA)**

Resolution 2024-03

WHEREAS, Demian Brooks, hereafter "Applicant," is the owner of a certain tract of land, a 39-acre parcel, Property Identification Number (PIN) No. 429526200003, aka 40485 Highway 145, Norwood hereafter "Property," in the Wright's Mesa Zone District, more particularly described as shown on Exhibit A, Legal Description; and

WHEREAS, Peter Lundeen, on behalf of the Applicant has submitted an Application ("Application") for Recreational Vehicle (RV) Travel Trailer Park Special Use Permit for the Property, in accordance with San Miguel County Land Use Code Section 5-319 Wright's Mesa (WM) Zone Districts, and for the proposed rezone of the property to Wright's Mesa Rural Agricultural Zone District (WMRA), Land Use Code Section 5-319 WM Zone Districts; and

WHEREAS, concurrent with the Recreational Vehicle (RV) Travel Trailer Park Special Use Permit, Applicant is seeking approval to rezone the Property, as shown on Exhibit C, Site Plan; and

WHEREAS, the Application was referred to the County Attorney, County Manager, County Building Official, County Natural Resources Director, County Road and Bridge Director, County Sheriff, County Environmental Specialist, Colorado Parks and Wildlife (CPW), Colorado Division of Water Resources (CDWR), Colorado Department of Transportation (CDOT), Norwood Fire Protection District Marshal, Town of Norwood, Norwood Sanitation District, and the Norwood Water Commission for review and comment; and

WHEREAS, on or about February 15, 2024, the Applicant sent Notice of the application and the Planning Commission (CPC) Public Hearing to be held on Thursday, March 14, 2024 to all property owners within 500 feet of the subject parcel, and signs were posted on the property on or about February 15, 2024 noticing the proposed use and the CPC meeting to be held on March 14, 2024; and

WHEREAS, a Public Hearing Notice for the proposed Preliminary Plan Subdivision and Planned Unit Development and the Planning Commission meeting to be held on March 14, 2024 was published in the Norwood Post and the Telluride Daily Planet on February 28, 2024; and

WHEREAS, a list of the items included in the Public Hearing Record is attached to this resolution as Exhibit B; and

WHEREAS, the Planning Commission considered this application, along with relevant evidence and testimony, on Thursday, March 14, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of San Miguel County, Colorado, recommends the San Miguel County Board of Commissioners approve rezoning the Demian Brook's property, Parcel Identification Number 429526200003, aka 40485 Highway 145 to Wrights Mesa Rural Agricultural - WMRA, based on the following findings:

1. The proposed rezoning complies with the standards of Land Use Code Section 5-1803, Rezoning;
2. The proposed project is consistent with the Purpose of Land Use Code Section 5-319 D. I., Wright's Mesa Rural Agricultural, WMRA;
3. The Applicant has demonstrated that the Property can be developed in a way that protects the public health, safety and welfare, including the provision of water and wastewater treatment; traffic; mitigation of geohazards; and mitigation of impacts on the environment;
4. The proposed rezoning implements Land Use Code Article 2, Land Use Policies;
5. The proposed rezoning is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code;
6. The proposed rezoning is consistent with and implements the Wright's Mesa Master Plan, an element of the San Miguel County Comprehensive Development Plan.

BE IT FINALLY RESOLVED that all written representations of the applicant in the original submittal and all supplements, letters and emails are deemed to be conditions of approval, except to the extent modified by this review process.

DONE AND APPROVED by the County Planning Commission of San Miguel County, Colorado, on March 14, 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" Legal Description
EXHIBIT "B" Public Meeting Record list
EXHIBIT "C" Site Plan

EXHIBIT "A" LEGAL DESCRIPTION

NE4NW4 SEC 26 45 13 LESS NE 1 ACRE OF NE4NW4 39A

EXHIBIT “B”

PUBLIC MEETING RECORD

San Miguel County Planning Commission

Application: Brooks Rezone and RV Park Special Use Permit

Date: March 14, 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 March 14, 2024.
4. Draft Resolution #2024-03.
5. Application submitted by Peter Lundeen, on behalf of Demian Brooks for Parcel Identification Number 429526200003, aka 40485 Highway 145, dated December 28, 2023.
6. “Applicant’s Certification of Compliance with the Public Noticing Requirements” of the San Miguel County LUC Section 3-9 and of C.R.S. § 24-65.5-103(1) dated February 15, 2024.
7. Public Meeting Notice published in the Norwood Post and Telluride Daily Planet on Wednesday, February 28, 2024.

AGENCY COMMENTS

8. Email and Memo from John Huebner, Senior Planner, to Referral Agencies dated December 12, 2023.
9. Email from Randee Reider, Colorado Department of Transportation, to John Huebner, Senior Planner dated February 27, 2024.
10. Letter from Mark W. Caddy, Colorado Parks and Wildlife, to John Huebner, Senior Planner dated February 23, 2024.
11. Email from John Bockrath, Norwood Fire Protection District Chief, to John Huebner, Senior Planner dated February 5, 2024 and February 24, 2024.
12. Email from Ryan Righetti, San Miguel County Road Director, to John Huebner, Senior Planner dated February 27, 2024.
13. Email from Kevin Chaney, San Miguel County Environmental Health Specialist, to John Huebner, Senior Planner dated February 16, 2024.
14. Email from Jennifer Dinsmore, San Miguel County Sheriff’s Office, to John Huebner, Senior Planner dated February 5, 2024.

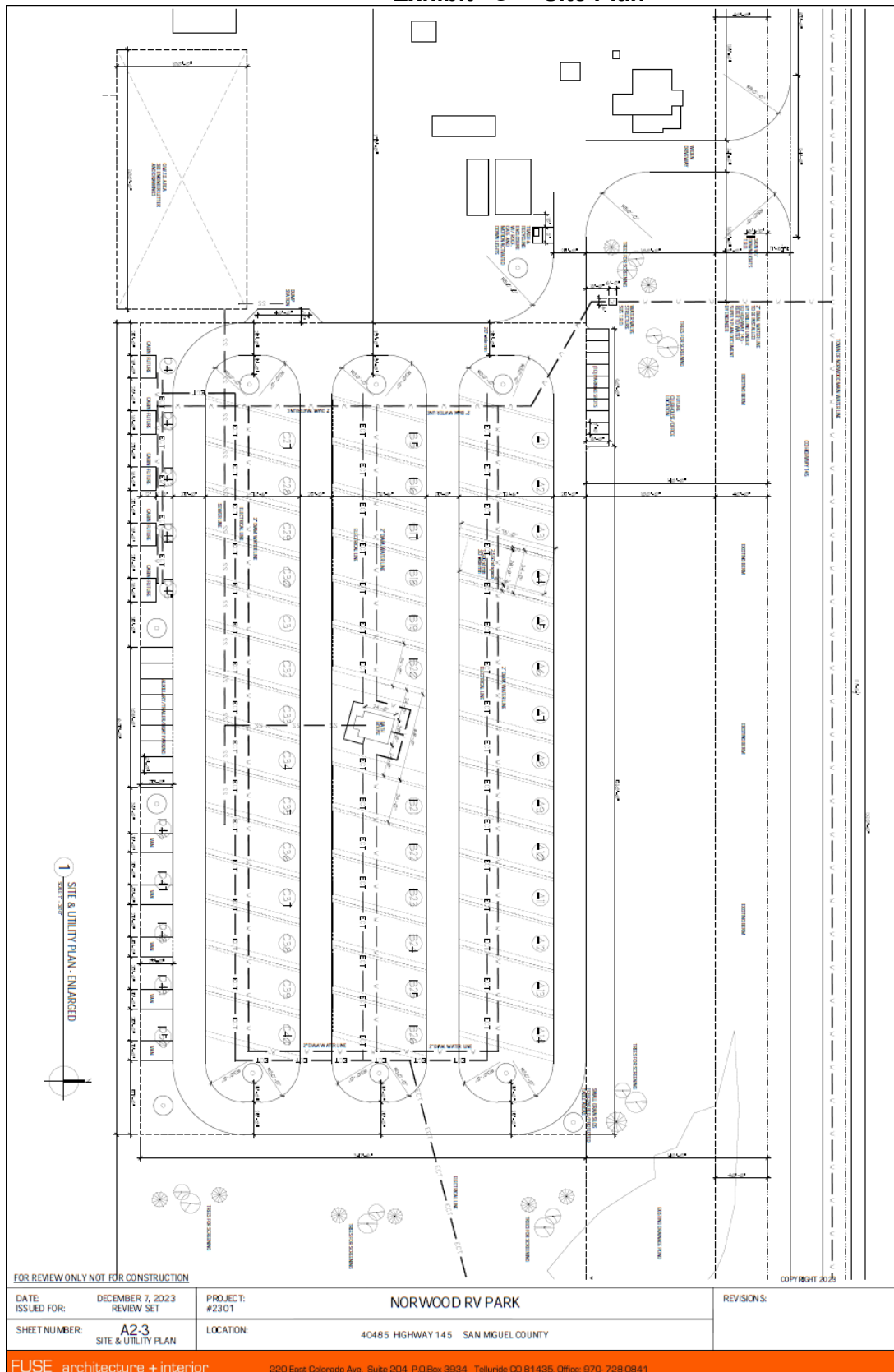
PUBLIC COMMENT

None received

OTHER

15. Colorado Department of Public Health and Environment, Campgrounds and Recreation Areas regulation, dated February 19, 1975.

Exhibit "C" - Site Plan



PROJECT DESCRIPTION

Project: Norwood RV Park
Location: 40485 Highway 145, just east of Norwood, CO
Owner: David Demian Brooks
Date: December 28, 2023

Applications: Rezone from WM to WMRA
Special Use Permit

The following information describes the proposed Norwood RV Park

1) Sites:

(40) Pull through spaces

(10) Sites C27-C36 with full hook-ups (water, power and septic) Phase 1

(15) Sites with water and power Phase 1

(15) Sites with water and power Phase 2

(5) pull-in van sites D46-D50 will be in Phase 1 and will not have hookups

(5) future cabin sites D41-D45 in the SW area will be in Phase 2

2) Dates of Operation:

Three season, mid March through mid November (8 months)

Min stay duration: One day/night

Max stay duration: 30 days/nights

Exception: We are requesting that (5) spots be allowed to have extended duration/stays for longer periods of time (up to 90 days) to allow for construction/trade workers.

3) Parking and vehicles accessing the site daily:

(1) Parking space on each site in addition to the camping vehicle

(10) additional car parking spaces in the NW area near front entry drive

(9) auxiliary/trailer/boat parking spaces on the south side

At full build out of 50 total sites, 45 camping vehicles, plus 1 extra vehicle per site is another 50 plus the additional 10 would total 105 vehicles. It is not anticipated that all vehicles would be going in and out each day. Estimated that perhaps 50% would be entering or leaving at least once during the day (24 hr period)

4) Proposed Services:

The following services will be created in Phase 1.

Bear proof, enclosed and covered trash and recycling area in NW area near front entry drive.

Bath house to include male and female restrooms that include (2) sinks, (2) toilets and (2) showers each.

5) Estimated number of guests:

1 to 4 occupants/guests per site, 50 sites at full build-out, equals max 200 persons

6) Number of Employees/Staff:

2 employees/staff with 1 living on site



Property Detail Report

San Miguel County, Colorado

Account #: R2030023461
Parcel #: 429526200003

Account Type: Mixed Use
Tax District: 203

Owner Name and Address	Property Location
BROOKS DEMIAN PO BOX 465 NORWOOD, CO, 814230465	Situs Address (if assigned) 40485 HIGHWAY 145 Location City NORWOOD

Property Description	Property Characteristics
Subdivision: TOWNSHIP AND RANGE Lot: TR Filing: 1 Block: Tract:	Net Land Acres 39 Net Land Square Feet 1698840 # of Bldgs: 8
Legal Description NE4NW4 SEC 26 45 13 LESS NE 1 ACRE OF NE4NW4 39 ACRES TOGETHER WITH ALL WATER WATER RIGHTS DITCHES DITCH RITES AND 35 SHARES FARMERS WATER DEVT CO STOCK ***HARD CARD FILED IN "TRACTS IN NORWOOD" ALPHABETICALLY	

Zoning Information

Zone District WRIGHTS MESA
Zoning Authority SAN MIGUEL COUNTY

Parcel Details	
Zoning Notes	
BOCC Resolution	File Name

Property Map



ZONING: Multiple regulations may apply to a single parcel.

DISCLAIMER: This information is a product of the San Miguel County Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the San Miguel County GIS Department has not made any representations, warranties, or guaranties of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose. Furthermore, this information is provided as a courtesy and does NOT include holders of subsurface mineral interests of record.

San Miguel County Assessor Data Site

Sarah Enders, P.O. Box 506, Telluride, CO, 81435
(P) 970 728-3174 | (F) 970 369-1007 | (E) assessor@sanmiguelcountyco.gov

Account Information

ACCOUNT NUMBER	R2030023461
PARCELNUMBER	429526200003
OWNER NAME	BROOKS DEMIAN
PROPERTY ADDRESS	40485 HIGHWAY 145
CITY	NORWOOD
LEGAL SUMMARY	NE4NW4 SEC 26 45 13 LESS NE 1 ACRE OF NE4NW4 39 ACRES TOGETHER WITH ALL WATER WATER RIGHTS DITCHES DITCH RITES AND 35 SHARES FARMERS WATER DEVT CO STOCK ***HARD CARD FILED IN "TRACTS IN NORWOOD" ALPHABETICALLY
SUBDIVISION	TOWNSHIP AND RANGE-5000
SECTION TOWNSHIP RANGE	Section 26 Township 45 Range 13
OWNER MAIL	PO BOX 465 NORWOOD CO 81423 - 0465
CLASS DESCRIPTION	Residential,Residential,Agricultural,Agricultural,Agricultural
PROPERTY CODES	1177-NOT INTEGRAL TO AG,1277-NOT INTEGRAL TO AG,4113-IRRIGATED,4142-GRAZING,4279-FARM OR RANCH SUPPO
TAXAREAID	203,203,203,203,203
OCCUPANCY	Single Family Residential on Ag,Farm Utility Building,Shed - Cattle,Shed - Cattle,Farm Utility Build
NEIGHBORHOOD	4003,4003,4003,4003,4003,4003,4003,4003,4003
ARCHITECTURAL STYLE	Single Family Residential on Ag,Farm Utility Building,Shed - Cattle,Shed - Cattle,Farm Utility Build
MAPLINK	https://www.google.com/maps?q=38.128885,-108.27224

Sales Information

Date	Deed Type	Doc Number	Grantor	Grantee	Amount
02/02/2021	SWD	468135	OLIVER ILONA BERNIECE	BROOKS DEMIAN D	399,000
08/23/2000	QC	336309	OLIVER, BOYD	OLIVER, BOYD & ILONA BERN...	
10/09/1998	QC	321761	BOYD OLIVER FAMILY TRUST...	OLIVER, BOYD.	
01/05/1998	MIS	B316421	BOYD OLIVER FAMILY TRUST,...	MCGUIRE, MICHAEL, SOLE TR...	
01/29/1987	QC	B4342	OLIVER,H.	OLIVER WILLIAMS,S.	

Values and Estimated Taxes

Tax Year	Taxable	Actual	Mill Levy	Estimated Tax
2015	\$11,210.00	\$93,129.00	41.044	\$460.10
2016	\$11,210.00	\$93,129.00	51.064	\$572.43
2017	\$12,030.00	\$103,322.00	53.103	\$638.83
2018	\$12,030.00	\$103,322.00	56.090	\$674.76
2019	\$12,670.00	\$122,912.00	53.145	\$673.35
2020	\$12,670.00	\$122,912.00	52.579	\$666.18
2021	\$16,380.00	\$170,171.00	48.776	\$798.95
2022	\$15,570.00	\$170,171.00	48.497	\$755.10

Property Details

Model	Attribute Name	Attribute Value
LAND DETAIL 2		
	LANDUNITCOUNT	1
	ABSTRACTCODE	4113
	LEADESCRIPTIO	NorwoodAreaAgEnvelope
	LANDACRES	26

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Model	Attribute Name	Attribute Value
LAND DETAIL 2		
	LANDCLASS	C
	ECONAREAID	2
	LEADESCRIPTIO	NorwoodAreaAgEnvelope
	LANDACRES	1
	LANDCLASS	
	LANDSF	43560
	LANDSF	1132560
	ECONAREADESCR	NORWOOD AREA
	ABSTRACTCODE	1177

LAND DETAIL 3		
	LEADESCRIPTIO	NorwoodAreaAgEnvelope
	LANDSF	522720
	LANDCLASS	B
	LANDACRES	12
	ABSTRACTCODE	4142

Residential 2		
	BUILT AS	RANCH 1 STORY
	QUALITY	FAIR
	HVACTYPE	FLOOR/WALL FURNACE
	FOUNDATION	24 CONCRETE
	PROPERTY TYPE	RESIDENTIAL
	TOTAL FIN ARE	1145
	MHLENGTH	0
	ADJ YEAR BUIL	1966
	CONDITION	AVERAGE
	ROOF COVER	COMPOSITION SHINGLE
	EXTERIOR	FRAME RUSTIC LOG
	STORIES	1.00
	AGE	56
	MOBILE WIDTH	0
	ROOF	GABLE
	INTERIOR	LOG
	OCCABSTRACT	1277
	YEAR BUILT	1959
	BATH COUNT	1.00
	FLOOR	ALLOWANCE
	SQUARE FEET	1145
	OCCUPANCY	SINGLE FAMILY RESIDENTIAL ON A
	IMPNO	1.00
	BEDROOMS	2.00

Residential 3		
	BEDROOMS	0.00
	BUILT AS	FARM UTILITY BUILDING
	SQUARE FEET	480
	IMPNO	2.00
	CLASSCODE	D

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Model	Attribute Name	Attribute Value
Residential 3	OCCABSTRACT	4279
	CLASSDESCRIPT	WOOD FRAME
	YEAR BUILT	1959
	BATH COUNT	0.00
	ROOF	GABLE
	AGE	37
	STORIES	0.00
	MOBILE WIDTH	0
	MHLENGTH	0
	CONDITION	AVERAGE
	ADJ YEAR BUIL	1959
	PROPERTY TYPE	RESIDENTIAL
	HVACTYPE	NONE
	TOTAL FIN ARE	480
	QUALITY	LOW
	OCCUPANCY	FARM UTILITY BUILDING

Residential 4	BUILT AS	SHED - CATTLE
	QUALITY	LOW
	HVACTYPE	NONE
	TOTAL FIN ARE	915
	PROPERTY TYPE	RESIDENTIAL
	ADJ YEAR BUIL	1959
	MHLENGTH	0
	CONDITION	AVERAGE
	STORIES	0.00
	MOBILE WIDTH	0
	AGE	37
	ROOF	SHED
	YEAR BUILT	1959
	OCCABSTRACT	4279
	BATH COUNT	0.00
	SQUARE FEET	915
	CLASSDESCRIPT	WOOD FRAME
	CLASSCODE	D
	BEDROOMS	0.00
	OCCUPANCY	SHED - CATTLE
	IMPNO	3.00

Residential 5	BUILT AS	SHED - CATTLE
	BEDROOMS	0.00
	SQUARE FEET	300
	IMPNO	4.00
	CLASSDESCRIPT	WOOD FRAME
	OCCABSTRACT	4279
	CLASSCODE	D
	ROOF	SHED
	YEAR BUILT	1959

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Model	Attribute Name	Attribute Value
Residential 5	BATH COUNT	0.00
	MOBILE WIDTH	0
	AGE	37
	STORIES	0.00
	CONDITION	AVERAGE
	MHLENGTH	0
	ADJ YEAR BUIL	1959
	PROPERTY TYPE	RESIDENTIAL
	HVACTYPE	NONE
	QUALITY	LOW
	TOTAL FIN ARE	300
	OCCUPANCY	SHED - CATTLE

Residential 6	QUALITY	LOW
	PROPERTY TYPE	RESIDENTIAL
	HVACTYPE	NONE
	BUILT AS	FARM UTILITY BUILDING
	TOTAL FIN ARE	1025
	CONDITION	AVERAGE
	MHLENGTH	0
	ADJ YEAR BUIL	1959
	STORIES	0.00
	AGE	37
	MOBILE WIDTH	0
	ROOF	GABLE
	YEAR BUILT	1959
	BATH COUNT	0.00
	OCCABSTRACT	4279
	CLASSCODE	D
	CLASSDESCRIPT	WOOD FRAME
	OCCUPANCY	FARM UTILITY BUILDING
	SQUARE FEET	1025
	BEDROOMS	0.00
	IMPNO	5.00

Residential 7	BUILT AS	SHED - HAY
	SQUARE FEET	1200
	BEDROOMS	0.00
	IMPNO	6.00
	CLASSDESCRIPT	WOOD FRAME
	CLASSCODE	D
	OCCABSTRACT	4279
	YEAR BUILT	1959
	BATH COUNT	0.00
	ROOF	SHED
	STORIES	0.00
	MOBILE WIDTH	0
	MHLENGTH	0

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Model	Attribute Name	Attribute Value
Residential 7	CONDITION	AVERAGE
	AGE	37
	ADJ YEAR BUIL	1959
	PROPERTY TYPE	RESIDENTIAL
	HVACTYPE	NONE
	TOTAL FIN ARE	1200
	QUALITY	LOW
	OCCUPANCY	SHED - HAY
Residential 8	QUALITY	LOW
	HVACTYPE	NONE
	BUILT AS	FARM UTILITY BUILDING
	TOTAL FIN ARE	169
	CONDITION	AVERAGE
	ADJ YEAR BUIL	1959
	PROPERTY TYPE	RESIDENTIAL
	STORIES	0.00
	MHLENGTH	0
	AGE	37
	ROOF	GABLE
	YEAR BUILT	1959
	MOBILE WIDTH	0
	OCCABSTRACT	4279
	BATH COUNT	0.00
	CLASSCODE	D
	SQUARE FEET	169
	CLASSDESCRIPT	WOOD FRAME
	BEDROOMS	0.00
	IMPNO	7.00
	OCCUPANCY	FARM UTILITY BUILDING
Residential 9	BUILT AS	SHED - TOOL
	BEDROOMS	0.00
	SQUARE FEET	156
	IMPNO	8.00
	CLASSDESCRIPT	WOOD FRAME
	OCCABSTRACT	4279
	CLASSCODE	D
	YEAR BUILT	1980
	BATH COUNT	0.00
	ROOF	GABLE
	AGE	16
	MOBILE WIDTH	0
	STORIES	0.00
	CONDITION	AVERAGE
	MHLENGTH	0
	ADJ YEAR BUIL	1980
	PROPERTY TYPE	RESIDENTIAL

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Model	Attribute Name	Attribute Value
Residential 9	HVACTYPE	NONE
	QUALITY	AVERAGE
	OCCUPANCY	SHED - TOOL
	TOTAL FIN ARE	156

Property Images





State Documentary Fee
\$39.90 02-02-2021

Date: February 02, 2021
\$39.90

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

THIS DEED, made on **February 2nd, 2021** by **BERNIECE OLIVER, ALSO KNOWN AS ILONA BERNIECE OLIVER** Grantor(s), of the County of **San Miguel** and State of **Colorado** for the consideration of **(\$399,000.00) ***Three Hundred Ninety Nine Thousand and 00/100***** dollars in hand paid, hereby sells and conveys to **DEMIAN D. BROOKS** Grantee(s), whose street address is **PO BOX 465, NORWOOD, CO 81423**, County of **San Miguel**, and State of **Colorado**, the following real property in the County of **San Miguel**, and State of **Colorado**, to wit:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 13 WEST, NEW MEXICO PRINCIPAL MERIDIAN, LESS THE NORTHEAST (NE) 1 ACRE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) BELONGING TO THE NORWOOD CEMETERY ASSOCIATION, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

also known by street and number as: **40485 HIGHWAY 145, NORWOOD, CO 81423**

with all its appurtenances and warrants the title to the same against all persons claiming under me, subject to the matters shown in the attached Exhibit A, which, by reference, is incorporated herein.


Berniece Oliver, Also Known As Ilona Berniece Oliver

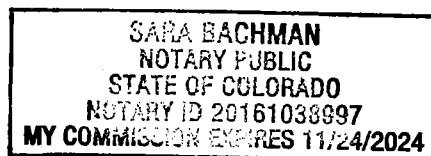
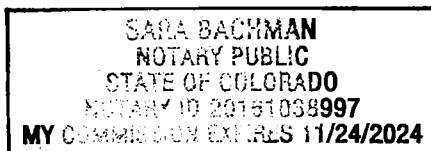
State of **Colorado**)
)ss.
County of **MONTROSE**)

The foregoing instrument was acknowledged before me on this day of **February 2nd, 2021** by **BERNIECE OLIVER, ALSO KNOWN AS ILONA BERNIECE OLIVER**

Witness my hand and official seal

My Commission expires: 11/24/2024


Notary Public

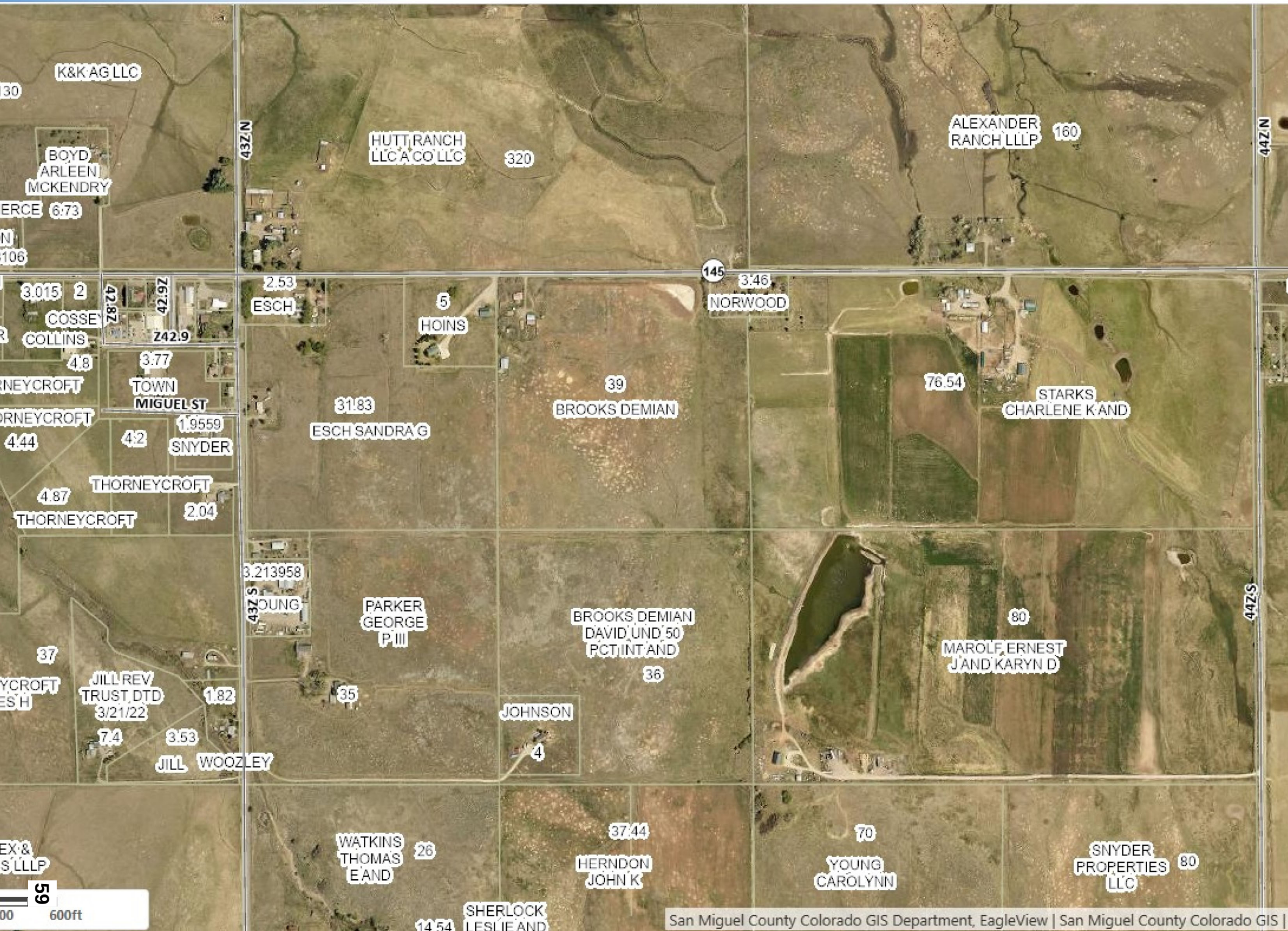


When recorded return to: **DEMIAN D. BROOKS**
PO BOX 465, NORWOOD, CO 81423



Exhibit A

1. GENERAL TAXES FOR THE YEAR OF CLOSING.
2. DISTRIBUTION UTILITY EASEMENTS (INCLUDING CABLE TV).
3. THOSE SPECIFICALLY DESCRIBED RIGHTS OF THIRD PARTIES NOT SHOWN BY THE PUBLIC RECORDS OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE AND WHICH WERE ACCEPTED BY GRANTEE IN ACCORDANCE WITH § 8.3 (OFF-RECORD TITLE) AND § 9 (NEW ILC OR NEW SURVEY) OF THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED.
4. INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT.
5. ANY SPECIAL ASSESSMENT IF THE IMPROVEMENTS WERE NOT INSTALLED AS OF THE DATE OF GRANTEE'S SIGNATURE TO THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED, WHETHER ASSESSED PRIOR TO OR AFTER CLOSING.
6. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION 1997-24 ADOPTING AMENDMENTS TO THE SAN MIGUEL COUNTY COMPREHENSIVE DEVELOPMENT PLAN REGARDING WRIGHT'S MESA RECORDED FEBRUARY 05, 1998 UNDER RECEPTION NO. 316914 AND RESOLUTION 1998-12 APPROVING LAND USE CODE AMENDMENTS CREATING THE WRIGHT'S MESA ZONE DISTRICT AND REZONING LAND WITHIN THE WRIGHT'S MESA PLANNING AREA TO THE WRIGHT'S MESA ZONE DISTRICT RECORDED FEBRUARY 17, 1998 UNDER RECEPTION NO. 317098 AND AS AMENDED IN RESOLUTION 2008-3 RECORDED FEBRUARY 22, 2008 UNDER RECEPTION NO. 400074 AND ANY AMENDMENTS THERETO.
7. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORWOOD FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED JANUARY 11, 2008 UNDER RECEPTION NO. 399298 AND RECORDED DECEMBER 30, 2009 IN SURVEYORS PLAT BOOK S1 AT PAGE 694 AND RECORDED DECEMBER 17, 2009 UNDER RECEPTION NO. 410284.



Norwood Water Commission
P.O. Box 528
Norwood, CO 81423
(970) 327-4288

May 11, 2023

Demian Brooks
PO Box 465
Norwood, CO 81423

RE: Water Tap Application for 40485 HWY 145 Norwood RV Park.

Dear Mr. Brooks:

Your application for a 2 inch water tap to serve a RV park with up to 50 camping spaces has been approved by the Norwood Water Commission Board at the regular monthly meeting on May 9, 2023.

Per the water tap application, you must pay the \$35,400 Plant Investment Fee (PIF) within 30 days of notification of approval, which is June 15, 2023. The PIF does not include the cost of the required road bore, the installation of the tap, service line installation, any required equipment or permits you must acquire prior to the installation. It would be beneficial to all, to notify Randy Harris, 10 days prior to your planned installation. Randy Harris' contact number is 970-729-0112. The Norwood Water Commission will charge a onetime \$150 inspection fee. Per the Cross-Connection program, there are no "stop and waste valves" or frost free hydrants allowed on our system unless an approved back flow device is installed prior to the hydrant. The customer must provide the proper documentation showing that the meter has been tested by a certified backflow technician before the water will be turned on. The Norwood Water Commission has a list of certified backflow technicians, which is included. Attached also, you will find a copy of the Norwood Water Commission's Material Specification list, which must be signed by your contractor and submitted prior to beginning your installation project. Please submit your proposed system design, for review, with the signed Material and Specs list. If you have questions, please contact our office staff at 970-327-4288 or contact Randy Harris at the above-mentioned number.

Sincerely,



Patti Grafmyer, Administrator
Norwood Water Commission

Enc.

NORWOOD WATER COMMISSION
P.O. Box 528, Norwood, CO 81423
(970) 327-4288
(970) 327-0451 FAX

APPLICATION FOR WATER SERVICE EXTENSION

I PROCEDURE

- A. Customer shall submit a completed Application for Water Service, together with an engineering feasibility study, a \$50 Application Fee payable to the "Norwood Water Commission," and a \$500 Deposit for Engineer's Review.
- B. The Applicant is responsible for reimbursing the Water Commission for the Actual Cost of review of the Feasibility Study by the Commission's engineer. If the cost is less than the \$500, any balance of the Deposit for Engineer's Review shall be refunded to the Applicant. If the cost is more than \$500 deposit, the Deposit will be applied against the cost of engineering review and the Applicant shall be responsible for the additional cost.
- C. As soon as possible, the Commission's engineer and the Public Works Director will complete a review of the proposed water line extension and make a determination of service feasibility consistent with the Water Commission's Rules and Regulations.
- D. Upon a determination that the requested service is feasible, a Customer shall submit a Water Service Contract, in a form provided by the Water Commission and pay the applicable Plant Investment Fee(s).
- E. The Plant Investment Fee does not include the cost of the acquisition of easement(s), materials or the installation of water main(s), distribution line(s), meter(s), Service Line(s) or first year's maintenance of main and/or distribution line(s). In addition, looping of lines may be required at Developer's expense.

DATE 3/7/23 APPLICATION FEE PAID \$ 50⁰⁰

DEPOSIT FOR ENGINEER'S REVIEW \$ _____

OWNER/APPLICANT'S NAME DEMIAN BROOKS PHONE # 970-708-1504

PROJECT LOCATION 40485 HIGHWAY 145, NORWOOD, CO
(attach vicinity locator map 8.5" by 11")

BILLING ADDRESS Box 465
NORWOOD, CO 81423

ENGINEERING FEASIBILITY STUDY (MANDATORY) ATTACHED? DESIGN ATTACHED

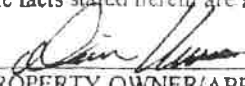
DESCRIPTION OF PROJECT: Describe the Property including number of buildings; size of each building; if a motel or hotel, number of rooms; number of bathrooms and their fixtures; type of and number of laundry facilities; and type of and number of other water features (If more room is needed to describe the Property, please use reverse side or attach additional sheets):

RV PARK. SO FULL HOOKUP / WATER, ELECTRIC, SEWER (SEPTIC)
BATH + SHOWER HOUSE, RECEPTION BUILDING.

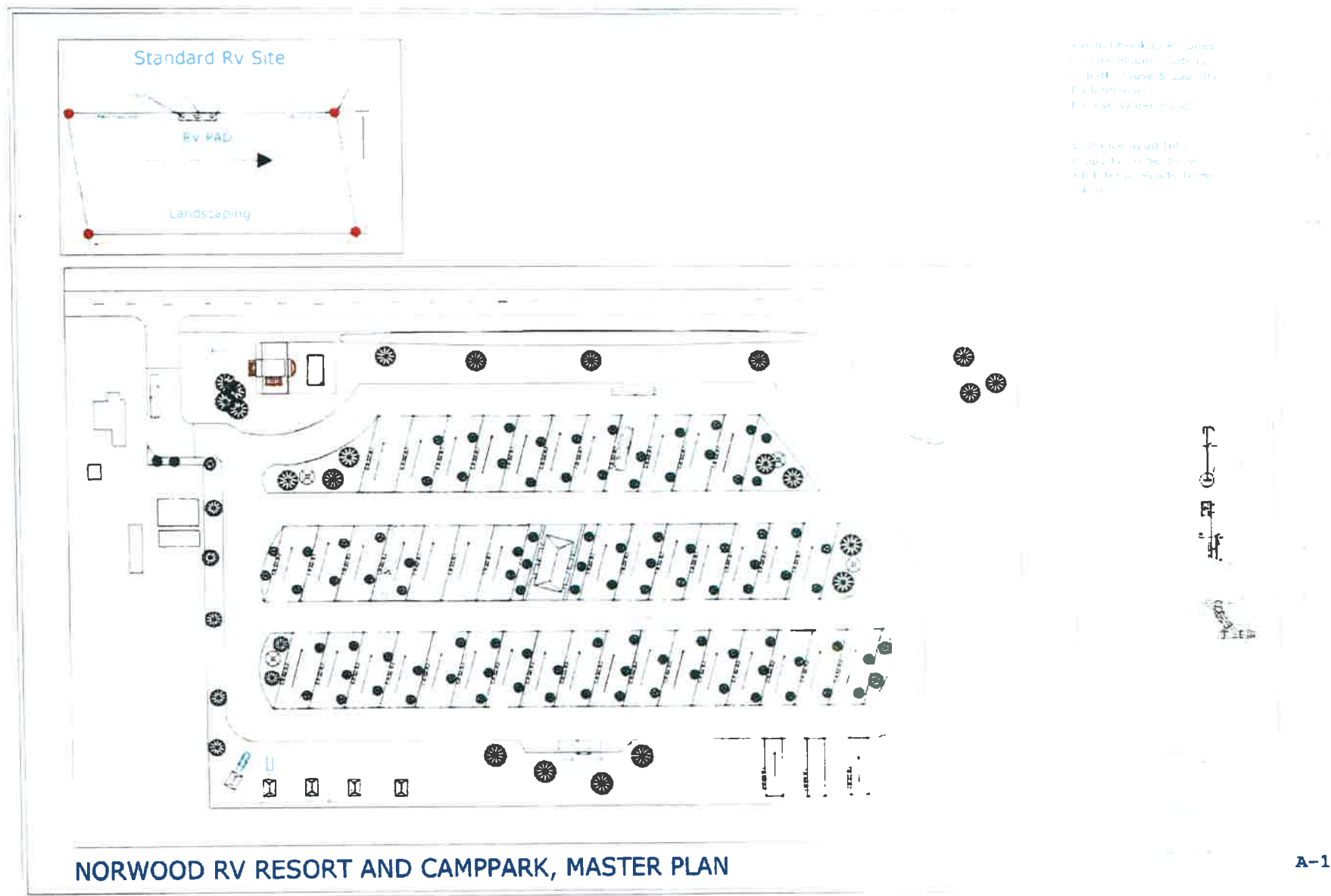
PROPERTY LIEN: In the event a Customer applying for water service pursuant to this application fails to pay the rates, fees, and/or other charges fixed by the Board of the Water Commission for the Connection to and use of the facilities of the Commission, such rates, fees and/or charges due may be certified by the Secretary of the Commission to the County and shall become a lien upon the real property served, and collected as if they were part of the taxes upon said real property.

RULES & REGULATIONS OF THE NORWOOD WATER COMMISSION: All Applicants for water service are deemed to have read the Commission's Rules and Regulations prior to applying for service. By applying for Commission water service, Customers agree to the terms and conditions contained therein, which are incorporated by reference in this Application.

The facts stated herein are accurate to the best of my knowledge.


PROPERTY OWNER/APPLICANT

DATE 3/2/23



San Miguel Engineering
P.O. Box 96
Norwood, CO 81423
ezhogan @ yahoo . com
Ph. 970-327-4185

April 26, 2023

Water Supply Plan for NORWOOD RV RESORT AND CAMPPARK, located in Section 26, T45N, R13W, NMPM, submitted to the Norwood Water Commission

Demand

40 RV Sites with water hook-ups	100 gpd each	4000 gpd
5 One-bedroom Cabins	150 gpd each	750 gpd
5 Camping sites without water hookups	50 gpd each	<u>250 gpd</u>
Total		5000 gpd

Restroom and ancillary water demand is included in the numbers above. The Colorado Department of Public Health and Environment, Campground and Recreation Area Standards, Item 6.6a requires a water supply of 100 gallons per day per campsite. I spoke to the owner of an RV Park in Montrose who told me that the 25 Campsites at his park use an average of 95 gpd, which supports the 100 gpd Standard. The demands for the cabins and camping sites without water hookups are from Colorado Onsite Wastewater Treatment System Regulations. Therefore the design water supply is 5000 gpd.

Peak Flow

5000 gpd/24 hours per day = 208 g/h. If that is multiplied by 5 for the peak hour then it equals 1040 gph. Dividing that flow into 60 minutes yields 17.3 gpm.

Pressure

According to Randy Harris, the Town of Norwood's Public Works Director, the water pressure at the location of the RV Park is about 85 psi. At the peak flow rate, the pressure at any point in the system will not drop more than 10 psi, so for Norwood Water Commission pressure of 85 psi, pressure will be at least 75 psi throughout the system. In comparison, a minimum of only 20 psi pressure is required by the State Campground Standards.

Supply

The proposed tap, meter, and all water main size is 2" diameter. Looping water main pipe will be installed. As a comparison, the RV Park in Montrose referenced above has 25 RV campsites and is supplied by a 1" tap, meter, and water lines.

Conclusion

The water supply as discussed herein is greatly superior to the required standards and is much more than adequate for this application.

From: Justin Kattnig <JustinK@sgm-inc.com>
Sent: Tuesday, May 9, 2023 1:24 PM
To: grafmyer@norwoodtown.com; Chad Hill; Eric Krch; Catherine Carella
Cc: 'Randy Harris'
Subject: RE: RV Lot water

BC
2" TAP
RG
mcw

Patti,

I reviewed flow estimations, the proposed tap size, and the proposed tapping location of the Norwood RV park using the Town's Water Model. I ran the analysis assuming the RV park would be located between County Rd 44Z N and 44.5Zn Road. Here are the results:

Proposed Tap Size:

The proposed tap size of 2" is appropriate for the development if fire protection is not required to be provided.

Proposed Tap Location:

The proposed tap location will not significantly impact operating pressures or water age and will not harm existing customers. Modeling results indicated a maximum pressure drop of 1.5 psig near the service location at a maximum instantaneous demand of around 150 gpm (~1% probability).

Justin Kattnig, PE
Drinking Water Engineer

-----Original Message-----

From: grafmyer@norwoodtown.com <grafmyer@norwoodtown.com>
Sent: Tuesday, May 9, 2023 1:18 PM
To: Chad Hill <chadh@sgm-inc.com>; Eric Krch <erick@sgm-inc.com>; Catherine Carella <CatherineC@sgm-inc.com>; Justin Kattnig <JustinK@sgm-inc.com>
Cc: 'Randy Harris' <harris@norwoodtown.com>
Subject: RE: RV Lot water

Good Afternoon All,

I am reaching out to see if your team was able to make a determination as to what tap size would be best for the proposed RV Park and if installing a tap at that location would cause harm to existing customers. I look forward to hearing from you.

Thanks
Patti

-----Original Message-----

From: Chad Hill <chadh@sgm-inc.com>
Sent: Monday, May 1, 2023 1:25 PM
To: grafmyer@norwoodtown.com; Eric Krch <erick@sgm-inc.com>; Catherine Carella <CatherineC@sgm-inc.com>; Justin Kattnig <JustinK@sgm-inc.com>
Cc: 'Randy Harris' <harris@norwoodtown.com>
Subject: RE: RV Lot water

PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) FOR NORWOOD RV RESORT AND CAMPPARK, LOCATED AT 40485 HIGHWAY 145, ABOUT ONE MILE EAST OF THE TOWN OF NORWOOD, SAN MIGUEL COUNTY, COLORADO

The proposed RV Park Phase 1 would consist of:

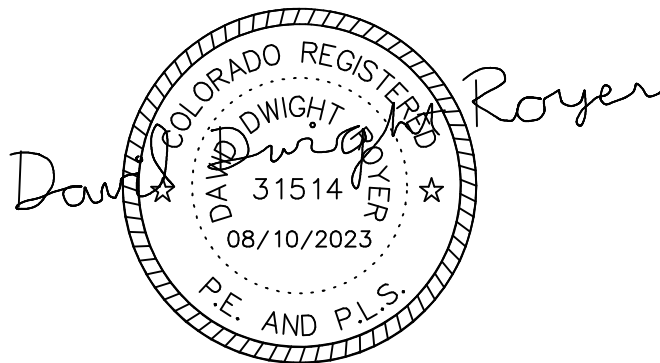
1. 10 Campsites with individual water and sewer hookups.
2. 20 Campsites with individual water hookups and without sewer hookups.
3. Men and women's restrooms with toilets, sinks, and showers.
4. An RV sewage dump.

The sewage attributable to this Phase would be:

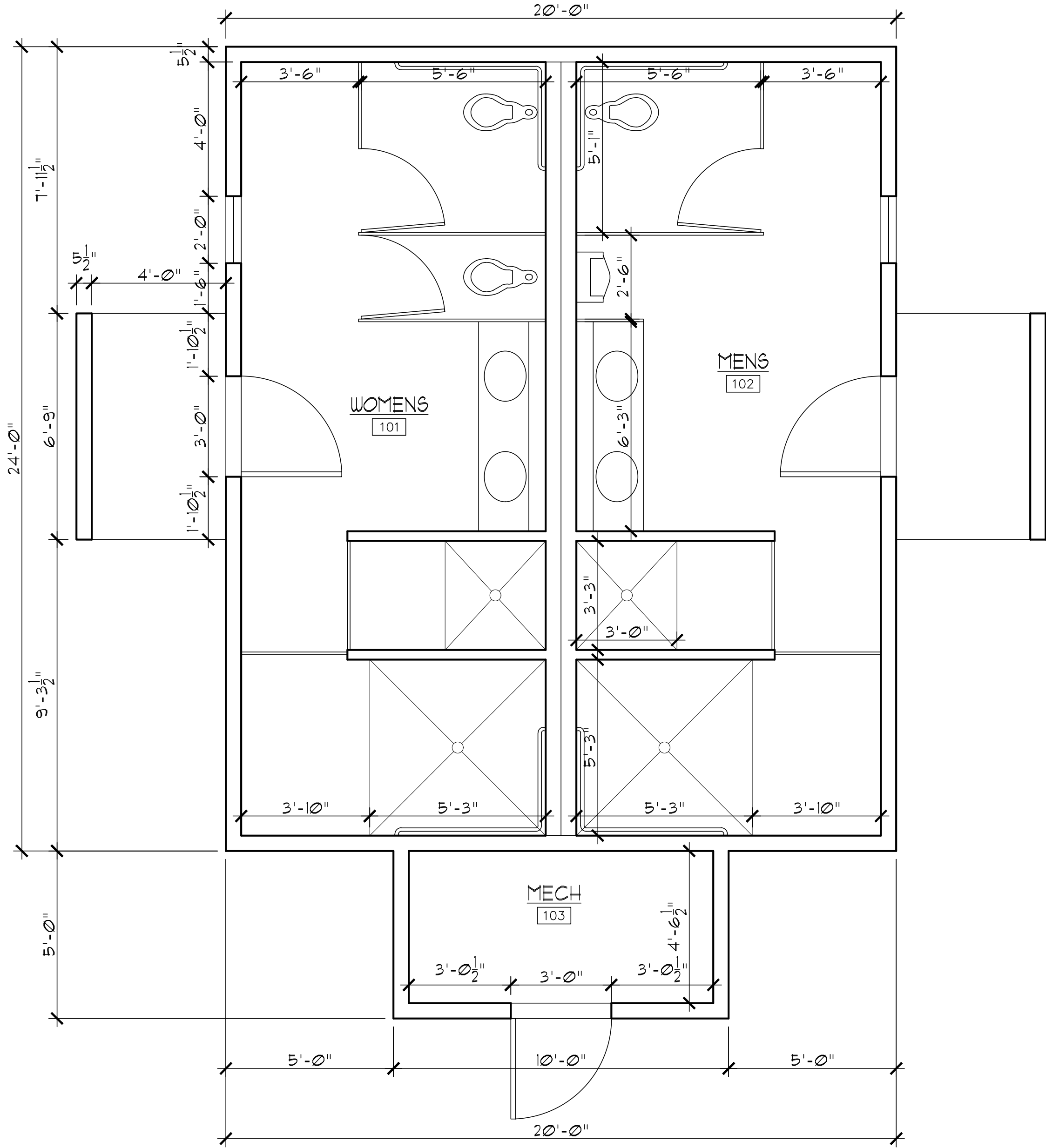
1. 10 Campsites with individual water and sewage hookups. --- 10 units x 100 gpd/unit = 1000 gpd. (Estimated Daily Wastewater Flow per unit from San Miguel County OWTS Regulation, Table 6-2.)
2. 20 Campsites with indiv. water hookups and w/o sewer hookups. --- 20 units x 50 gpd/unit = 1000 gpd (We propose using 50 gpd/unit, which is the Estimated Daily Wastewater Flow per unit from San Miguel County OWTS Regulation, Table 6-2, for campsites w/o individual water and sewage hookup per unit.)
3. Men and women's restrooms with toilets, sinks, and showers, for use of persons staying at the afore-mentioned campsites. No additional Wastewater Flows were added to the system calculations since the sewage contribution has already been included per campsite.
4. An RV sewage dump, for use of persons staying at the afore-mentioned campsites. No additional Wastewater Flows added to the system calculations since the sewage contribution has already been included per campsite.

Total Estimated Daily Wastewater Flow to be 2000 gpd. An OWTS of this flow capacity would be built near the hay barn which is located about 300' south and 60' west of the existing house with the address of 40485 Highway 145.

Respectfully submitted,



David Dwight Royer
San Miguel Engineering,
Norwood, Colorado



1 BATH HOUSE PLAN
SCALE 3/8" = 1'-0"

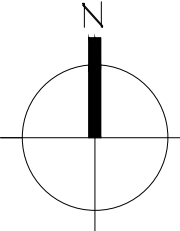
FOR REVIEW ONLY NOT FOR CONSTRUCTION

COPYRIGHT 2023

DATE: ISSUED FOR:	DECEMBER 28, 2023 REVIEW SET	PROJECT: #2301	NORWOOD RV PARK		REVISIONS:
SHEET NUMBER:	A3-1 FLOOR PLAN	LOCATION:	40485	HIGHWAY 145	SAN MIGUEL COUNTY



1 SITE PLAN WITH AERIAL
SCALE 1" = 50'-0"



FOR REVIEW ONLY NOT FOR CONSTRUCTION

DATE: DECEMBER 7, 2023
ISSUED FOR: REVIEW SET

PROJECT: #2301

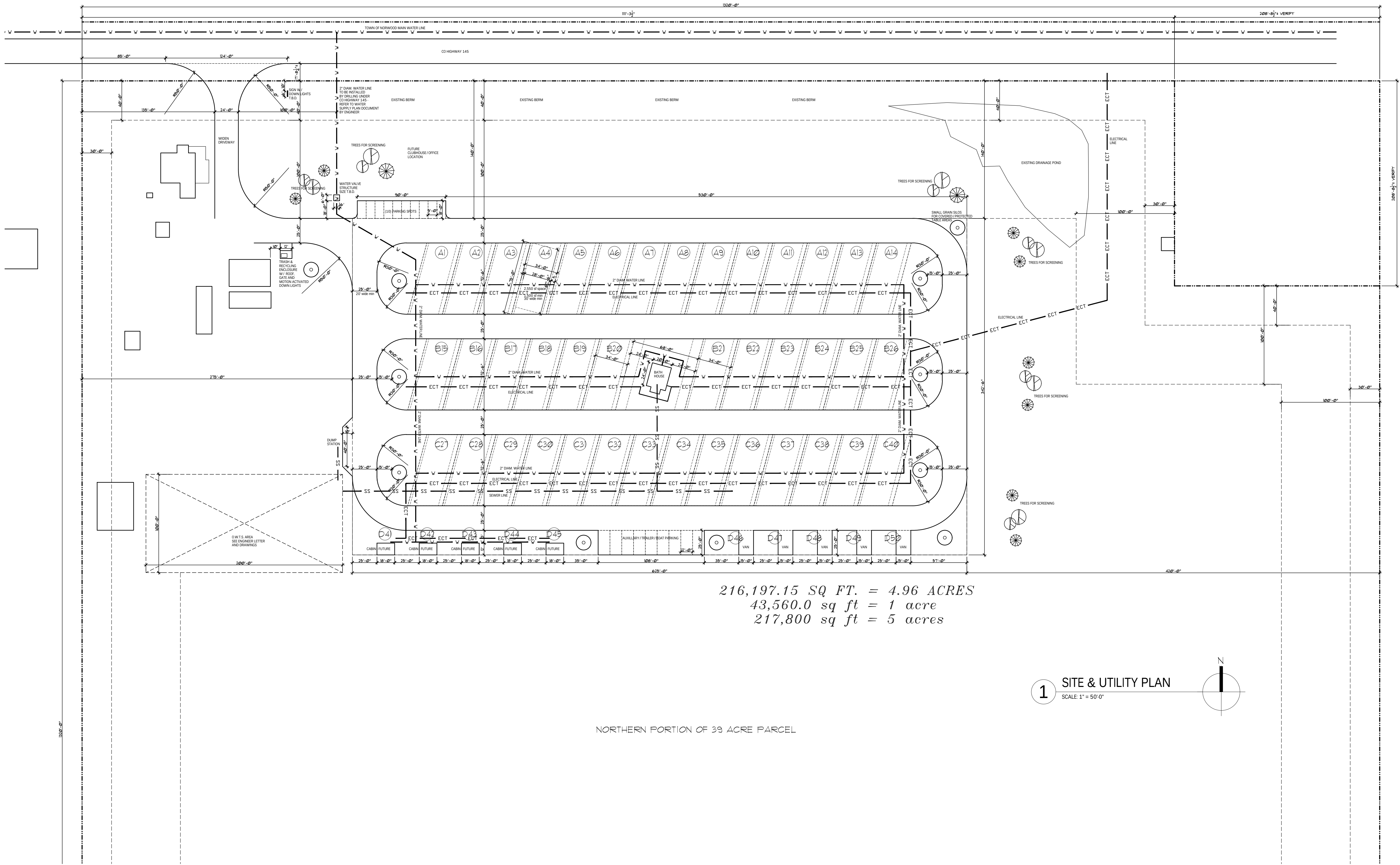
NORWOOD RV PARK

REVISIONS:

SHEET NUMBER: A2-0
SITE PLAN

LOCATION:

40485 HIGHWAY 145 SAN MIGUEL COUNTY



216,197.15 SQ FT. = 4.96 ACRES
43,560.0 sq ft = 1 acre
217,800 sq ft = 5 acres

NORTHERN PORTION OF 39 ACRE PARCEL

1 SITE & UTILITY PLAN
SCALE: 1" = 50'-0"

FOR REVIEW ONLY NOT FOR CONSTRUCTION

DATE: DECEMBER 7, 2023
ISSUED FOR: REVIEW SET

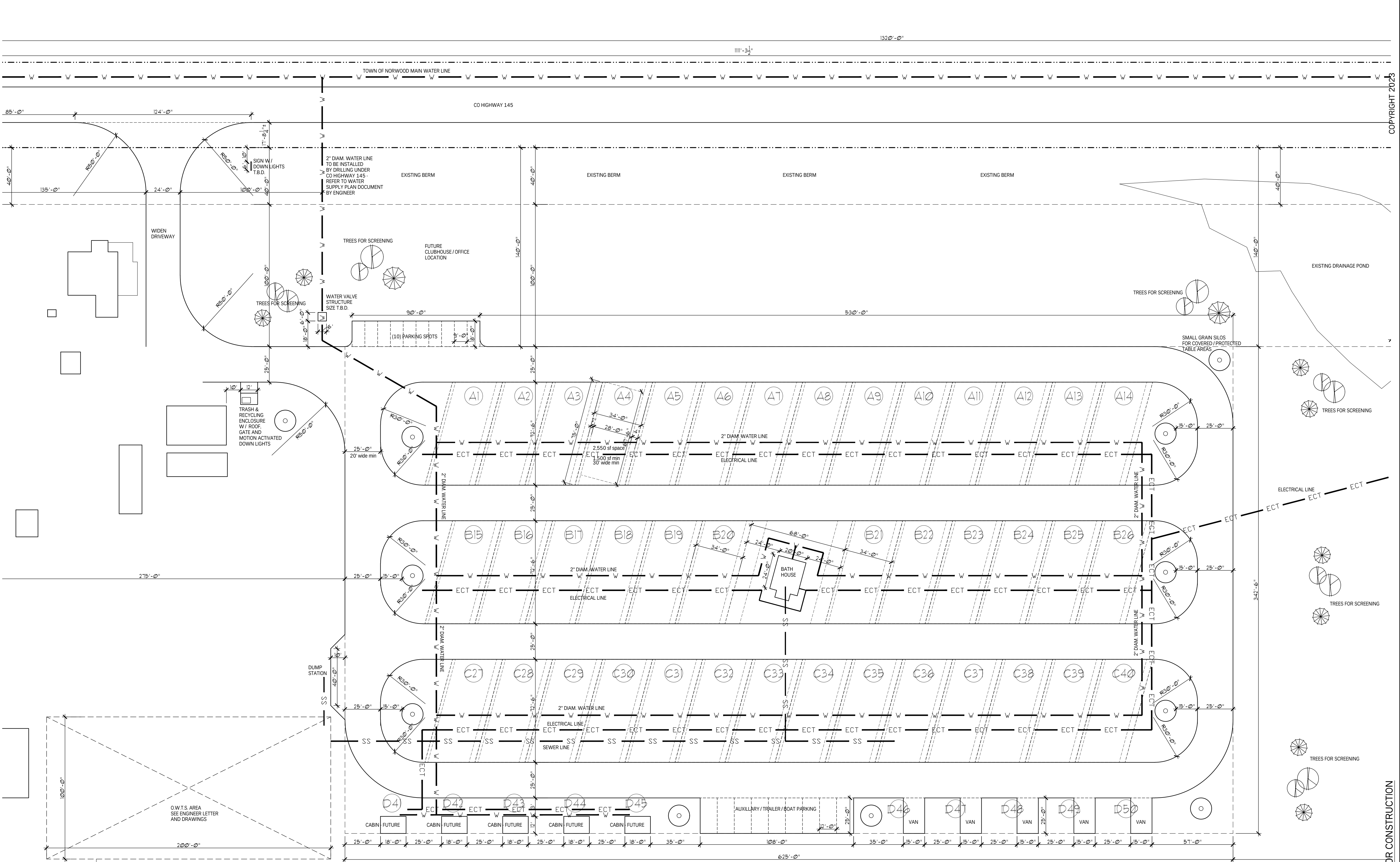
SHEET NUMBER: A2-2
SITE & UTILITY PLAN

NORWOOD RV PARK

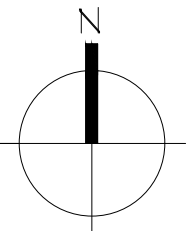
40485 HIGHWAY 145 SAN MIGUEL COUNTY

REVISIONS:

COPYRIGHT 2023

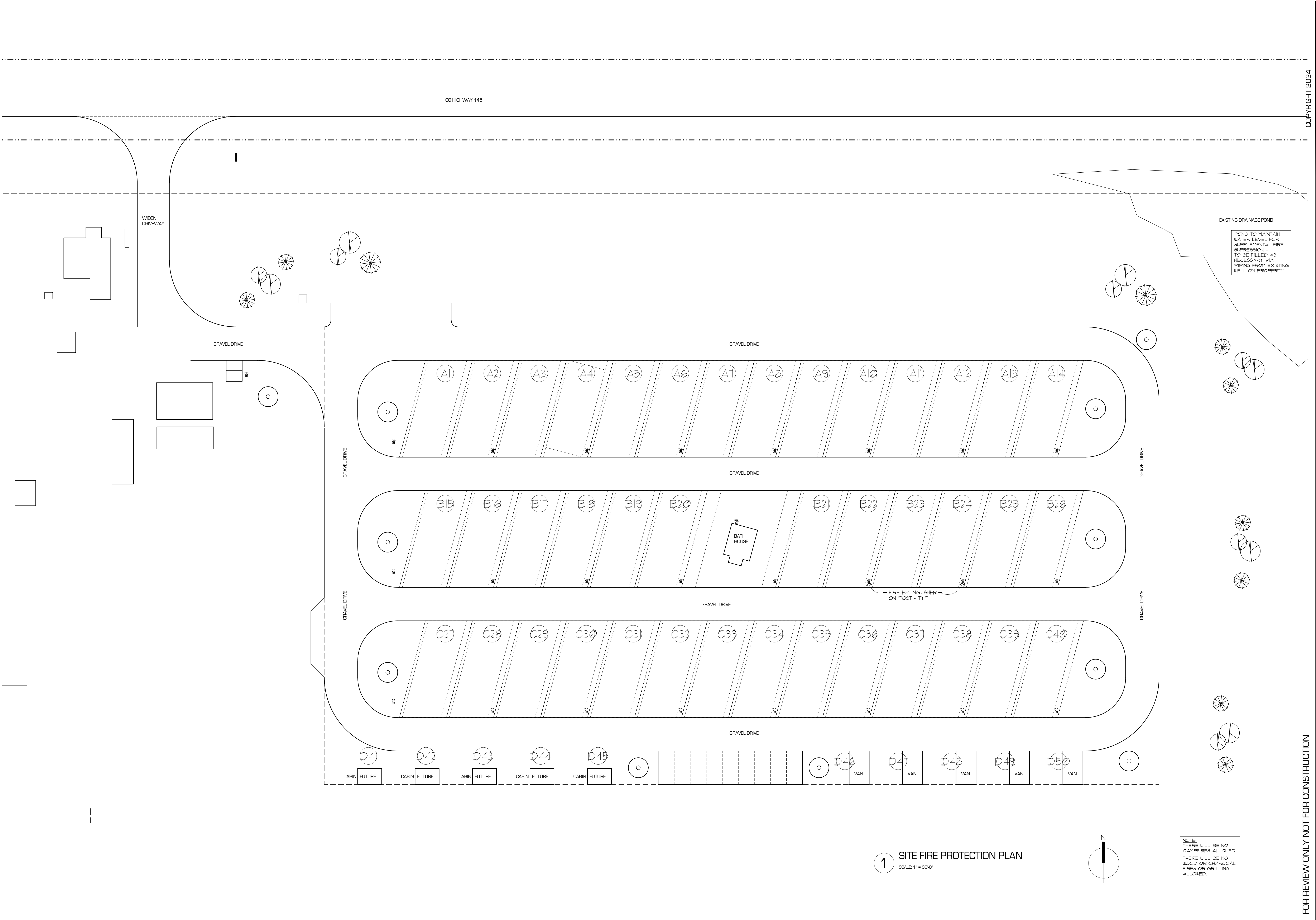


1 SITE & UTILITY PLAN - ENLARGED
SCALE 1" = 30'-0"



FOR REVIEW ONLY NOT FOR CONSTRUCTION

DATE: ISSUED FOR:	DECEMBER 7, 2023 REVIEW SET	PROJECT: #2301		REVISIONS:
		NORWOOD RV PARK		
SHEET NUMBER:	A2-3 SITE & UTILITY PLAN	LOCATION:	40485 HIGHWAY 145 SAN MIGUEL COUNTY	



FOR REVIEW ONLY NOT FOR CONSTRUCTION		REVISIONS:	
DATE: ISSUED FOR:	FEBRUARY 22, 2024 REVIEW SET	NORWOOD RV PARK	
SHEET NUMBER:	A2-4 FIRE PROTECTION PLAN	LOCATION:	40485 HIGHWAY 145 SAN MIGUEL COUNTY
FUSE architecture + interior			
220 East Colorado Ave, Suite 204 P.O.Box 3934 Telluride CO 81435 Office: 970-728-0841			



COLORADO
Department of Transportation
Region 5

Region 5 Traffic Section
222 S 6th St, Rm 100
Grand Junction, Colorado 81501

Permit No. **521027**

August 23, 2021

To:
Demian David Brooks
40485 Highway 145
Norwood, Colorado 81423

Dear Permittee:

1. **Please review** the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose NOT to act on the permit, please return the permit unsigned.
3. If you wish to APPEAL the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
4. If you ACCEPT the Permit and its Terms and Conditions and are authorized to sign as legal owner of the property or as an authorized representative, **please sign and date** the Access Permit form on the line marked "PERMITTEE". Your signature confirms your agreement to all the listed Terms and Conditions.
5. **Provide a check or money order made payable to CDOT for the total amount due of \$100.00.**
6. **You must return the signed Access Permit signature pages, including the permit face page (Form #101) and the final page of the terms and conditions, with your payment to the Colorado Department of Transportation (CDOT) at the address noted below. The Department will return an executed copy of this permit.**
7. **If you fail to sign and return the attached Access Permit within 60 days of the date of this transmittal letter, Colorado Department of Transportation will consider this permit withdrawn.**
8. **As described in the attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law.**

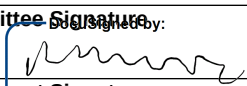
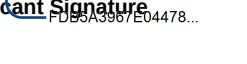
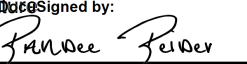
If you have any questions please call Jo Heinlein at (970) 385-3626.

Please return Access Permit and attachments to:

Region 5 Traffic Section
222 S 6th St, Rm 100
Grand Junction, Colorado 81501

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT			CDOT Permit No. 521027
			State Highway No / Mp / Side 145A / 100.262 / Left
Permit Fee \$100.00	Date of Transmittal 07/19/2021	Region / Section / Patrol / Name 5 / 03 / 17	Local Jurisdiction Norwood

The Permittee(s): Demian David Brooks 40485 Highway 145 Norwood, Colorado 81423 (970) 708-1504	The Applicant(s): 								
is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.									
Location: Access to be located on the South Side of Highway 145, an approximate distance of 1,381 feet West of Mile Marker 100.									
<table border="1"> <tr> <td>Access to Provide Service to:</td> <td>(Land Use Code)</td> <td>(Size)</td> <td>(Units)</td> </tr> <tr> <td></td> <td>416 - Campground/Recreational Vehicle Park</td> <td>125000</td> <td>SqFt</td> </tr> </table>		Access to Provide Service to:	(Land Use Code)	(Size)	(Units)		416 - Campground/Recreational Vehicle Park	125000	SqFt
Access to Provide Service to:	(Land Use Code)	(Size)	(Units)						
	416 - Campground/Recreational Vehicle Park	125000	SqFt						
Additional Information: * See attached pages 2-3 of Form 101, and all other attachments, enclosures, and exhibits for additional terms and conditions. *									

MUNICIPALITY OR COUNTY APPROVAL Required only when the appropriate local authority retains issuing authority.			
Signature N/A	Print Name	Date	Title
Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. The permittee shall contact the Region 5 Access Manager with the Colorado Department of Transportation, at (970) 385-3626 at least thirty (30) days prior to beginning any work within the CDOT right-of-way or beginning the permitted use(s). The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.			
Permittee Signature 	Print Name Demian David Brooks	Date 8/23/2021 11:09 AM PDT	
Applicant Signature 	Print Name Randee Reider	Date 	
This permit is not valid until signed by a duly authorized representative of the Department. COLORADO DEPARTMENT OF TRANSPORTATION			
Signed by: 	Print Name Randee Reider	Title Region 5 Access Manager	Date (of issue) 9/17/2021 2:28 PM MDT

Copy Distribution

Required:

- 1.Region
- 2.Applicant

- 3.Staff Access Section
- 4.Central Files

Make copies as necessary for:

- | | |
|-----------------|------------------|
| Local Authority | Inspector |
| MTCE Patrol | Traffic Engineer |

Previous editions are obsolete and may not be used

Page 1 of 3 CDOT Form #101 5/07

State Highway Access Permit Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.
2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.
4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue

date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)
2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.
3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.
4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide

by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan..

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law,

the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

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State Highway Access Permit**Page – 101a****Worker Safety and Health**

All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations – including, but not limited to the applicable sections of 29 CFR Part 1910 – Occupational Safety and Health Standards and 29 CFR Part 1926 – Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment:

- Head protection that complies with the ANSI Z89.1-1997 standard;
- At all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96;
- High visibility apparel as specified in the Traffic Control provisions of this permit (at a minimum, ANSI/ISEA 107-1999, Class 2).

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

Environmental Clearance

It is the applicant's responsibility to contact the appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include but are not limited to Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical, or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances and information about prohibited discharges; copy attached.

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LEVEL 2 - ACCESS PERMIT TERMS & CONDITIONS
FULL MOVEMENT ACCESS

A. PERMIT REQUIREMENTS SPECIFIC TO THIS ACCESS:

1. **Permit Number 521027** is issued by the Colorado Department of Transportation (CDOT) in accordance with the 1998 Access Code and is based upon the information submitted by the Permittee.
 - a. Any changes in the herein permitted type and use and/or volume of traffic using the access, drainage, or other operational aspects shall render this permit void, requiring that a new application be submitted for review based upon currently existing and anticipated future conditions.
 - b. Upon completion of the improvements identified in this permit, Permit Number **521027** shall replace and void all previous access permits for this location.
 - c. If the requirements of this Permit are not satisfied or this Permit expires, the access rights will revert to the access permit issued prior to this permit. If there is no valid prior permit then the access rights and uses shall revert to the historic use.
 - d. This permit is not valid unless the land uses enumerated herein have been approved by the local (City/County) planning authority.
2. Permit Number **521027** is issued for the **construction and use** of:
 - a. A **Paved Full Movement** access to **State Highway 145 at approximate mile marker 100.262 Left.**
3. The access shall be **Paved a distance of 40 feet** from the edge of traveled way and gravel surfaced any remaining distance within State Highway ROW. The access shall have a width of **24 feet** and radius of **50 feet**.
4. The access shall be **perpendicular** to the travel lanes of the State Highway for a minimum distance of **40 feet from the edge of pavement or to the ROW, whichever is furthest**, and shall **slope down and away** from the adjacent pavement edge at a rate of **two percent (2%)** for a minimum of **20 feet**, then not to exceed **eight percent (8%)** grade up or down to the ROW line.
5. **Temporary Traffic Control, with prior written approval by CDOT,** is required at all times during construction of the access in accordance with a **Traffic Control Plan (TCP)**. The TCP **shall be developed and implemented** by a **Traffic Control Supervisor (TCS) certified** by the **American Traffic Safety Services Association (ATSSA)** or the **Colorado Contractors Association (CCA)**.
6. The category for this section of **SH 145** is **R-A**. The access shall be in conformance with the State of Colorado State Highway Access Code, Volume Two, Code of Colorado Regulations 601-1, August 31, 1998 as amended.

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7. The access shall serve a tract of land located in **Northeast ¼ of the Northwest ¼ of Section 26, Township 45 North, Range 13 West, N.M.P.M., less the Northeast 1 acre of the Northeast quarter of the Northwest quarter belonging to the Norwood Cemetery, as described in Record number 468135, recorded in the Clerk and Records Office of San Miguel County, Colorado.** The location of the access is shown in **EXHIBIT “A” (Location Map).**
8. Incorporated as part of this permit are the following:
 - a. State Highway Access Permit pages 1-3 and Page 101a
 - b. Access Permit Terms and Conditions Pages **1 through 12**
 - c. **EXHIBIT “A,”** (Location Map)
 - d. **EXHIBIT “B,”** (Access Layout Design Plans)
 - e. **EXHIBIT “C,”** (Traffic Control Typical Application)
 - f. CDOT M&S Standards M-203-1, M-208-1, M-210-1, M-607-1, and M-611-1.
 - g. CDOT Late Fall, Winter and Spring Special Provisions for Access Construction and Utility Installations
 - h. CDOT Environmental Clearances Information Summary
 - i. Water Quality Program Summary
 - j. State Highway Access Permit Application (CDOT Form No. 137) received **05-17-2021.**
9. This Permit describes the access and improvements that will serve the following land uses:
 - a. **One (1) Campground/Recreational Vehicle Park, (ITE Code 416), 50 Spaces.**
10. For the Access Category of **R-A**, the vehicular volumes using this access shall not exceed the following:
 - a. An average Peak Hour Volume of **10 left-turning entrance movements** from the State Highway into the access.
 - b. An average Peak Hour Volume of **25 right-turning entrance movements** from the State Highway into the access.
11. A passenger car equivalent of **two (2)** for **each vehicle or combination at or over 20 feet in length but less than 40 feet** and a passenger car equivalent of **three (3)** shall be used for **each bus and all trucks and combination at or over 40 feet in length or longer** when determining the volumes listed above.
12. **Any changes in the type, use and/or volume of traffic using the access in excess of the values stated above will require a new permit** and will require the installation of warranted access improvements within the earliest construction season. Such improvements include but are not limited to:
 - a. Increasing the access width
 - b. Increasing the access radii
 - c. Improving the access surfacing
 - d. Installing acceleration and deceleration lanes
 - e. A full width overlay of the State Highway corresponding to the start and end of the

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acceleration and deceleration lanes

13. Any future warranted highway improvements shall be designed and constructed by the Permittee or the property owner at no cost to CDOT.
14. Under no circumstances will the access be allowed to continue operation in an unsafe manner. Failure to provide the warranted improvements will result in closure of the access.
15. At the access location, **SH 145** has a posted speed limit of **55 mph** with approximate 6:1 **foreslopes at the access location** and an Average Daily Traffic of **2,500** which correlates to a minimum **Clear Zone of 18 feet** from the edge of traveled way. The Permittee/Contractor shall take the minimum Clear Zone into consideration during the design and construction of the access.
16. **No other direct access will be allowed for any additional lots or parcels created as a result of future development.**
17. "Right-of-Way" means the entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel or the entire width of every way declared to be a public highway by any law of this state.
18. Internal site circulation and parking must be adequate to serve the land uses described here.
19. No backing into the Right-of-Way will be allowed under any circumstances.
20. No parking within the Right-of-Way will be allowed under any circumstances.
21. Both backing into the Right-of-Way and parking within the Right-of-Way are considered to be traffic offenses and can be ticketed by any law enforcement officer of the jurisdiction in which the access is located.
22. Any violation of the above provisions may be grounds for revocation by the Department of this access permit and may result in physical closure of the access.

B. REQUIREMENTS PRIOR TO NOTICE-TO-PROCEED (NTP) FOR CONSTRUCTION:

1. The Permittee/Contractor must contact **Ms. Jessica Ebel** via email at **Jessica.ebel@state.co.us** to schedule a meeting with one of our inspectors **48 hours prior to beginning any access improvements** or construction of any kind within the highway Right-of-Way (ROW). Failure to comply with this condition may result in revocation of this permit.
2. It is the responsibility of the Permittee/Applicant to determine which **environmental clearances** and/or regulations apply to the project, and to obtain any clearances that are required directly from the appropriate agency. Please refer to "CDOT Environmental Clearance

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Information Summary” for details. **FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN SUSPENSION OR REVOCATION OF THE CDOT ACCESS PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.**

3. A **written request for a Notice to Proceed** must be submitted to this issuing office along with the following items:
 - a. The Permittee shall provide **written approval** from the Local Authority for the proposed land use that will be served by the access. Granting of an access permit in no way implies CDOT concurrence or non-concurrence with the Permittee’s proposed land use.
 - b. **The Permittee/Contractor is required to provide comprehensive general liability and property damage** insurance naming the Department (CDOT) as an additional insured party in the amounts of not less than **\$1,000,000 per occurrence** and **automobile liability insurance of \$1,000,000** combined single limit bodily injury and property damage for each accident, during the period of access construction. By accepting the permit, Permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the Permittee's use of the access permit during the construction of the access. **CDOT shall be listed as “Additional Insured”, and CDOT shall be listed as “Certificate Holder” on the Certificate of Insurance (COI).** Copies of insurance coverage shall be submitted to the Region 5 Access Manager prior to the issuing of the NTP. A copy of the insurance policy is required to be available at the construction site at all times for inspection.
 - c. The **Traffic Control Supervisor (TCS)** shall provide a **Traffic Control Plan (TCP)** in accordance with the current edition of the Manual on Uniform Traffic Control Devices (MUTCD). The **TCP shall be submitted** to the Region 5 Access Manager for review and acceptance **a minimum of ten (10) working days prior to the desired implementation date.** **Exhibit “C,”** provides a typical application from the MUTCD as a basis for developing the TCP. If construction of the access improvements involves a Traffic Control application that differs from **Exhibit “C,”** the **TCS** shall submit a new TCP for review and acceptance. Traffic Control of any nature will not be allowed unless authorized in writing by CDOT.

C. GENERAL DESIGN REQUIREMENTS:

1. **Design of improvements** within the highway ROW shall be in compliance with the most current editions of the following manuals and documents except as indicated:
 - a. CDOT Design Guide
 - b. CDOT Drainage Design Manual
 - c. CDOT Standard Plans M&S Standards
 - d. AASHTO Roadside Design Guide
 - e. AASHTO Policy on Geometric Design of Highways and Streets

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- f. CDOT Standard Specifications for Road and Bridge Construction
 - g. CDOT Standard Special Provisions
 - h. Manual on Uniform Traffic Control Devices (MUTCD)
 - i. 1998 State Highway Access Code, Volume 2, Code of Regulations 601-1, as amended
 - j. ITE Traffic Engineering Handbook
 - k. ITE Trip Generation Manual, **6th Edition**
2. **No grading, construction, structures or toes of slopes necessary for site development shall be placed within CDOT ROW.**
 3. Permittee is required to comply with the **Americans with Disabilities Act Accessibility Guidelines (ADAAG)** that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board), and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The current Standard Plans reflect these requirements.
 4. It is the responsibility of the Permittee/Applicant to determine which **environmental clearances** and/or regulations apply to the project, and to obtain any clearances that are required directly from the appropriate agency. Please refer to "CDOT Environmental Clearance Information Summary" for details. **FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN SUSPENSION OR REVOCATION OF THE CDOT ACCESS PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.**
 5. ALL discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include substances such as: wash water, paint, automotive fluids, solvents, oils or soaps.
 6. Unless otherwise identified by CDOT or the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division (WQCD) as not being a source of pollutants to the waters of the State, the following discharges to storm water systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from fire fighting activities, and water incidental to street sweeping (including associated sidewalks and medians) and that is not associated with construction. Discharges from these sources may still require separate CDPS permit coverage to be obtained by the discharger.
 7. ANY OTHER DISCHARGES may require Colorado Discharge Permit(s) or separate permits from CDPHE or the appropriate agency before work begins. For additional information and forms, go to the CDPHE website at: <http://www.cdphe.state.co.us/wq/PermitsUnits/wqcdpmt.html> or contact the CDOT Water Quality Program Manager at 303-757-9343.

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8. Discharges may also be subject to additional State and Local restrictions, such as MS4 (Municipal Separate Storm Water Sewerage Systems) requirements for permanent sediment control, TMDL (Total Maximum Daily Limit), TMAL (Total Maximum Annual Limit) or discharge.

D. DRAINAGE DESIGN REQUIREMENTS:

1. No site drainage from the constructed access shall enter onto the traveled way of the highway.
2. Drainage to the State Highway Right-of-Way shall not exceed the historical undeveloped rate of flow.
3. If the State Highway includes a drainage ditch at the proposed access location, the Permittee shall install a minimum of an 18" Corrugated Steel Pipe side drain culvert for drainage. The side drain culvert shall include steel end sections at both ends. The access drainage requirements to include the required side drain culvert size shall be discussed with the CDOT Maintenance representative prior to any construction of the access.
4. Required Cross Culverts under the State Highway, Side Drain Culverts under the Access, Curb, Gutter, Inlets, Sidewalk and Driveways shall conform to CDOT Standards and facilitate proper drainage along the State Highway.

E. PAVEMENT DESIGN REQUIREMENTS:

1. Materials shall conform with:
 - a. Section 304 - Aggregate Base Course (ABC) - Class 6, with resistance values of at least 70 and 76 respectively when tested by the Hveem Stabilometer method.
 - b. Section 403 - Hot Mix Asphalt Grading S or SX, PG 58-28.
 - c. Section 412 & 601 - Concrete Pavement Class P or D = 4,500 psi
2. Unless a pavement design is submitted, pavements shall conform to the following compacted thicknesses:
 - a. Hot Mix Asphalt (HMA) Pavement-
 - i. HMA- 4 inches on the Access. Any pavement replaced on the State Highway shoulder shall match the existing pavement thickness.
 - ii. ABC (Class 6)- 6 inches
 - iii. ABC (Class 1 or 2)- 12 inches
 - b. Concrete Pavement-
 - i. Concrete- 6 inches
 - ii. ABC (Class 6)- 6 inches

F. GENERAL CONSTRUCTION REQUIREMENTS:

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1. **A COPY OF THIS PERMIT AND THE VALIDATED NOTICE TO PROCEED MUST BE ON THE JOB WITH THE CONTRACTOR AT ALL TIMES OR ANY WORK ONSITE AND OFFSITE WILL BE ORDERED TO BE IMMEDIATELY SUSPENDED UNTIL THIS TERM IS COMPLIED WITH.**
2. **Construction Activities** within the highway ROW shall be in compliance with the most current editions of the following manuals:
 - a. CDOT Standard Specifications for Road and Bridge Construction
 - b. CDOT Standard Special Provisions
 - c. CDOT Standard Plans M&S Standards
 - d. CDOT Construction Manual
 - e. CDOT Field Materials Manual
 - f. CDOT Laboratory Manual of Test Procedures
 - g. Manual on Uniform Traffic Control Devices (MUTCD) Part IV and the Colorado Supplement
 - h. **EXHIBIT "B,"** (Access Layout Design Plans)
 - i. **EXHIBIT "C,"** (Traffic Control Typical Application)
3. The Permittee/Contractor is responsible for obtaining any necessary additional **Federal, State and/or City/County permits or clearances** required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
4. **Any removal of existing fence, in excess of opening required for the access, or installation of a fence that is erected adjacent to the highway ROW requires a separate CDOT Fencing Agreement.**
5. **Any landscaping** within CDOT ROW requires a separate **CDOT Landscaping Permit.**
6. **Any Utility work** within CDOT ROW requires a separate **CDOT Utility Permit.**
7. The Permittee will be responsible for **verification of existing utility locations.** The Permittee must notify owners or operators of **underground utility facilities** at least two (2) business days prior to beginning excavation in the vicinity of such facilities, as required under Section 9-1.5-103, Colorado Revised Statutes. **Call Utility Notification Center of Colorado (UNCC), 811 or 1-800-922-1987** for marking of member utilities. Call non-member utilities directly.
8. The Permittee/Contractor shall coordinate access construction with any utility installations.
9. Any damage to utilities during construction shall be the Permittee's responsibility to repair or replace the utility at no cost to CDOT.
10. The Permittee/Contractor shall not make any changes to the access design without prior approval from the Region 5 Access Manager or other authorized Region 5 CDOT representative. If necessary, minor changes, corrections, and/or additions to this permit will be

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ordered by CDOT to meet unanticipated site conditions.

11. Any damage to any existing highway facilities shall be repaired by the Permittee prior to continuing other work.

G. SAFETY, WORKING TIMES AND TRAFFIC CONTROL:

1. CDOT reserves the right to suspend any construction activities, to include Traffic Control, that interfere with the safe operation of the State Highway. Any such suspensions shall require a written plan of action detailing how the Permittee/Contractor will prevent further safety infractions prior to recommencing construction activities.
2. All equipment, materials or any other non-crashworthy item shall be stored outside the clear zone during non-working times.
3. Existing highway signs requiring removal within the limits of the construction activities shall be removed and delivered to the CDOT Maintenance Shop for storage and future replacement by the Permittee unless otherwise agreed to by CDOT and Permittee. Installation shall be as directed by CDOT.
4. The Permittee/Contractor will be responsible for keeping the State Highway travel lanes and shoulders clear of any mud or debris tracked onto it throughout construction of the access on a daily basis or as otherwise directed by CDOT.
5. The existing paved shoulder edge shall not be saw cut back until the future pavement is ready to be installed.
6. Any pavement drop-offs that will be left overnight shall be delineated with appropriate channelizing devices and any reasonably obtained lateral buffer space.
7. The Permittee/Contractor shall comply with Revision of Section 107.06 of the CDOT Specifications regarding Safety, Health, and Sanitation Provisions.
8. No work within the highway ROW will be allowed on Saturdays, Sundays, legal holidays, or during periods of adverse weather conditions.
9. All construction activities within the state highway ROW will not be allowed to begin before sunrise and shall be required to cease prior to sunset. Traffic Control operations may begin one half hour before sunrise and continue until one half hour after sunset.
10. No disruption of traffic flow will be allowed during the morning (7:00 AM to 8:30 AM) and evening (4:30 PM to 6:00 PM) peak hour traffic flows, unless otherwise authorized in writing by CDOT.

H. SPECIFIC CONSTRUCTION REQUIREMENTS:

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1. All existing ROW and survey control markers shall be protected during construction of this access. Any damage to these markers shall require resetting by a Colorado Professional Land Surveyor.
2. All **erosion control devices** shall be in place prior to the start of construction. Typical erosion control devices are shown in M-208-1.
3. For any **ROW fence** that must be removed, the posts on either side of the entrance must first be braced with an end post prior to cutting the fence as shown in M-607-1. Removed fencing material shall remain the property of CDOT and shall be given to the CDOT Maintenance representative.
4. If livestock animals roam freely within the property served by the access, the access shall close the break in the ROW fence with a gate conforming to CDOT Standard Plan M-607-1 or a Cattle Guard conforming to M-611-1. Gates shall be located so that the longest vehicle using the access can completely clear the highway when the gate is closed.
5. The Permittee/Contractor shall remove obstructions, clear and grub the proposed access location to the toe of fill or the top of cut. Cleared topsoil shall be stockpiled for final stabilization.
6. Prior to the placement of any fill, the surface to receive the fill shall be scarified a depth of 6 inches and compacted with moisture and density control. Any cut that shall subsequently receive Aggregate Base Course shall also be scarified and compacted in the same manner. Subsequent Fill shall also be constructed with moisture density control. The compaction shall conform to AASHTO T99 or AASHTO T180 as shown in the following table:

	AASHTO T99	AASHTO T180
Soil Classification	Percent Min.	Percent Min.
(AASHTO M 145)	Relative Compaction	Relative Compaction
A-1 through A-2-5	100	95
All others	95	90
7. Fill placed on slopes steeper than 4:1 shall be continuously benched into the existing slope.
8. Fill shall be placed in layers not to exceed 8 inches of loose material prior to compaction.
9. Fill material shall not have rock larger than 6 inches in diameter.
10. If a side drain culvert is required under the access fill, the fill shall first be constructed full width to a height of 1/3 the diameter of the culvert. The fill shall then be trenched for installation of the culvert. The trench width shall be the culvert diameter 18 inches on both sides. If the bottom of the trench is in rock, loose bedding material shall be 12 inches of Structure Backfill (Class I).

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11. The culvert shall be installed with steel end sections and will connect the flowline of the roadside ditch crossing the access.
12. The culvert shall be backfilled with the same material and the same moisture density control as the rest of the fill. Backfill shall be brought up equally on both sides using 6 inch lifts of loose material prior to compaction.
13. Aggregate Base Course (ABC) shall be placed in layers not to exceed 6 inches once compacted. Compaction shall be 95% of AASHTO T180.
14. The final ABC shall have a smooth surface free of irregularities and any substance other than ABC.
15. The existing State Highway shoulder at the access location shall be saw cut a minimum of one (1) foot from the existing pavement edge to assure a straight edge for placement of adjacent pavement. If using asphalt pavement, the exposed vertical edge of the existing asphalt shall be coated with Emulsified Asphalt (Slow Setting).
16. For Hot Mix Asphalt (HMA) Pavement the following applies:
 - a. The ABC shall not be frozen and the air and ABC surface temperatures shall be 50 degrees Fahrenheit and rising.
 - b. The HMA shall be placed in layers not to exceed 2 inches compacted thickness.
 - c. Longitudinal joints between layers shall be offset by 6 inches and shall not be in the wheel path.
 - d. Any segregated areas shall be removed and replaced.
 - e. The Permittee/Contractor shall use rolling equipment to compact the HMA immediately after placement.
 - f. Compaction shall be 92 to 96 percent maximum theoretical density determined according to Colorado Procedure 51.
 - g. The finished surface shall be smooth and conform to the lines and grades shown in M-203-1 and **Exhibit "B,"** (Access Layout Design Plans).
17. For Concrete Pavement the following applies:
 - a. The ABC shall not be frozen and Concrete shall not be placed if the temperature is expected to fall below 45 degrees Fahrenheit or if the temperature of the delivered concrete is above 90 degrees.
 - b. The concrete shall conform to the approved mix design and additional water added at the delivery site shall not exceed the maximum water cement ratio.
 - c. The concrete shall be free of any foreign material.
 - d. Concrete shall be placed on the ABC to require as little rehandling as possible and vibrated to insure consolidation.
 - e. Concrete shall be struck off, screed, floated and finished in a manner that will leave a uniform surface of gritty texture. Additional water applied to the surface for finishing is not allowed.
 - f. The finished surface shall be smooth and conform to the lines and grades shown in M-203-

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- 1 and **Exhibit “B”** (Access Layout Design Plans).
- g. Immediately after finishing the entire concrete surface shall be cured by being kept moist with water and protected from the sun or sprayed uniformly with a membrane forming curing compound that is VOC compliant and meets AASHTO M148, Type 2.
 - h. The curing period shall be a minimum of 120 hours (5 days). If the forms are removed prior to the end of the curing period, the exposed concrete sides shall be cured for the remainder of the curing period in the same manner as the rest of the concrete.
 - i. Joints shall be constructed during the curing period to control cracking.
 - j. The concrete shall not be subjected to traffic until it has reached a compressive strength of 3,000 psi.
18. Shouldering material shall be placed to eliminate any vertical edges upon completion of the paving.
19. If a **mailbox** is to be installed, it shall be crashworthy and conform to M-210-1. The mailbox shall be located as far from the edge of travel way as possible and allow for mail delivery vehicles to stop completely outside of the traveled way.

I. FINAL STABILIZATION REQUIREMENTS:

- 1. **All areas disturbed** during the construction of the access **shall be immediately stabilized** upon completion of the access.
- 2. Break points at the top of cut slopes and in the bottom of ditches shall be rounded on construction for a pleasing appearance.
- 3. A minimum of 4 inches of topsoil shall be placed on all slopes which are to be seeded and mulched.
- 4. Soil preparation, seeding, and mulching shall be required within the ROW limits on all disturbed areas not surfaced. The following types and rates shall be used unless a separate Landscaping Permit states otherwise:

Seed Requirements:

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>LBS.</u>
PLS\ACRE		
Western Wheatgrass (V. Arriba)	Pascopyrum Smithii	16
Slender Wheatgrass (V. San Luis)	Elymus Trachycaulus	6
Indian Ricegrass (V. Paloma)	Oryzopsis Hymenoides	6
Hard Fescue (V. Durar)	Festuca Ovina Duriuscula	6
Alsike Clover	Trifolium Hybridum	4
Sand Dropseed	Sporobolus Cryptandrus	0.50
Total lbs/acre		38.50

Seed shall be mechanically drilled to a depth of 0.25 or 0.5 inches into the soil on slopes flatter than 3:1. Seed shall be broadcast on slopes 3:1 or steeper and raked into soil.

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 Brooks RV Park Access

5. **Fertilizer Requirements:**

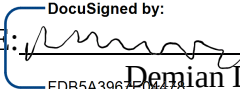
<u>Nutrient Type</u>	<u>% AVAILABLE</u>	<u>LBS/ACRE</u>
Nitrogen:	18	45
Phosphorus:	46	115

Fertilizer shall be incorporated to a depth of 2" to 4" into the topsoil.

6. **Mulching Requirements and Application:** 2 tons/acre straw mechanically crimped into soil on slopes flatter than 3:1. Place a soil retention blanket consisting of woven wood or straw coconut material on slopes 3:1 or steeper.

J. **FINAL PROJECT ACCEPTANCE:**

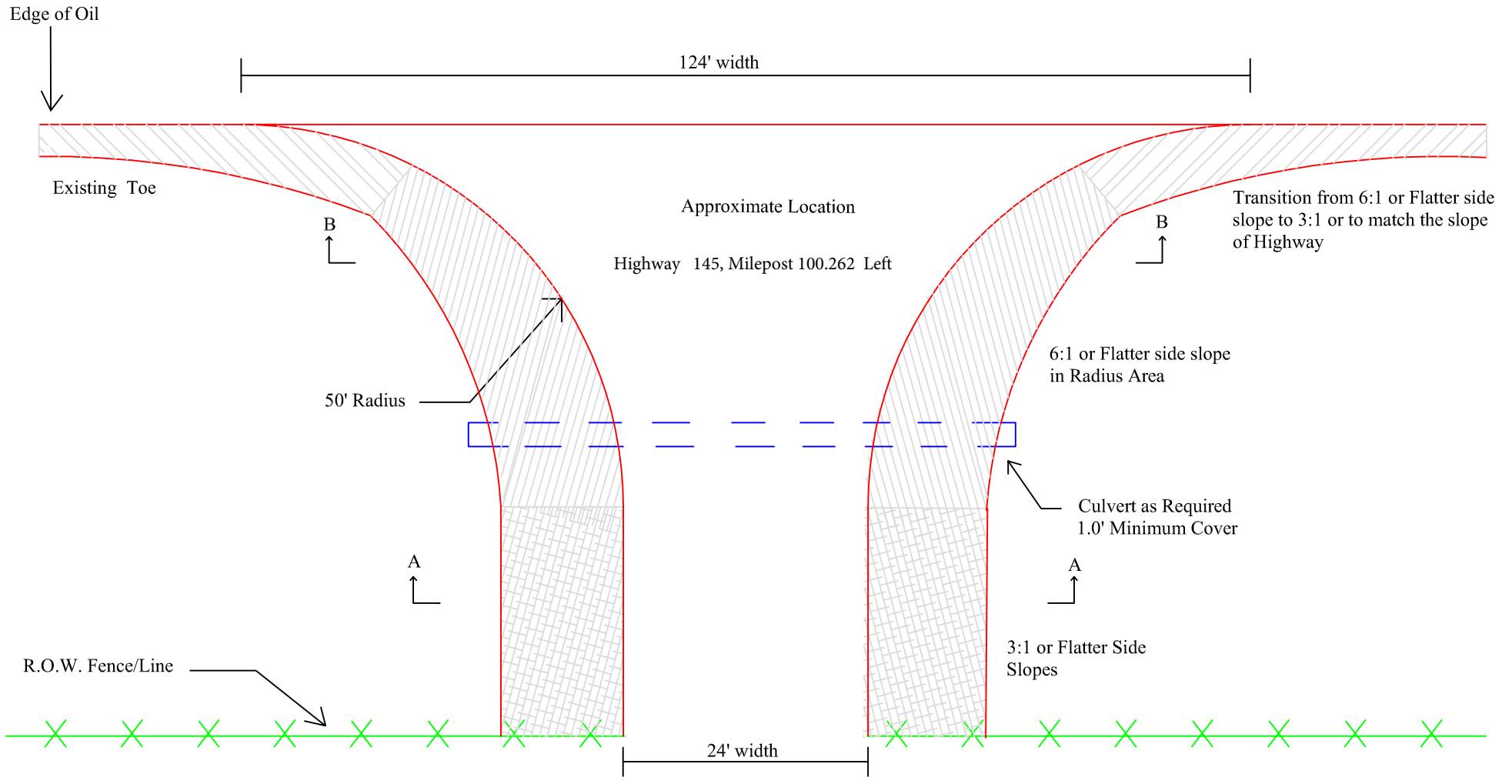
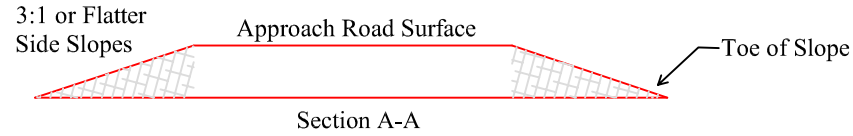
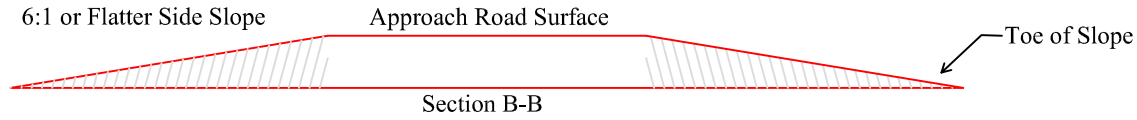
1. **Final Project Acceptance** will be by the Regional Transportation Director (RTD) or their authorized designee.
2. **Reconstruction or improvements** to the access will be required when the Permittee fails to meet the required design and/or materials specifications. If any construction element fails within two years of CDOT's final acceptance due to improper construction or materials, the Permittee is responsible for all such repairs.

PERMITTEE:  DATE 8/23/2021 | 11:09 AM PDT

DocuSigned by:
FDB5A3967E04478... Demian D. Brooks

Brooks RV Park Access Exhibit A





Notes for Figure 6H-6—Typical Application 6
Shoulder Work with Minor Encroachment

Guidance:

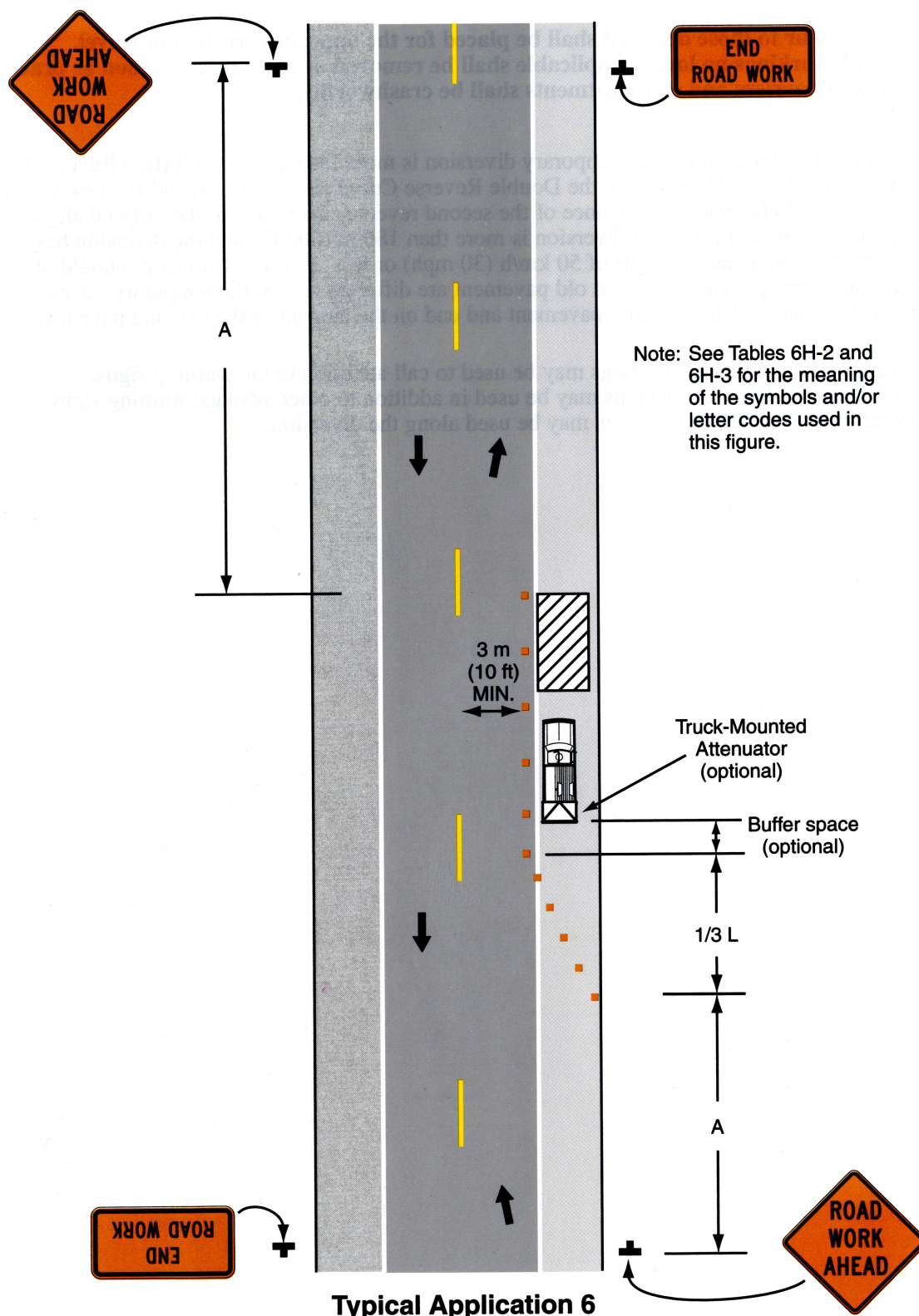
1. All lanes should be a minimum of 3 m (10 ft) in width as measured to the near face of the channelizing devices.
2. The treatment shown should be used on a minor road having low speeds. For higher-speed traffic conditions, a lane closure should be used.

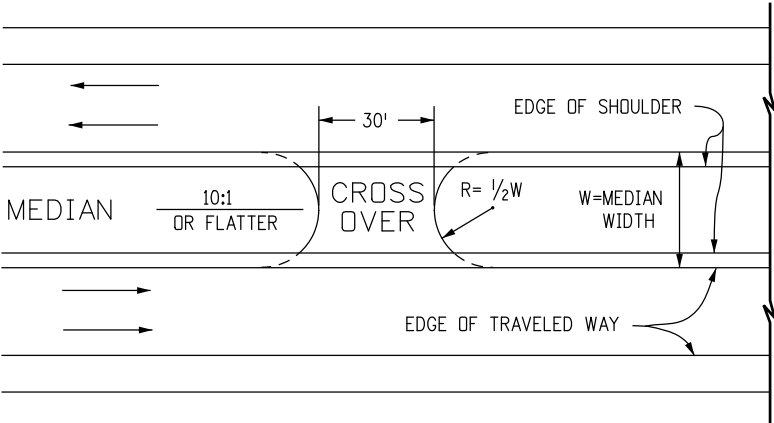
Option:

3. For short-term use on low-volume, low-speed roadways with vehicular traffic that does not include longer and wider heavy commercial vehicles, a minimum lane width of 2.7 m (9 ft) may be used.
4. Where the opposite shoulder is suitable for carrying vehicular traffic and of adequate width, lanes may be shifted by use of closely spaced channelizing devices, provided that the minimum lane width of 3 m (10 ft) is maintained.
5. Additional advance warning may be appropriate, such as a ROAD NARROWS sign.
6. Temporary traffic barriers may be used along the work space.
7. The shadow vehicle may be omitted if a taper and channelizing devices are used.
8. A truck-mounted attenuator may be used on the shadow vehicle.
9. For short-duration work, the taper and channelizing devices may be omitted if a shadow vehicle with activated high-intensity rotating, flashing, oscillating, or strobe lights is used.
10. Vehicle hazard warning signals may be used to supplement high-intensity rotating, flashing, oscillating, or strobe lights.

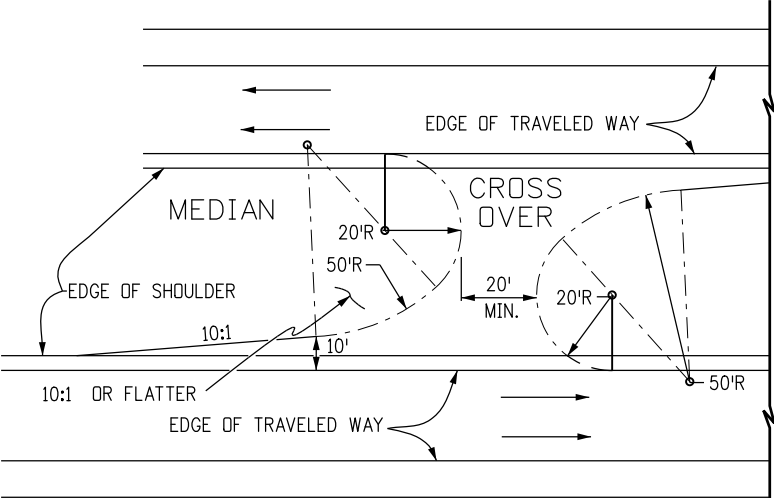
Standard:

11. Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity rotating, flashing, oscillating, or strobe lights.

Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)



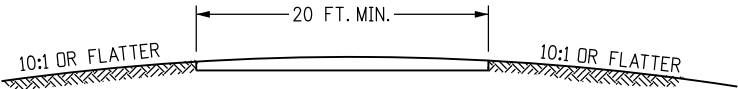
MEDIAN WIDTH LESS THAN 50 FT.



MEDIAN WIDTH GREATER THAN 50 FT.

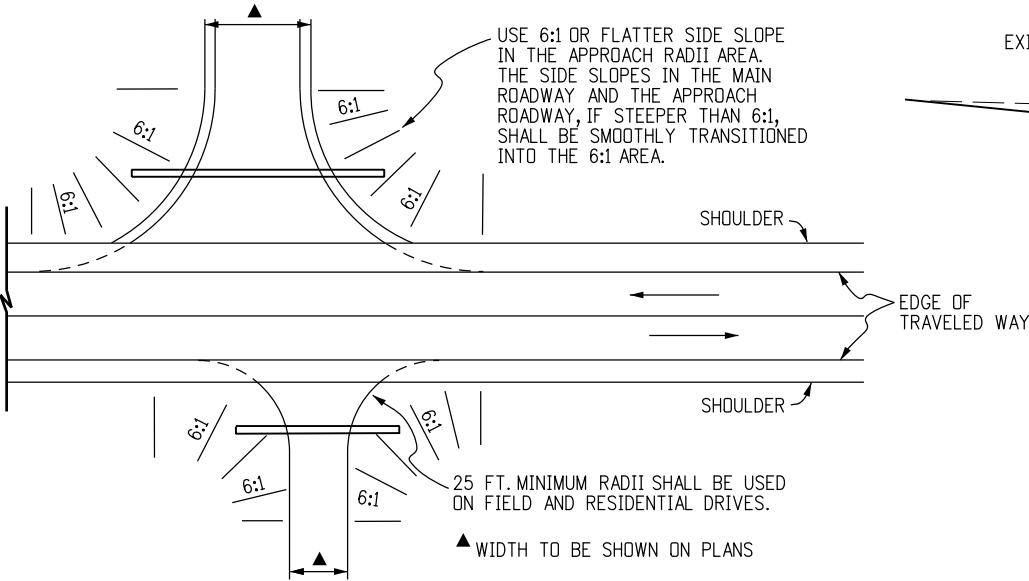
**TYPICAL PLANS FOR
EMERGENCY MEDIAN CROSS OVER**

LOCATION OF RADIUS POINTS MAY BE ADJUSTED FOR BEST FIT



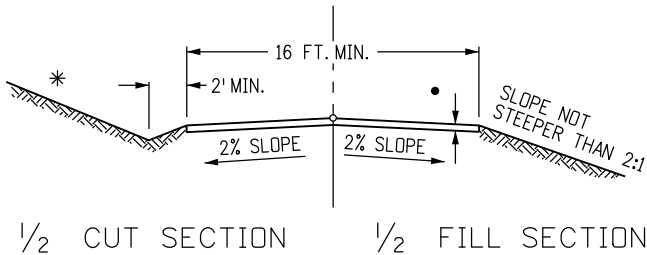
TYPICAL SECTION FOR MEDIAN CROSS OVER

ANY REQUIRED PIPE OR INLET FOR MEDIAN DRAINAGE SHALL HAVE A TRAVERSABLE DESIGN AS SPECIFIED ON THE PLANS



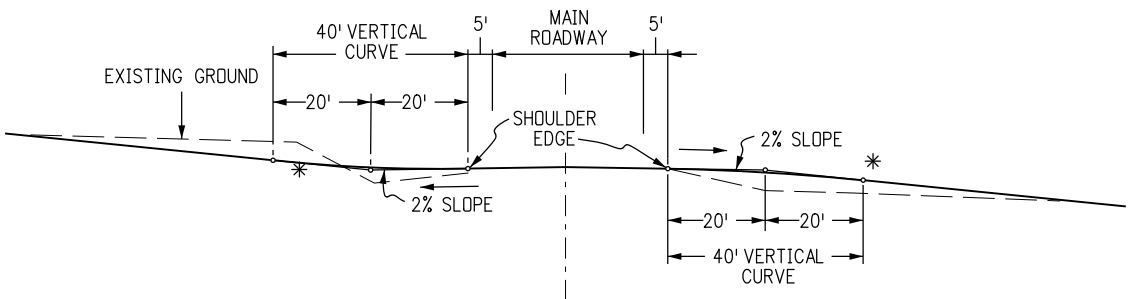
SIDE DRAINS SHALL BE LOCATED BEYOND THE CLEAR ZONE, OR WHEN WITHIN THE CLEAR ZONE, THEY SHALL BE INSTALLED WITH END SECTIONS CONFORMING TO A 6:1 SLOPE. FIFTY FT. RADII SHALL BE USED ON INTERSECTING ROADS, EXCEPT FOR FIELD AND RESIDENTIAL DRIVES OR UNLESS OTHERWISE SPECIFIED ON PLANS. RADII MAY BE VARIED TO SUIT FIELD CONDITIONS.

**TYPICAL PLANS FOR
SIDE APPROACH ROAD**

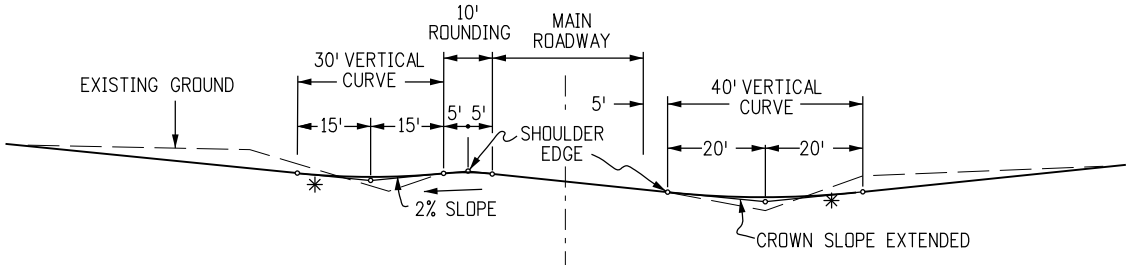


TYPICAL SECTION FOR APPROACH (ACCESS) ROAD

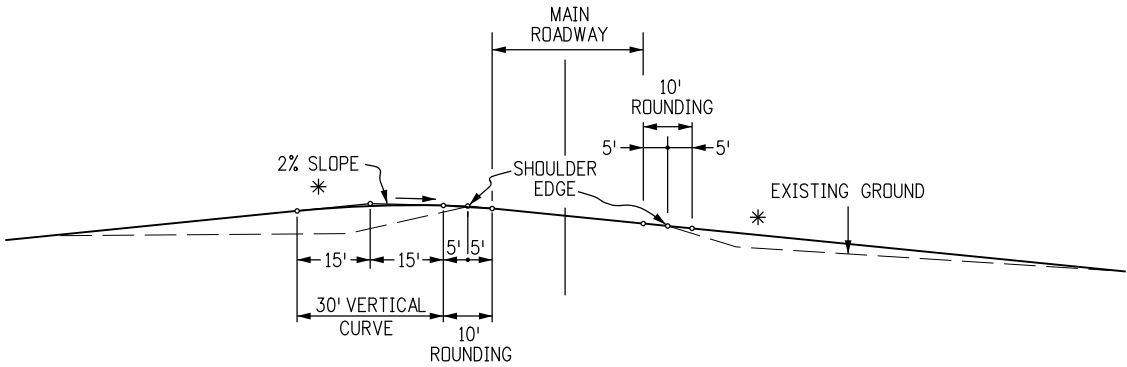
- NOTE: ROAD APPROACHES WHICH REQUIRE HMA (ASPHALT) PAVEMENT SHALL BE PLACED AT THE FOLLOWING DISTANCES BACK FROM THE ROADWAY EDGE OF PAVEMENT:
1. RESIDENTIAL OR AGRICULTURAL FIELD ENTRANCES - PAVE 4 FEET BACK.
 2. THREE OR MORE RESIDENCES OR COMMERCIAL PROPERTY - PAVE 20 FEET BACK OR TO ROW LINE, WHICHEVER IS LESS.
 3. PUBLIC STREET - PAVE 50 FEET BACK OR TO ROW LINE, WHICHEVER IS LESS.
 4. IF EXISTING ACCESS IS PAVED, THEN FEATHER NEW ASPHALT OVERLAY A MINIMUM OF 2 FEET BACK OR AS DIRECTED BY THE ENGINEER.



**1/2 CUT SECTION 1/2 FILL SECTION
STANDARD CROWNED SECTION**



SUPERELEVATED CUT SECTION

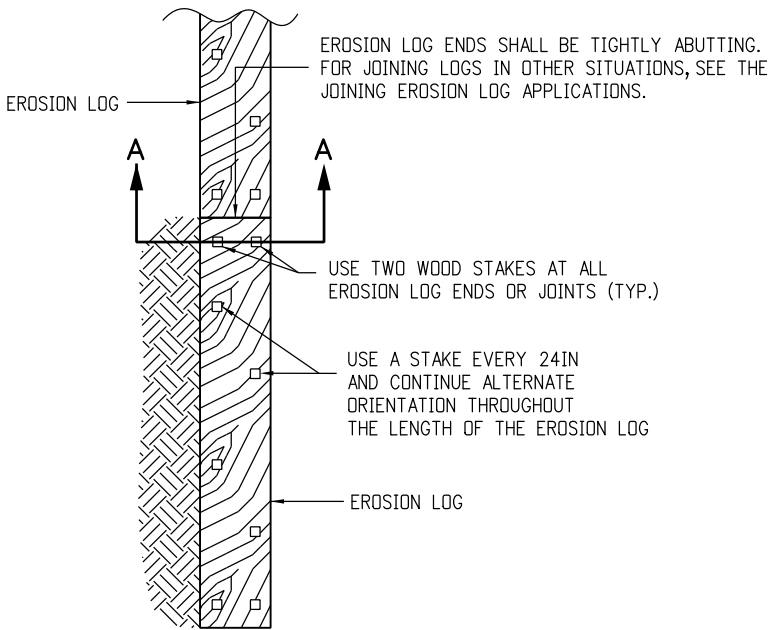


SUPERELEVATED FILL SECTION

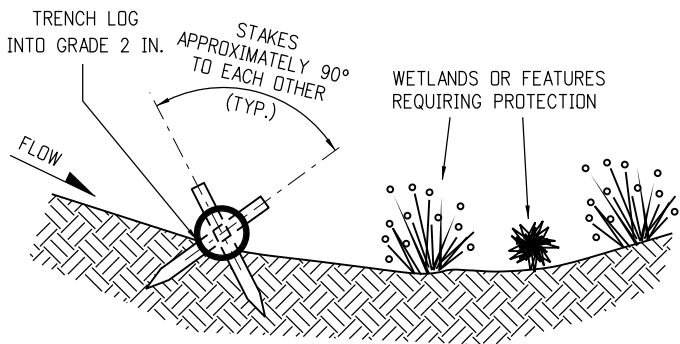
**VERTICAL ALIGNMENT SIDE APPROACH ROADS
INTERSECTING MAIN ROADWAY**

* TANGENT SLOPE NOT STEEPER THAN 8% BEYOND THE VERTICAL CURVE. THE SLOPE MAY BE STEEPER, IF REQUIRED, TO MEET EXISTING APPROACH SLOPE. HOWEVER, APPROACH ROAD SLOPE SHOULD NOT BE STEEPER THAN EXISTING SLOPE.

Computer File Information			Sheet Revisions		Colorado Department of Transportation CDOT 4201 East Arkansas Avenue CDOT HQ, 4th Floor Denver, CO 80222 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support DLM/LTA	APPROACH ROADS		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD		Date:	Comments				M-203-1	
Last Modification Date: 07/08/13	Initials: LTA		07/08/13	Added notes to Approach Road Typ. Sec. detail.					
Full Path:www.coloradodot.info/business/designsupport	(R-X)								
Drawing File Name: 203010101.dgn	(R-X)								
CAD Ver.: MicroStation V8	(R-X)								
Scale: Not to Scale								Sheet No. 1 of 1	
Units: English							Issued By: Project Development Branch July 4, 2012		

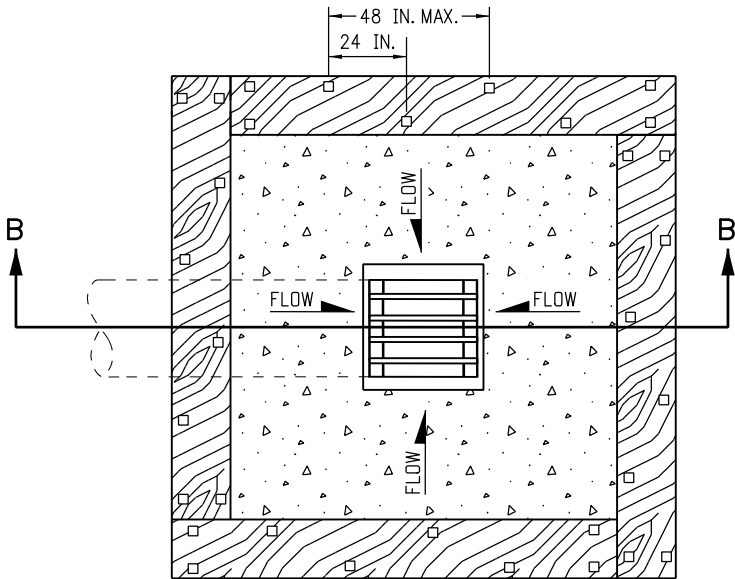


PLAN VIEW

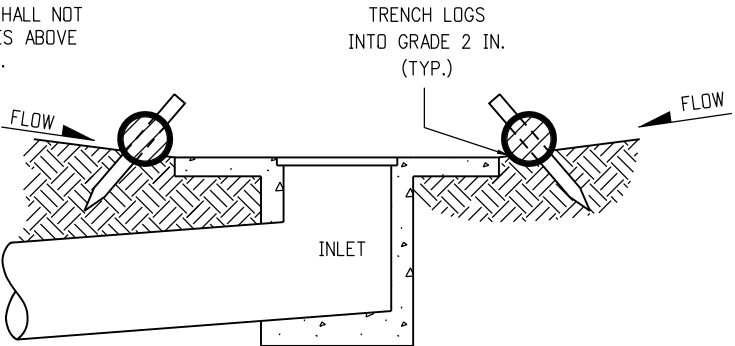


SECTION A-A
TYPICAL STAKE INSTALLATION

NOTE: THE TOPS OF ALL STAKES SHALL NOT EXTEND MORE THAN 2 INCHES ABOVE THE TOPS OF EROSION LOGS.



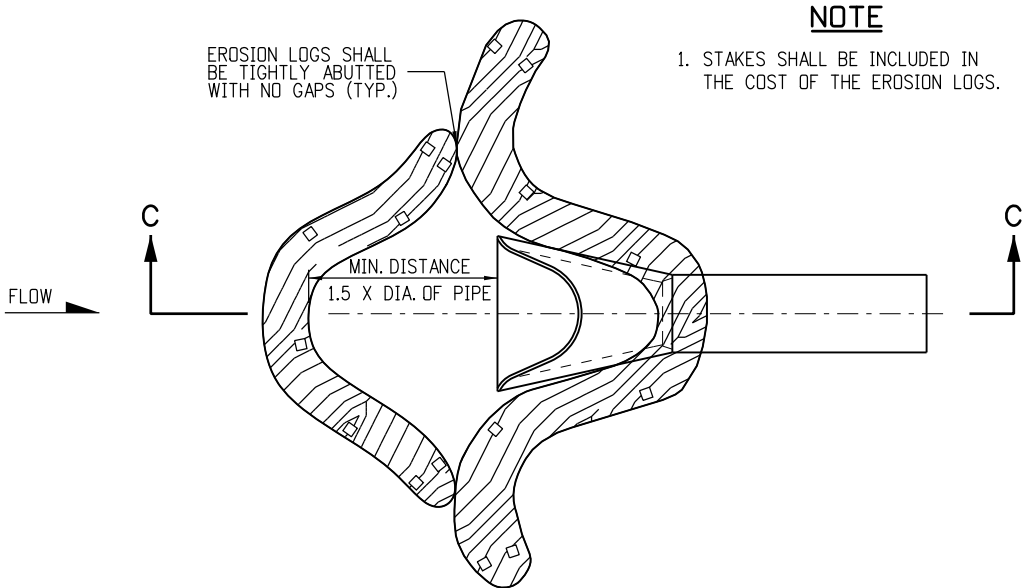
PLAN VIEW



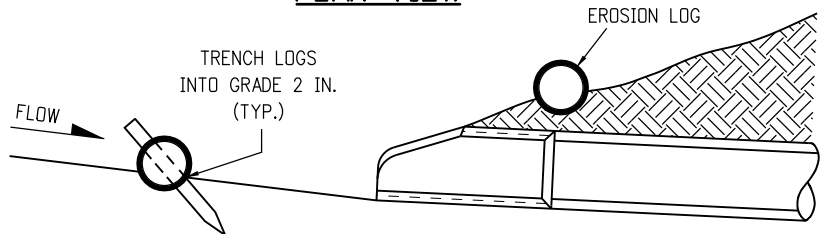
SECTION B-B

NOTE: LOCATE EROSION LOGS AT THE OUTSIDE EDGE OF THE CONCRETE APRON.

EROSION LOG FILTER AT DROP INLET

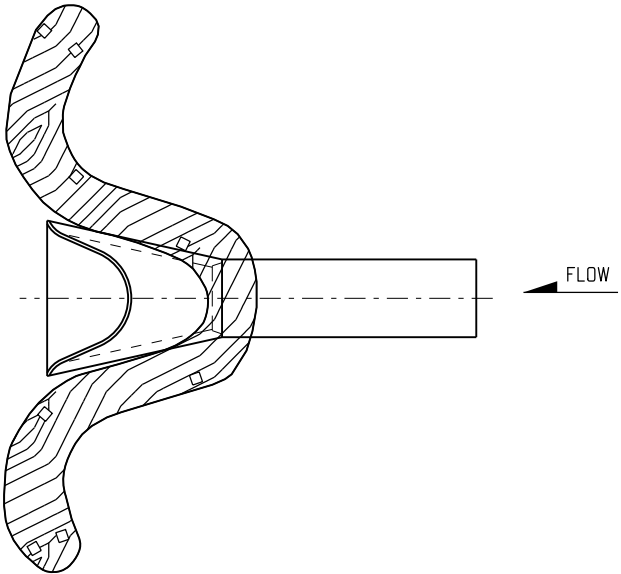


PLAN VIEW

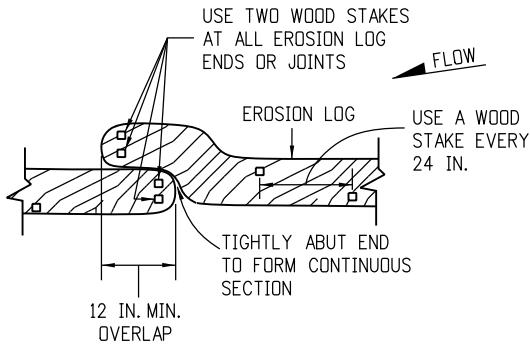


SECTION C-C
(NOT ALL LOGS SHOWN)
NOTE: TOP OF STAKE SHALL NOT EXTEND PAST TOP OF EROSION LOG MORE THAN 2 IN.

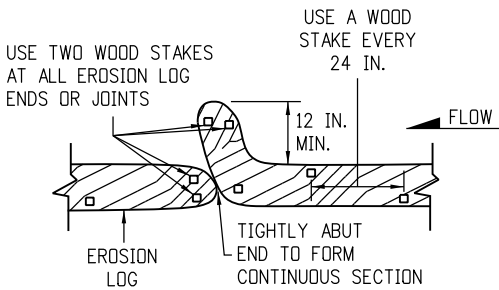
EROSION LOG CULVERT INLET PROTECTION



EROSION LOG CULVERT OUTLET PROTECTION



OVERLAP JOINING DETAIL

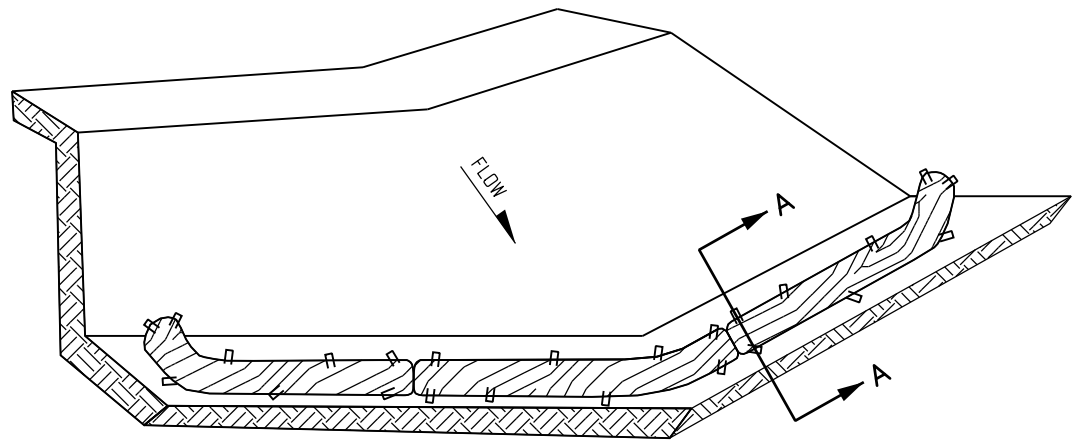


J-HOOK JOINING DETAIL

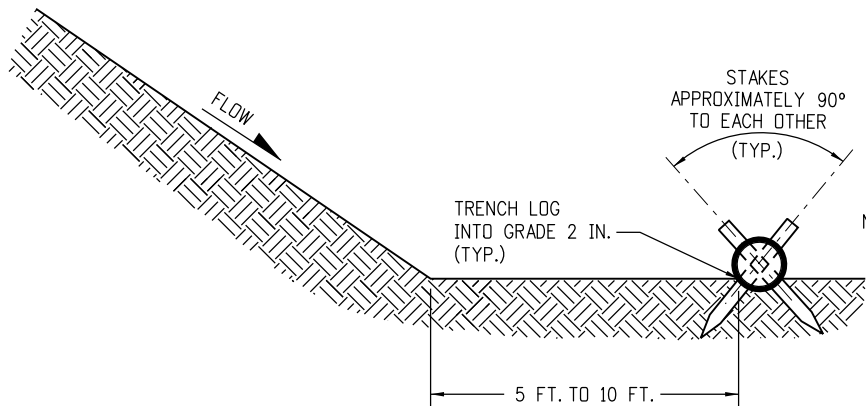
JOINING EROSION LOG APPLICATIONS

EROSION LOG APPLICATIONS

Computer File Information			Sheet Revisions		CDOT CO 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: JBK		Date:	Comments		M-208-1		Sheet No. 2 of 11	
Last Modification Date: 04/01/19	Initials: LTA		03/29/16	Minor revisions to some dimensions. Added Erosion Logs Pay Item table.					
Full Path: www.codot.gov/business/designsupport			04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.					
Drawing File Name: 2080102011.dgn									
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						Issued By: Project Development Branch July 4, 2012			



ISOMETRIC VIEW



SECTION A-A

NOTES:

- 1. EROSION LOGS USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
- 2. EROSION LOGS SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
- 3. SEE SHEET 2 OF 11 FOR JOINING LOGS DETAIL.

NOTE: THE TOPS OF ALL STAKES SHALL NOT EXTEND MORE THAN 2 INCHES ABOVE THE TOPS OF EROSION LOGS.

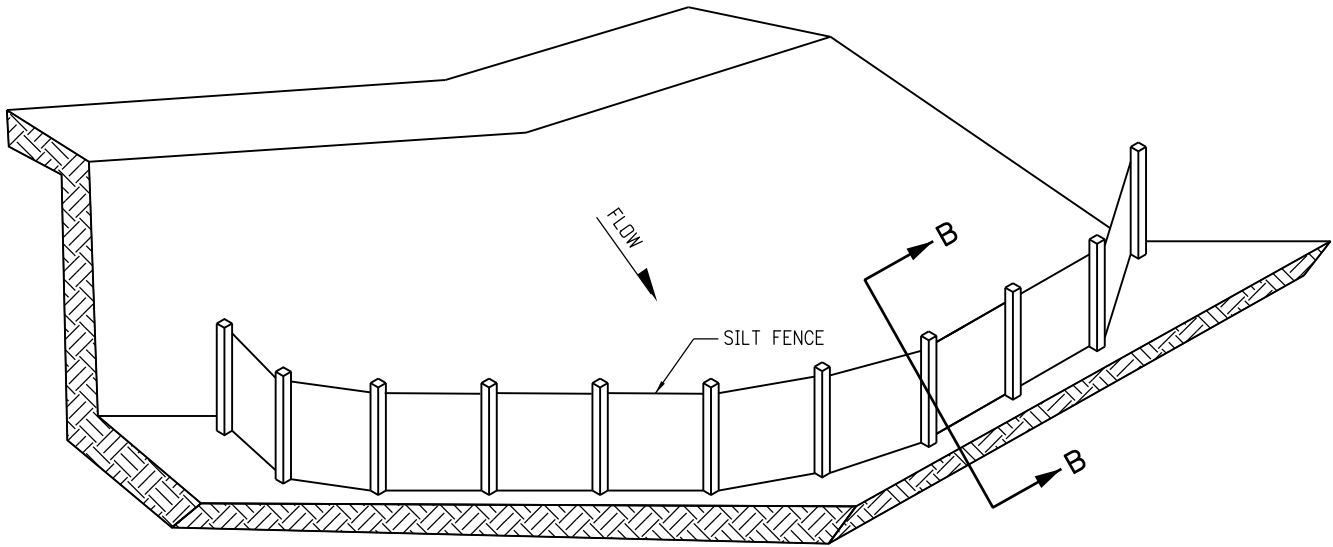
EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9 IN.)
208-00002	TYPE 1 (12 IN.)
208-00013	TYPE 1 (20 IN.)
208-00007	TYPE 2 (8 IN.)
208-00008	TYPE 2 (12 IN.)
208-00009	TYPE 2 (18 IN.)
208-00022	TYPE 3 (9 IN.)
208-00023	TYPE 3 (12 IN.)
208-00024	TYPE 3 (20 IN.)

EROSION LOG TOE OF SLOPE PROTECTION

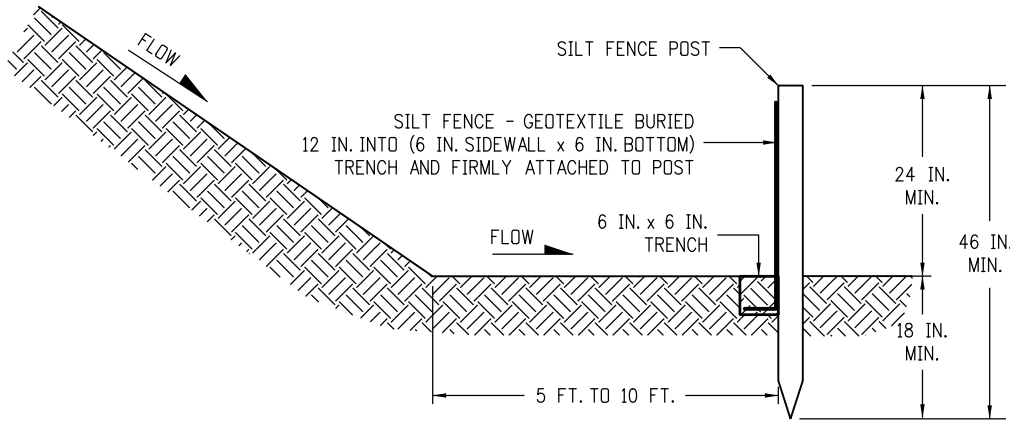
TOE OF SLOPE PROTECTION APPLICATIONS

NOTES

- 1. SILT FENCE SHALL HAVE A MAXIMUM DRAINAGE AREA OF ONE-QUARTER ACRE PER 100 FEET OF SILT FENCE LENGTH; MAXIMUM SLOPE LENGTH BEHIND BARRIER IS 100 FEET.
- 2. SILT FENCE USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
- 3. SILT FENCE SHALL BE PLACED PARALLEL TO THE CONTOUR WITH ENDS FLARED UP SLOPE.
- 4. THE MAXIMUM LENGTH OF EROSION LOGS OR SILT FENCES WITHOUT A FLARED END TURNING UPSLOPE IS 150 FEET.



ISOMETRIC VIEW

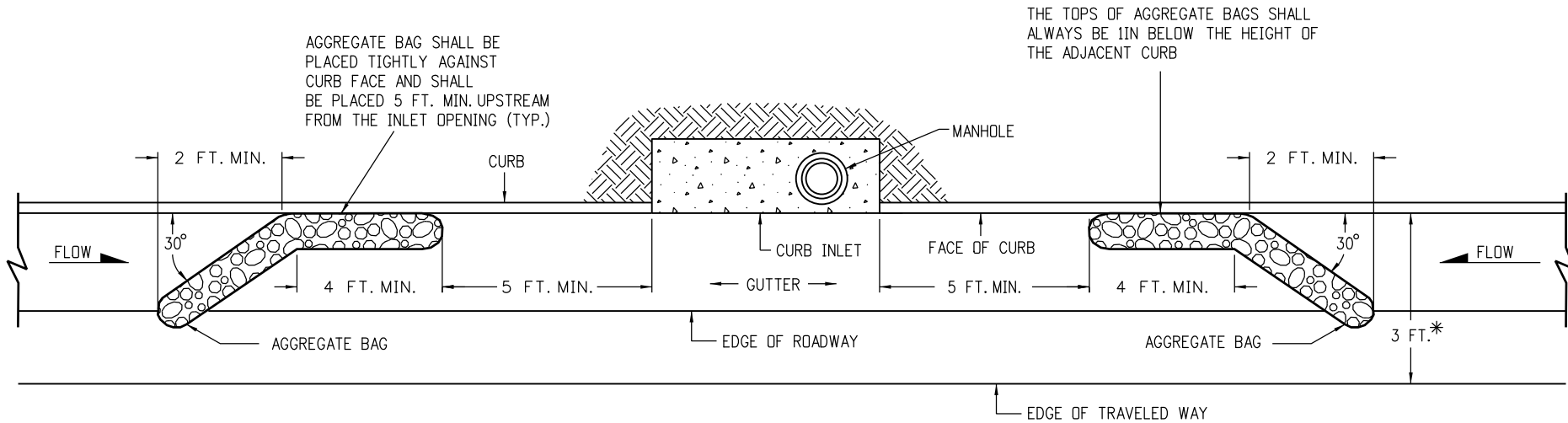


SECTION B-B

SILT FENCE TOE OF SLOPE PROTECTION

NOTE: THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.

Computer File Information		(R-X) (R-X) (R-X) (R-X)	Sheet Revisions		CDOT CO Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA <th colspan="2">TEMPORARY</th> <th>STANDARD PLAN NO.</th>	TEMPORARY		STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: JBK		Date:	Comments		EROSION CONTROL		M-208-1
Last Modification Date: 04/01/19	Initials: LTA		03/29/16	Minor revisions to some dimensions. Added Erosion Logs Pay Item table.				
Full Path: www.codot.gov/business/designsupport			04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.				
Drawing File Name: 2080103011.dgn								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						Issued By: Project Development Branch July 4, 2012		Sheet No. 3 of 11

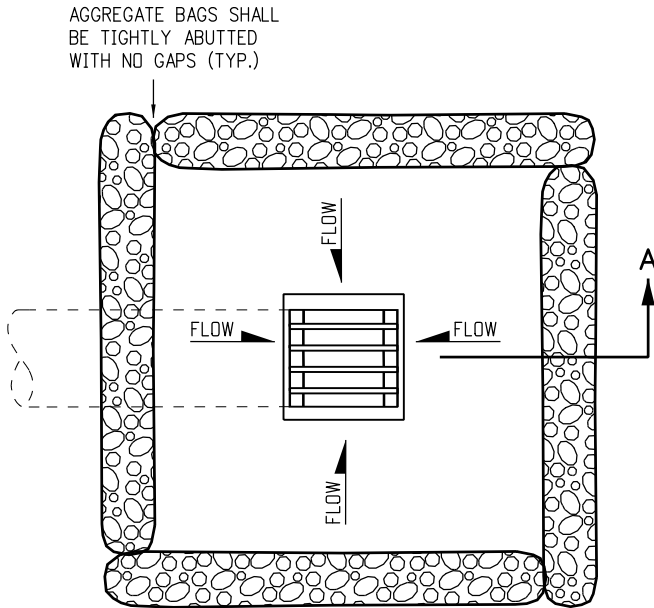


PLAN VIEW

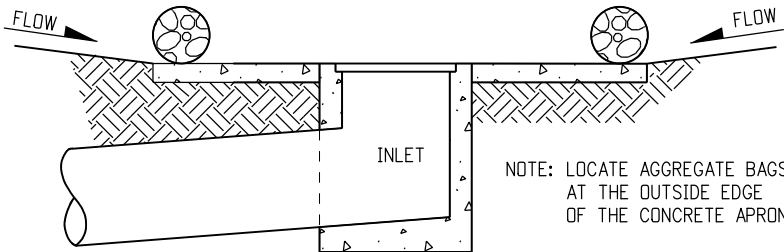
* NOTE: USE AGGREGATE BAGS ONLY WHEN THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY (INCLUDING CONDITIONS DURING DETOURS) TO THE FACE OF CURB.

LENGTH (L) OF INLET FT.	NUMBER OF AGGREGATE BAGS UPSTREAM OF INLET
0 - 5	1
6 - 10	2
L > 10	3

AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I)



PLAN VIEW



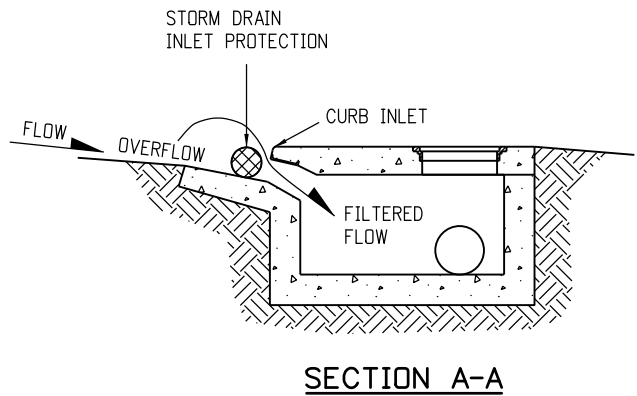
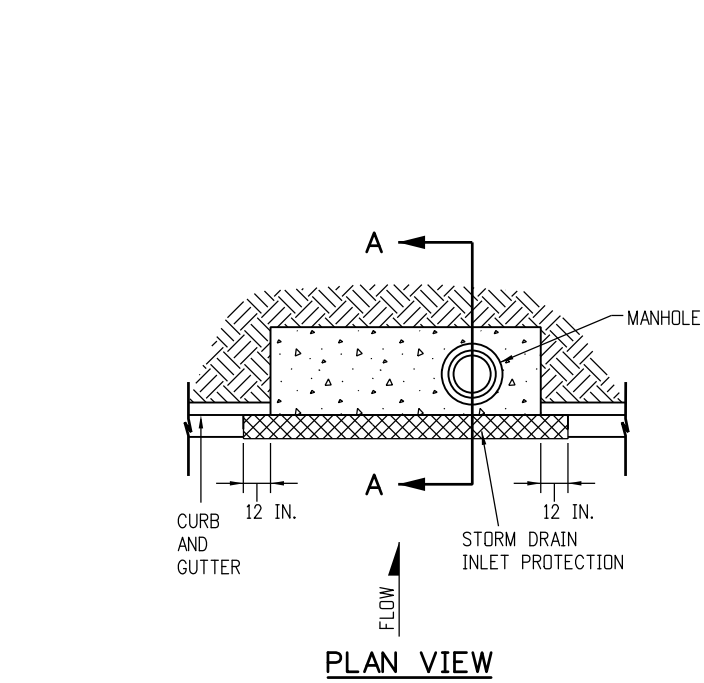
SECTION A-A

AGGREGATE BAGS AT DROP INLET

AGGREGATE BAG APPLICATIONS

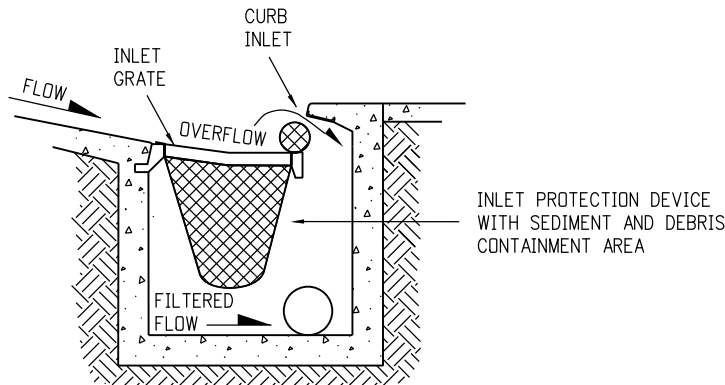
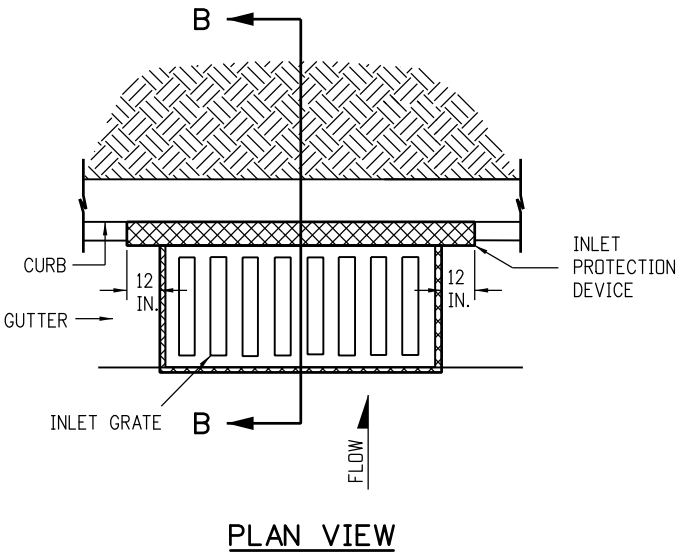
NOTE: THE PAY ITEM NUMBER FOR AGGREGATE BAG (LF) IS 208-00035

Computer File Information		Sheet Revisions		 Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL	STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: JBK	Date:	Comments			M-208-1
Last Modification Date: 04/01/19	Initials: LTA	03/29/16	Added some dimensions and Note.			
Full Path: www.codot.gov/business/designsupport	(R-X)	04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.		Issued By: Project Development Branch July 4, 2012	Sheet No. 4 of 11
Drawing File Name: 2080104011.dgn	(R-X)					
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	(R-X)			

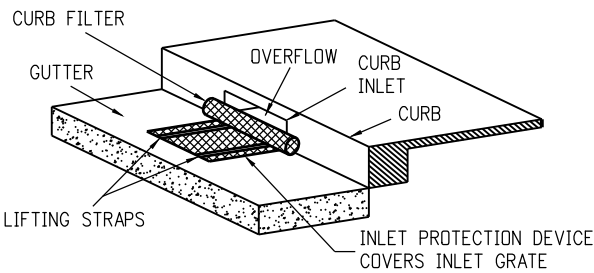


SECTION A-A
STORM DRAIN INLET PROTECTION (TYPE I)

- NOTES:
1. INLET PROTECTION DEVICE SHALL EXTEND 12 INCHES PAST EACH END OF THE INLET.
 2. THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE I) ARE 208-00051 (LF), 208-00053 84 INCHES (EACH), 208-00057 144 INCHES (EACH), AND 208-00058 204 INCHES (EACH).
 3. FOR STORM DRAIN INLET TYPES I AND II, IF THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY TO THE FACE OF CURB, USE THE AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I) DETAIL ON SHEET 4 INSTEAD.

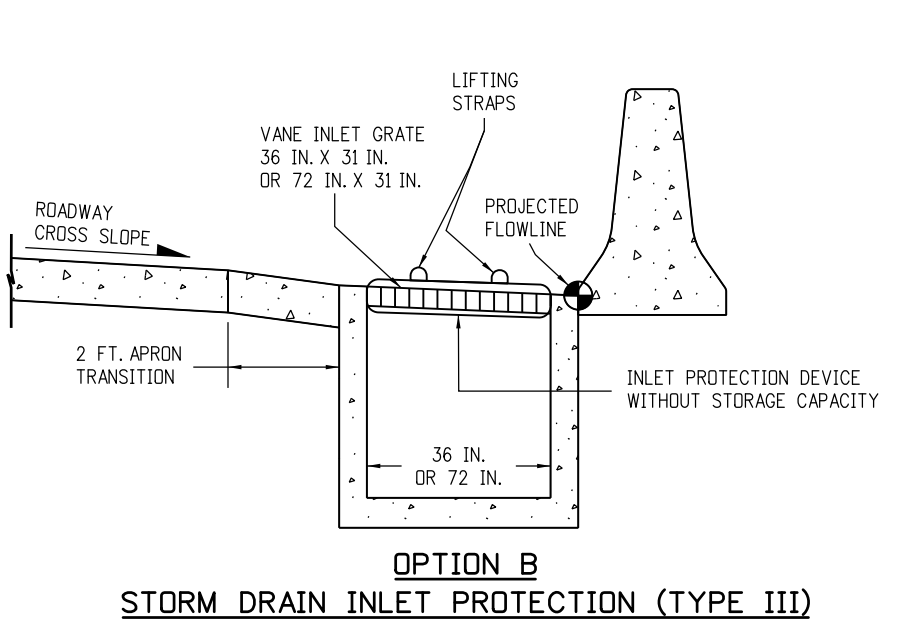
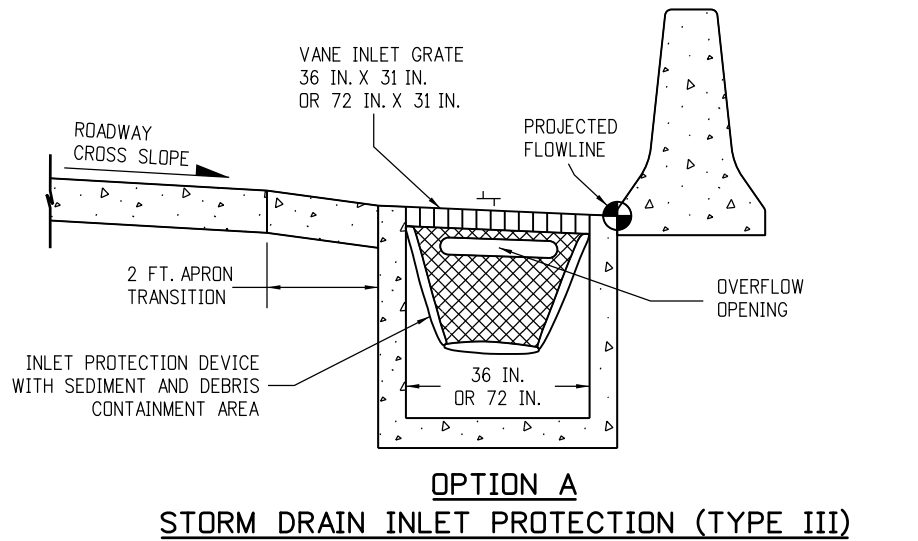


SECTION B-B
OPTION A
STORM DRAIN INLET PROTECTION (TYPE II)



ISOMETRIC VIEW
OPTION B
STORM DRAIN INLET PROTECTION (TYPE II)

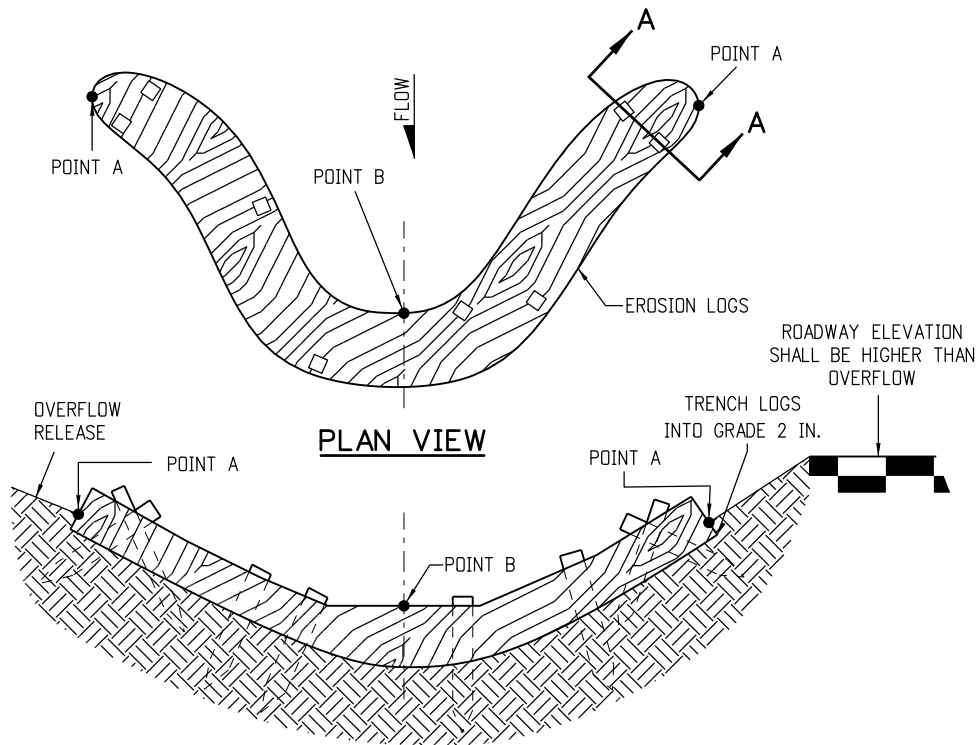
NOTE: THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE II) ARE 208-00054 (EACH).



NOTE: THE PAY ITEM NUMBER FOR STORM DRAIN INLET PROTECTION (TYPE III) (EACH) IS 208-00056.

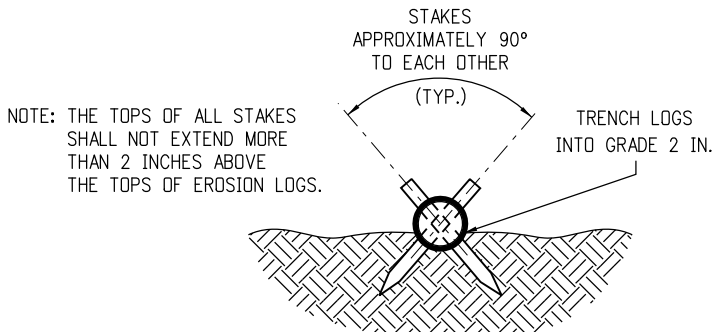
STORM DRAIN INLET PROTECTION TYPES

Computer File Information			Sheet Revisions		CDOT CO 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: JBK		Date:	Comments		M-208-1		Sheet No. 5 of 11
Last Modification Date: 04/01/19	Initials: LTA		(R-X) 03/29/16	Added Note 3.				
Full Path: www.codot.gov/business/designsupport			(R-X) 08/10/17	Added new Pay Item numbers for Type I and II.				
Drawing File Name: 2080105011.dgn			(R-X) 04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.				
CAD Ver.: MicroStation V8	Scale: Not to Scale		Units: English	(R-X)				Issued By: Project Development Branch July 4, 2012



NOTE: POINTS "A" SHALL BE A MINIMUM 4 IN. HIGHER THAN POINT "B".

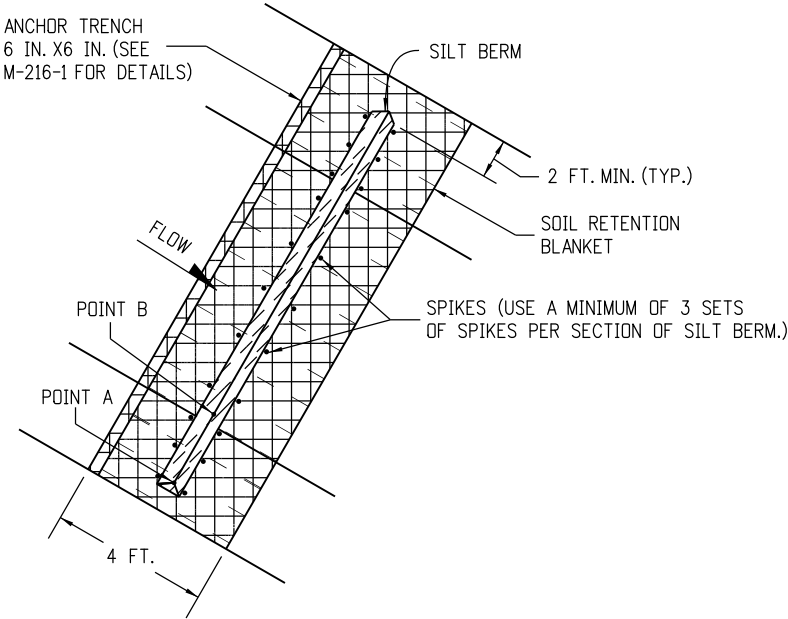
ELEVATION



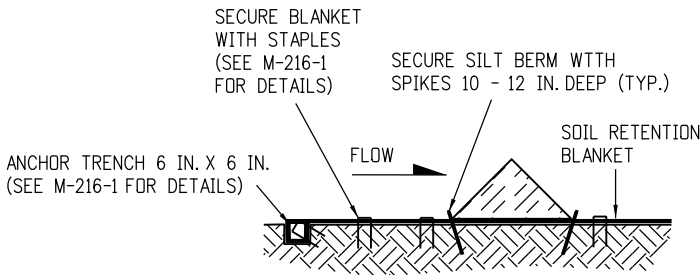
SECTION A-A

- NOTES:
1. EROSION LOGS SHALL BE EMBEDDED 2 INCHES INTO THE SOIL.
 2. EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.
 3. V-SHAPED TEMPORARY DITCHES SHALL NOT BE USED. DITCHES SHALL BE GRADED IN A PARABOLIC OR TRAPEZOIDAL SHAPE.

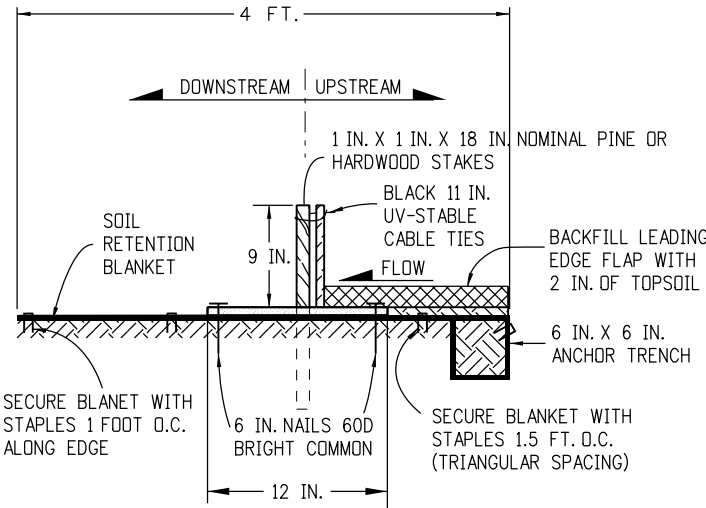
EROSION LOG INSTALLATION



PLAN VIEW

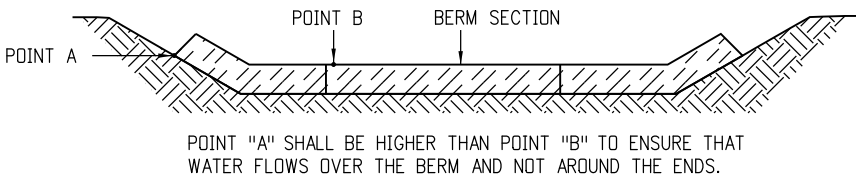


SILT BERM (1) SECTION VIEW



- NOTES:
1. MINIMUM 4 NAILS PER SEGMENT (UPSTREAM).
 2. MINIMUM 2 NAILS PER SEGMENT (DOWNSTREAM).
 3. MINIMUM 2 WOOD STAKES PER SEGMENT.

SILT BERM (2) SECTION VIEW



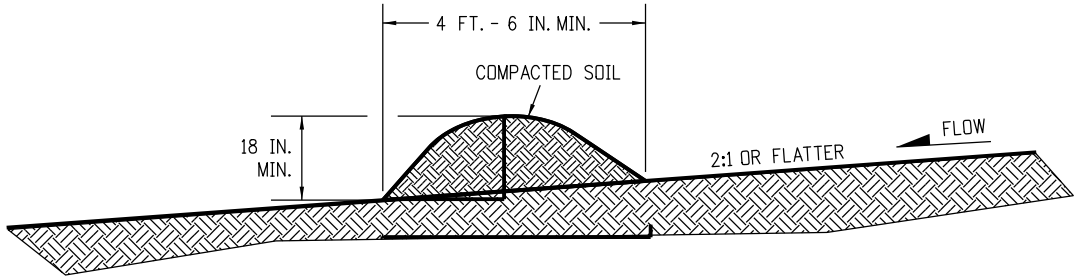
FRONT VIEW

- NOTES
1. ANCHOR SOIL RETENTION BLANKET INTO TRENCH WITH 8 INCHES MIN. STAPLES PLACED AT 1 FOOT INTERVALS ALONG EDGE.
 2. FILL AND COMPACT TRENCH.
 3. SECTIONS OF THE SILT BERM SHALL BE OVERLAPPED WITH NO GAPS.
 4. FOR SLOPE AND CHANNEL SPACING SEE THE "SECTION VIEW ALONG DITCH FLOWLINE" DETAIL ON SHEET 11 OF 11.
 5. SOIL RETENTION BLANKET SHALL ALWAYS BE REQUIRED.
 6. THE PAY ITEM NUMBER FOR SILT BERM (LF) IS 208-00004.

SILT BERM INSTALLATION

DRAINAGE DITCH APPLICATIONS

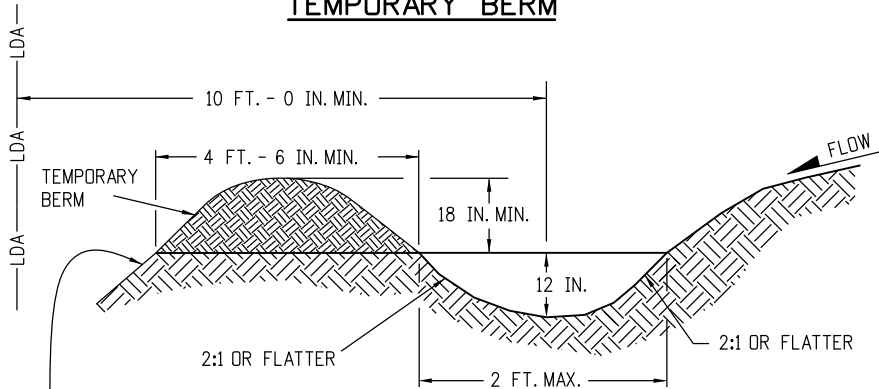
Computer File Information			Sheet Revisions		CDOT CO 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: JBK		Date:	Comments		M-208-1		Sheet No. 6 of 11	
Last Modification Date: 04/01/19	Initials: LTA		04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.					
Full Path: www.codot.gov/business/designsupport	(R-X)								
Drawing File Name: 2080106011.dgn	(R-X)								
CAD Ver.: MicroStation V8	(R-X)								
Scale: Not to Scale	Units: English					Issued By: Project Development Branch July 4, 2012			



NOTES:

- 1. BERMS SHALL HAVE A HEIGHT OF 18 INCHES, SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM BASE WIDTH OF 4 FT. -6 IN.
- 2. BERMS SHALL BE USED TO INTERCEPT AND DIVERT DRAINAGE TO A DESIGNATED OUTLET.
- 3. BERMS SHALL NOT BE USED WHERE DRAINAGE AREA EXCEEDS 10 ACRES.
- 4. BERMS SHALL BE CONSTRUCTED OUT OF ACCEPTABLE MATERIAL THAT CAN BE COMPACTED AND RECEIVE AT A MINIMUM HEAVY EQUIPMENT WHEEL ROLLED COMPACTION.
- 5. TEMPORARY BERMS SHALL BE CONSTRUCTED OUT OF EMBANKMENT (SUBSOIL) AND IN NO CIRCUMSTANCE CONSTRUCTED OUT OF SALVAGED TOPSOIL.
- 6. THE PAY ITEM NUMBER FOR TEMPORARY BERM (LF) IS 208-00300.

TEMPORARY BERM

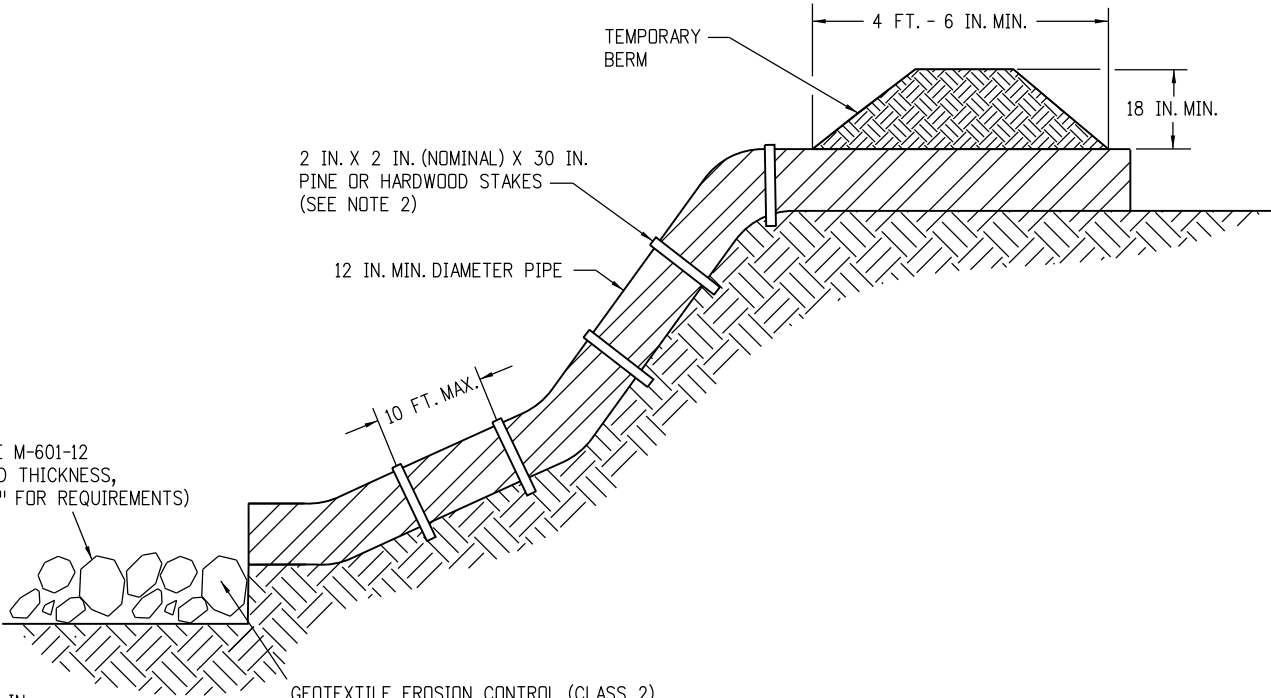


FOR BERMS TALLER THAN 2 FT.,
INSTALL TOE OF SLOPE CONTOL MEASURES.
SEE SHEET 3 OF 11 FOR DETAILS.

NOTES:

- 1. TEMPORARY DIVERSION DITCHES SHALL BE CONSTRUCTED ACROSS THE SLOPE TO INTERCEPT RUNOFF AND DIRECT IT TO A STABLE OUTLET OR SEDIMENT TRAP.
- 2. USE THE TEMPORARY DIVERSION DITCH IMMEDIATELY ABOVE A NEW CUT, FILL SLOPE, OR AROUND THE PERIMETER OF A DISTURBED AREA.
- 3. THE GRADIENT ALONG THE FLOW PATH SHALL HAVE A POSITIVE GRADE TO ASSURE DRAINAGE, BUT SHALL NOT BE SO STEEP AS TO RESULT IN EROSION DUE TO HIGH VELOCITY.
- 4. THE DIVERSION FLOWLINE SHALL ALWAYS BE LOCATED A MINIMUM 10 FEET FROM THE OUTSIDE LIMITS OF DISTURBED AREA BOUNDARY.
- 6. DIVERSION BERMS SHALL BE CONSTRUCTED OUT OF EMBANKMENT (SUBSOIL) AND IN NO CIRCUMSTANCE CONSTRUCTED OUT OF SALVAGED TOPSOIL.
- 5. THE PAY ITEM NUMBER FOR TEMPORARY DIVERSION (LF) IS 208-00301.

TEMPORARY DIVERSION



* RIPRAP OUTLET PROTECTION (SEE M-601-12
FOR MIN. HORIZONTAL LAYOUT AND THICKNESS,
AND SPECIFICATION 506 "RIPRAP" FOR REQUIREMENTS)

* RIPRAP SIZE D₅₀ = 6 IN.
OR AS SHOWN ON THE PLANS.

GEOTEXTILE EROSION CONTROL (CLASS 2)
SHALL ALWAYS BE REQUIRED

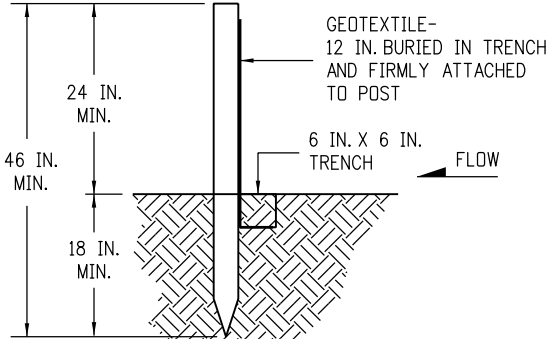
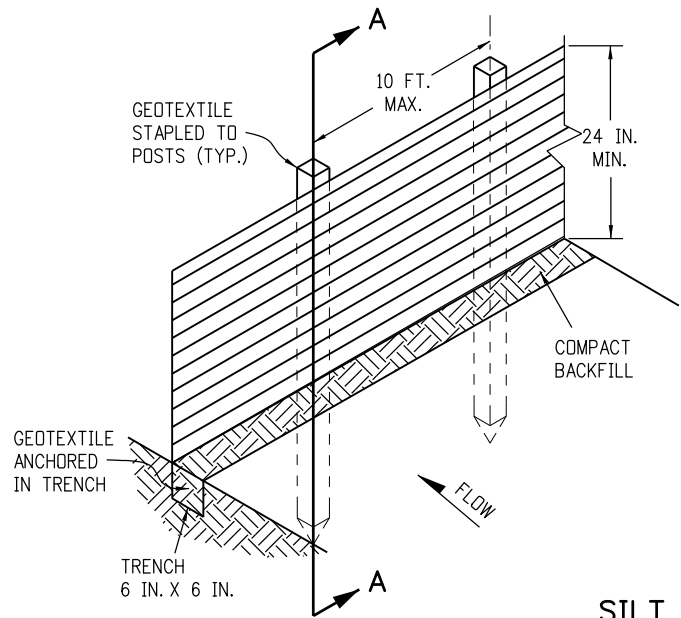
NOTES:

- 1. ANCHOR SIZE VARIES ACCORDING TO PIPE SIZE
- 2. TO SECURE THE PIPE, DRIVE STAKES INTO GROUND, THEN TIE A 12 GAUGE WIRE BETWEEN THEM ABOVE AND ACROSS THE PIPE'S WIDTH.
- 3. THE OUTLET SHALL BE ALIGNED WITH THE FLOW DIRECTION OF THE EXISTING GRADE. PERPENDICULAR DISCHARGE TO A CHANNEL SHALL NOT BE ACCEPTABLE.
- 4. THE GRADE AROUND THE INLET TO THE PIPE SHALL BE COMPACTED.
- 5. THE PAY ITEM NUMBER FOR TEMPORARY SLOPE DRAINS (LF) IS 208-00060.

TEMPORARY SLOPE DRAINS

GRADING APPLICATIONS

Computer File Information		Sheet Revisions		Colorado Department of Transportation  2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: JBK	Date:	Comments		M-208-1		
Last Modification Date: 04/01/19	Initials: LTA	03/29/16	Revisions to some dimensions and Notes.				
Full Path: www.codot.gov/business/designsupport		04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.				
Drawing File Name: 2080107011.dgn							
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English			Issued By: Project Development Branch July 4, 2012		Sheet No. 7 of 11

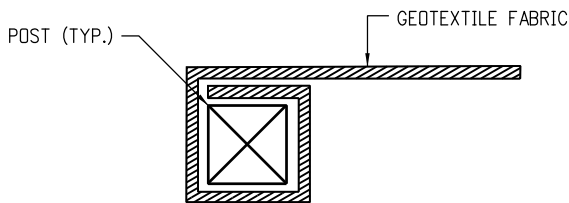


SECTION A-A

SILT FENCE

NOTES:

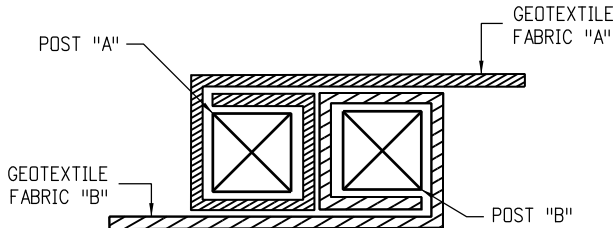
1. GEOTEXTILE SHALL BE ATTACHED TO WOOD POSTS WITH THREE OR MORE STAPLES PER POST. STAPLES SHALL BE HEAVY DUTY WIRE AND AT LEAST 1 INCH LONG.
2. WOOD POST SHALL BE 1 IN. X 1 IN. NOMINAL.
3. THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.
4. THE SILT FENCE SHALL BE PLACED ON THE CONTOUR (AT THE SAME ELEVATION ± 6 IN.). THE ENDS SHALL BE FLARED UP SLOPE (MINIMUM ELEVATION GAIN OF 18 IN.).



END SECTION DETAIL (PLAN VIEW)

NOTE:

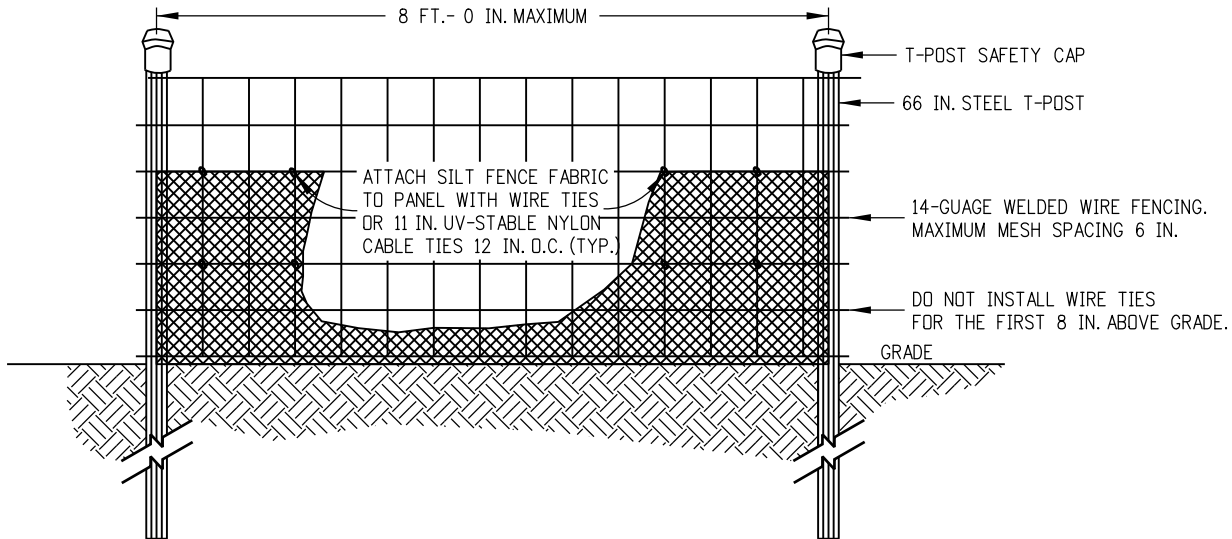
1. THE END OF THE SILT FENCE FABRIC SHALL BE WRAPPED APPROX. 6 INCHES AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.



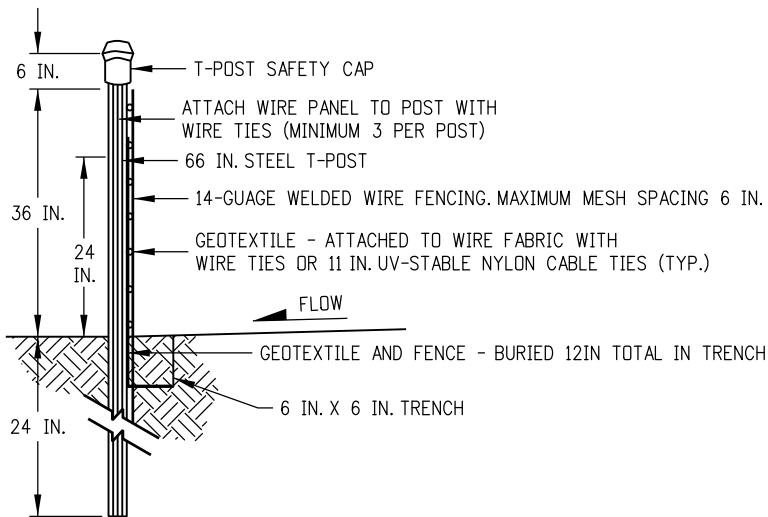
JOINING SECTION DETAIL (PLAN VIEW)

NOTES:

1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.
2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.



ELEVATION VIEW



SIDE VIEW

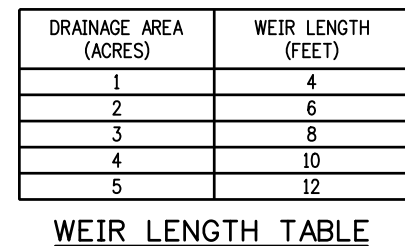
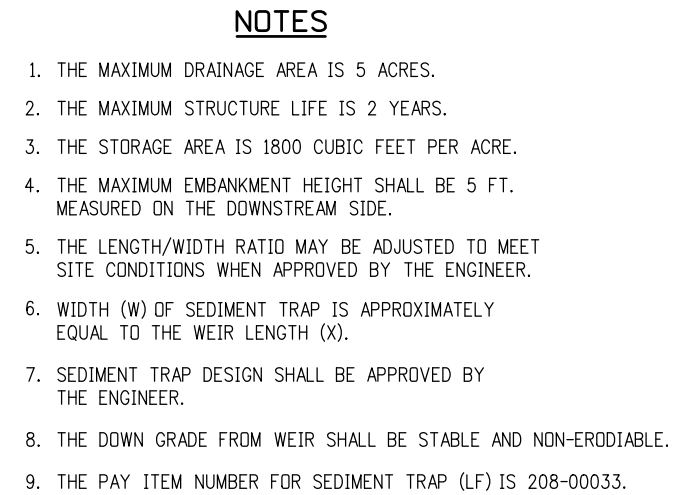
NOTES:

1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A STEEL T-POST, THEN SECURED ALONG THE POST WITH WIRE TIES (MINIMUM 3 PER POST).
2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.
3. SILT FENCES SHALL NOT BE USED FOR CHECK DAMS.
4. THE PAY ITEM NUMBER FOR SILT FENCE (REINFORCED) (LF) IS 208-00021.

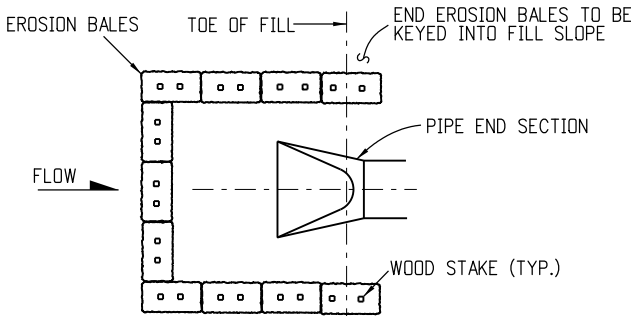
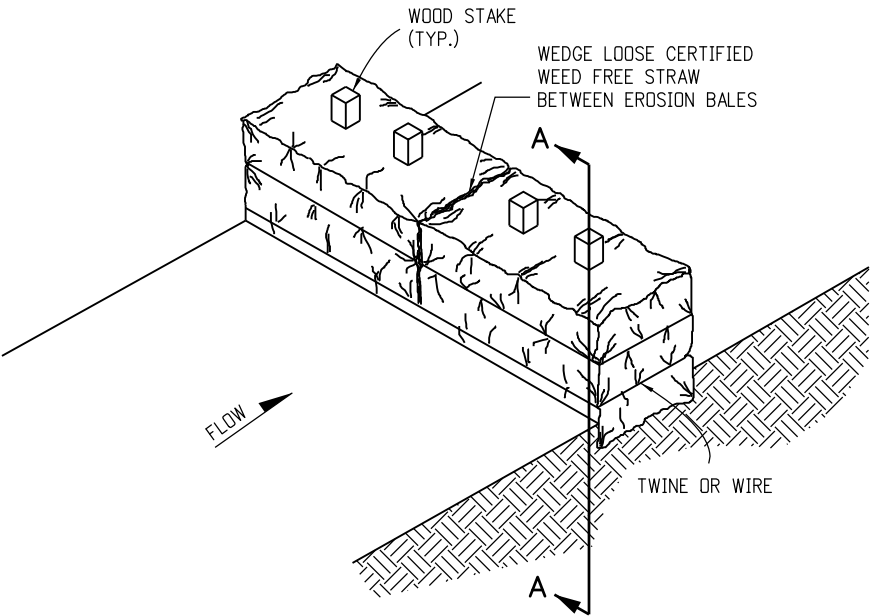
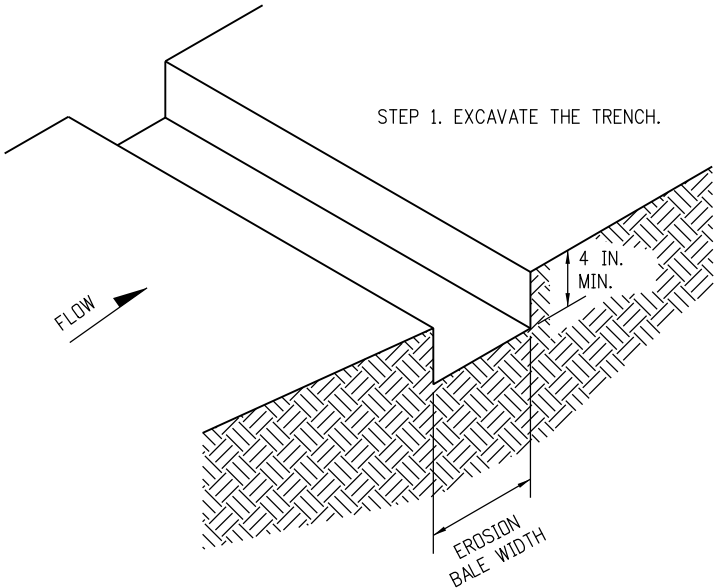
SILT FENCE (REINFORCED)

SILT FENCE APPLICATIONS

Computer File Information		Sheet Revisions		 Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL	STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: JBK	Date:	Comments			
Last Modification Date: 04/01/19	Initials: LTA	03/29/16	Minor revisions to some dimensions and Notes.			M-208-1
Full Path: www.codot.gov/business/designsupport	(R-X)	04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.			
Drawing File Name: 2080108011.dgn	(R-X)					Sheet No. 8 of 11
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	(R-X)		Issued By: Project Development Branch July 4, 2012	

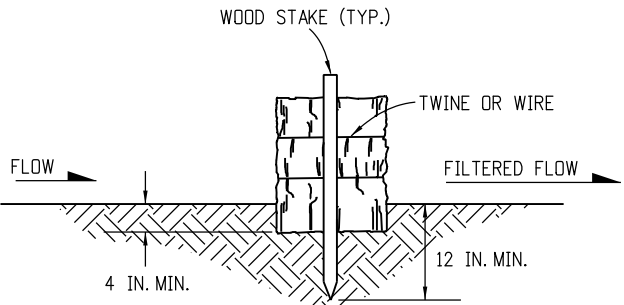


Computer File Information		CDOT CO	Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: JBK		Date:	Comments		Issued By: Project Development Branch July 4, 2012		M-208-1 Sheet No. 9 of 11	
Last Modification Date: 04/01/19	Initials: LTA		03/29/16	Minor revisions to some dimensions.					
Full Path: www.codot.gov/business/designsupport	(R-X)		04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.					
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)								



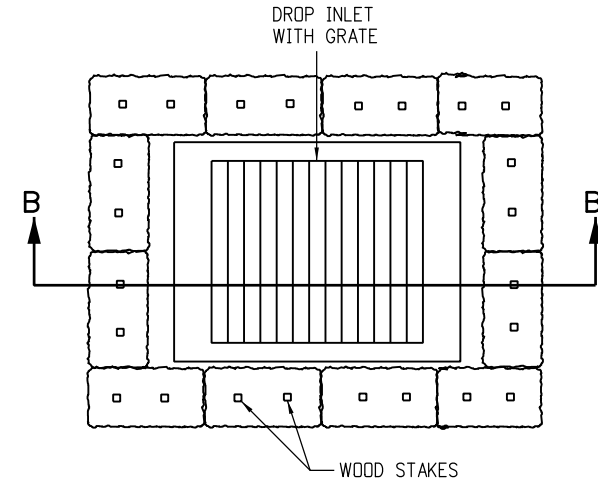
PLAN VIEW

EROSION BALE CULVERT INLET PROTECTION

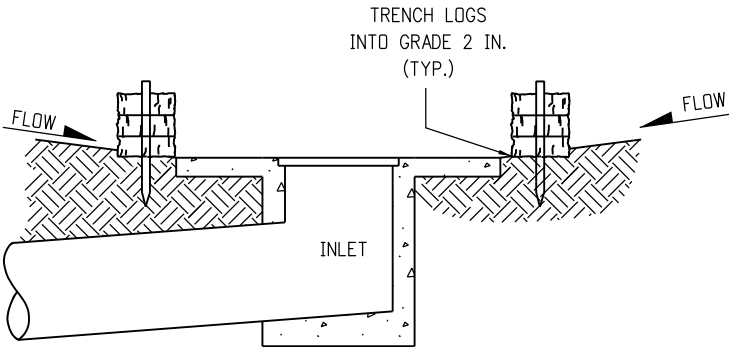


SECTION A-A

EROSION BALE TRENCHING AND STAKING



PLAN VIEW



SECTION B-B

NOTE: LOCATE EROSION BALES AT THE OUTSIDE
EDGE OF THE CONCRETE APRON.

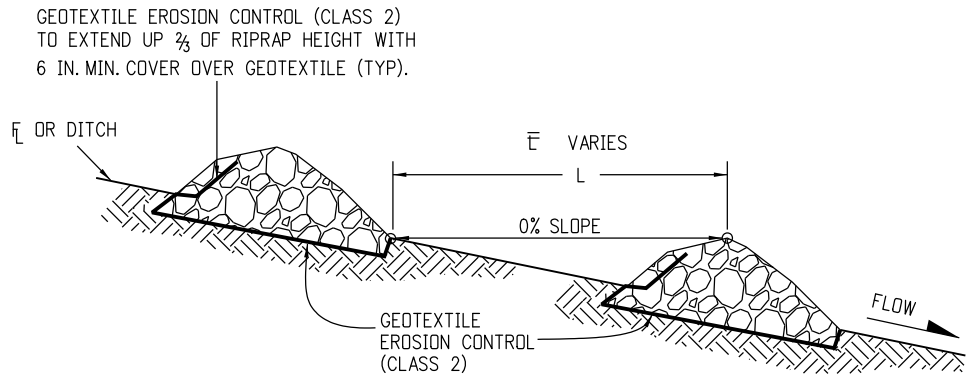
EROSION LOG FILTER AT DROP INLET

NOTES

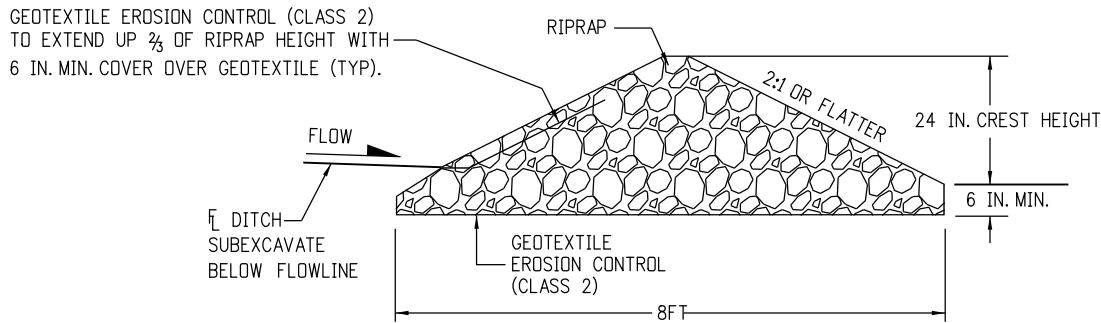
1. STAKES SHALL BE WOOD AND SHALL BE 2 IN. X 2 IN. X 30 IN. NOMINAL.
2. EROSION BALES SHALL BE 18 IN. X 18 IN. X 36 IN.
3. EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, THIGHTLY ABUTTED WITH NO GAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER.
4. EROSION BALES CANNOT BE USED FOR CHECK DAMS.
5. EROSION BALE FILTER SHALL BE LOWER THAN BERM ELEVATION OR USED IN A SUMP CONDITION.
6. THE PAY ITEM NUMBER FOR EROSION BALES (WEED FREE) (EA) IS 208-00011.

EROSION BALE APPLICATIONS

Computer File Information		Sheet Revisions			Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL	STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: JBK	Date:	Comments					
Last Modification Date: 04/01/19	Initials: LTA	03/29/16	Minor revisions to some dimensions.					
Full Path: www.codot.gov/business/designsupport		04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.					
Drawing File Name: 20801010011.dgn								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						Issued By: Project Development Branch July 4, 2012		
							M-208-1	
							Sheet No. 10 of 11	



SECTION VIEW ALONG DITCH FLOWLINE

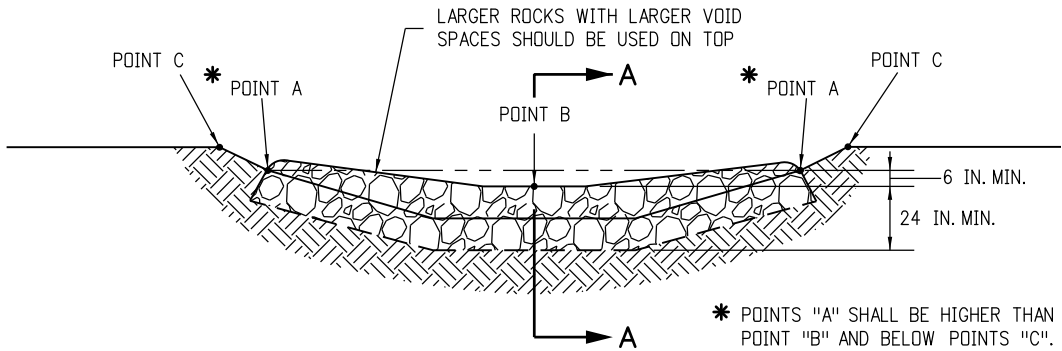


SECTION A-A

- NOTES:
1. RIPRAP SIZE D_{50} = 6IN OR AS SHOWN ON THE PLANS.
 2. THE GEOTEXTILE EROSION CONTROL SHALL BE CLASS 2 AND CONFORM TO THE REQUIREMENTS OF SUBSECTION 712.08.
 3. THE ENDS OF RIPRAP CHECK DAM SHALL BE A MINIMUM OF 6 IN. HIGHER THAN CENTER OF CHECK DAM.
 4. FOR USE AS TEMPORARY CHECK DAMS ONLY AND NOT FOR PERMANENT INSTALLATIONS.
 5. THE PAY ITEM NUMBER FOR ROCK CHECK DAM (EA) IS 208-00041.

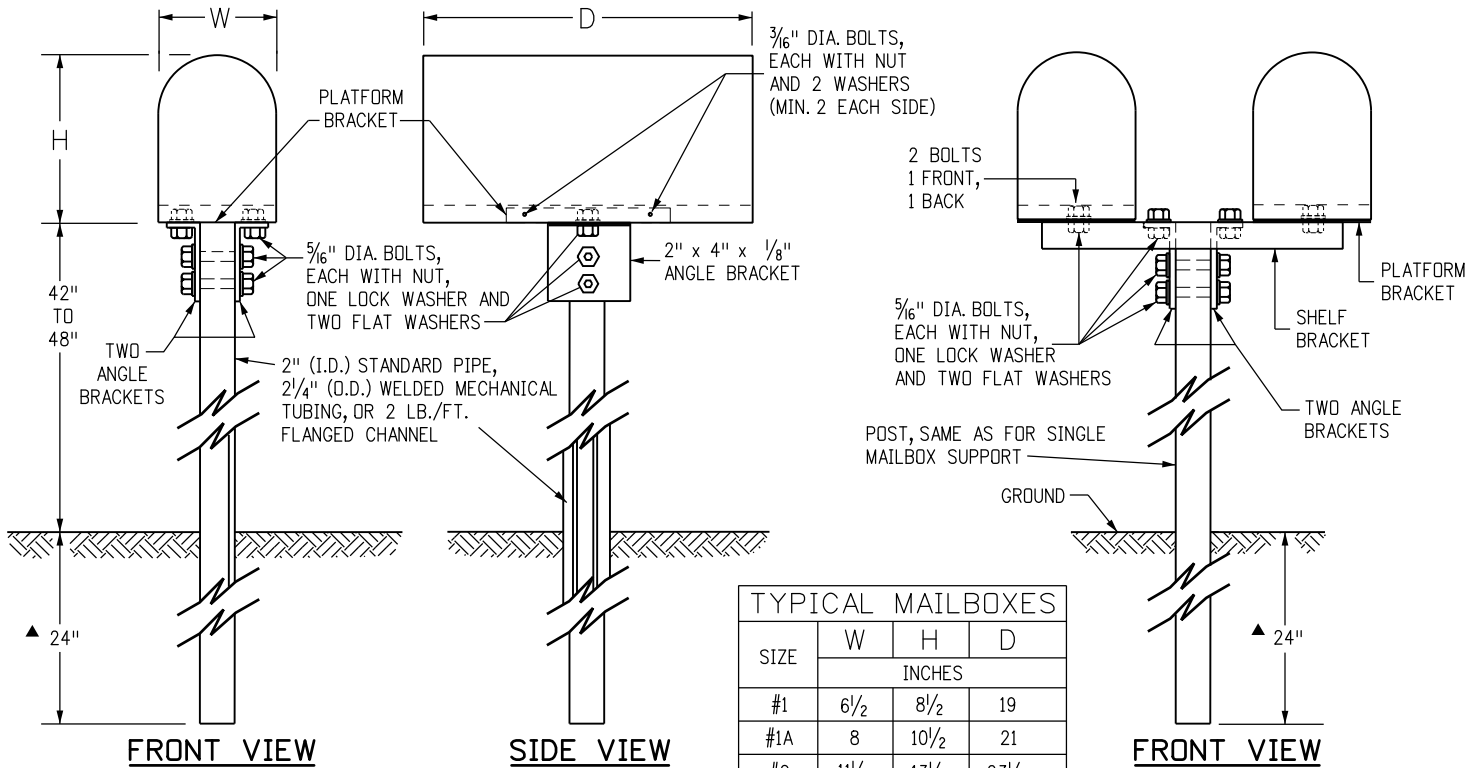
NOTE: ALL MATERIALS AND LABOR TO COMPLETE THE ROCK CHECK DAM SHALL BE INCLUDED IN THE COST OF WORK.

ROCK CHECK DAM

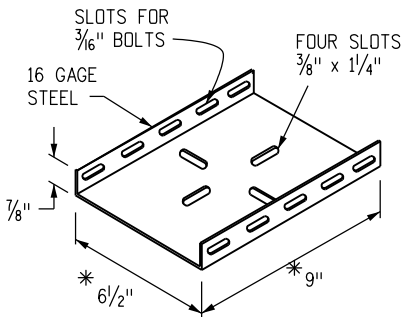


TYPICAL SECTION VIEW

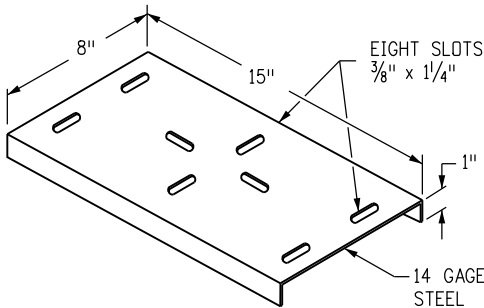
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Creation Date: 07/04/12	Initials: JBK	Date:	Comments		M-208-1		
Last Modification Date: 04/01/19	Initials: LTA	03/29/16	Minor revisions to some Notes.		Issued By: Project Development Branch July 4, 2012		
Full Path: www.codot.gov/business/designsupport	(R-X)	04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.				
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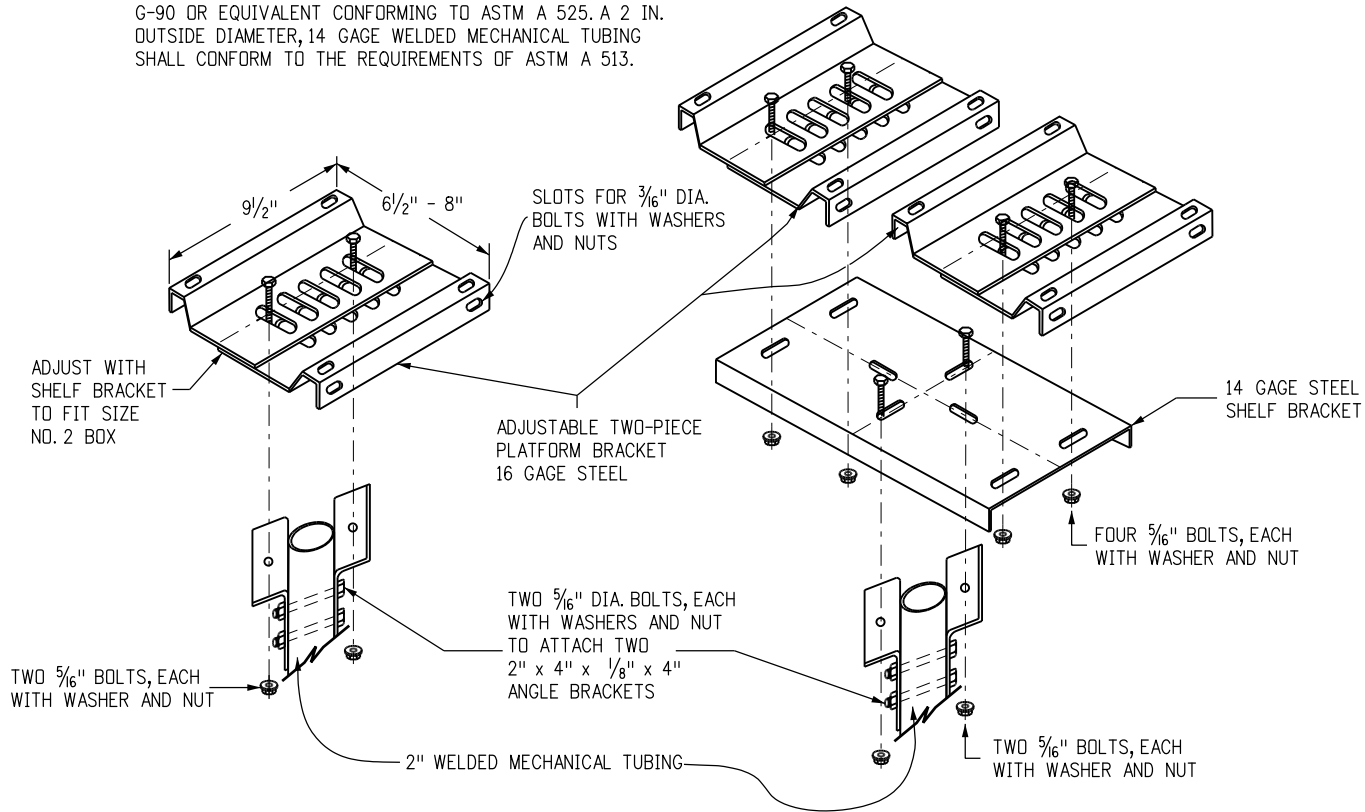
SINGLE (TYPE 1) AND DOUBLE (TYPE 2) MAILBOX SUPPORTS



PLATFORM BRACKET



SHELF BRACKET



SINGLE AND DOUBLE MAILBOX SUPPORTS ALTERNATIVE

GENERAL NOTES

1. WHEN A MAILBOX TURNOUT IS REQUIRED, THE NECESSARY PAY QUANTITIES WILL BE SHOWN ON THE PLANS.
2. A SINGLE MAILBOX SHALL BE RESET AT THE FINAL DESIGNATED LOCATION ON A NEW TYPE 1 SUPPORT. TWO MAILBOXES RESET AT THE SAME LOCATION SHALL BE RESET ON ONE DOUBLE (TYPE 2) SUPPORT OR ON TWO SINGLE (TYPE 1) SUPPORTS AS DESIGNATED. THREE, FOUR, OR FIVE MAILBOXES SHALL BE RESET ON A MULTIPLE (TYPE 3) SUPPORT. AN EXISTING MAILBOX THAT IS MOUNTED ON A CANTILEVER SUPPORT SHALL BE RESET ON A CANTILEVER (TYPE 4) SUPPORT. ALL WORK AND MATERIALS SHALL BE INCLUDED IN THE UNIT BID PRICE FOR "RESET MAILBOX STRUCTURE (TYPE _)".
3. WHEN THE ENGINEER DETERMINES THAT THE EXISTING MAILBOX CAN NOT BE REUSED, A NEW METAL MAILBOX OF SIMILAR SIZE SHALL BE SUPPLIED AND ERECTED BY THE CONTRACTOR. A NEW PLASTIC MAILBOX CONFORMING TO POSTAL SERVICE SPECIFICATIONS MAY BE USED AS AN ALTERNATIVE WHEN APPROVED BY THE ENGINEER. AN EXISTING MAILBOX LARGER THAN A SIZE NO. 2 SHALL BE REPLACED WITH A NEW SIZE NO. 2 MAILBOX. THE COST OF SUPPLYING THE NEW MAILBOX WILL BE PAID FOR IN ACCORDANCE WITH SUBSECTION 109.04(b). EXCEPTION: A CUSTOM BUILT, RURAL-TYPE MAILBOX MAY BE RESET IF THE MAILBOX OWNER OBTAINS PRIOR WRITTEN APPROVAL FROM THE POSTMASTER.
4. THE ADDRESS INFORMATION THAT APPEARED ON THE ORIGINAL MAILBOX SHALL BE PLACED ON THE APPROACH SIDE OF THE REPLACEMENT MAILBOX. SIZE AND STYLE OF LETTERING AND MATERIALS ARE SUBJECT TO THE ENGINEER'S APPROVAL.
5. POSTS, BRACKETS, AND ALL MOUNTING HARDWARE SHALL BE GALVANIZED IN CONFORMANCE WITH AASHTO M 232 AND M 111, EXCEPT THE WELDED MECHANICAL TUBING COATING SHALL BE G-90 OR EQUIVALENT CONFORMING TO ASTM A 525. A 2 IN. OUTSIDE DIAMETER, 14 GAGE WELDED MECHANICAL TUBING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 513.
6. EXACT DIMENSIONS OF ANGLES, PLATFORM AND SHELF BRACKETS, BOLT HOLES, SLOTS AND MULTIPLE MAILBOX SUPPORT COMPONENTS MAY VARY FROM THOSE SHOWN OR IMPLIED HEREIN SO THAT ALL COMPONENTS WILL FIT TOGETHER PROPERLY.
7. PLASTIC NEWSPAPER RECEPTACLES MAY BE REMOUNTED BELOW THE MAILBOX ON THE SUPPORT. PLASTIC NEWSPAPER RECEPTACLES SHALL BE MOUNTED IN THEIR INTENDED ORIENTATION USING A GALVANIZED U-BOLT AND HARDWARE OR OTHER MOUNTING SYSTEM APPROVED BY THE ENGINEER. ASSOCIATED COSTS WILL NOT BE PAID FOR SEPARATELY BUT WILL BE INCLUDED IN THE WORK.
8. ON ROADS WITH CURB AND GUTTER, THE MAILBOX SUPPORT SHALL BE LOCATED IN THE GROUND SO THE FRONT OF THE MAILBOX SHALL BE 8 IN. TO 12 IN. BACK FROM THE CURB FACE. THE HEIGHT SHALL BE 42 IN. TO 48 IN. MEASURED FROM THE GUTTER FLOW LINE TO THE BOTTOM OF THE MAILBOX.
9. ON ROADS WITH SIDEWALK ATTACHED TO CURB AND GUTTER, THE MAILBOX SUPPORT SHALL BE LOCATED IN THE GROUND BEHIND THE SIDEWALK. THE FRONT OF THE MAILBOX SHALL BE IN LINE WITH OR SLIGHTLY BEHIND THE EDGE OF THE SIDEWALK. THE MOUNTING HEIGHT SHALL BE 42 IN. TO 48 IN. ABOVE THE SIDEWALK.
10. THE GROUND SURROUNDING THE MAILBOX SUPPORTS SHALL BE FIRM, UNDISTURBED GROUND, OR WELL COMPACTED REGRADED SOIL. THE SUPPORTS ARE NORMALLY DRIVEN, BUT THEY MAY BE PLACED IN A DUG HOLE WITH WELL COMPACTED BACKFILL.
11. PROPRIETARY MAILBOX SUPPORT SYSTEMS LISTED ON THE CDOT APPROVED PRODUCTS LIST WILL BE ACCEPTED AS EQUIVALENT ALTERNATIVES.

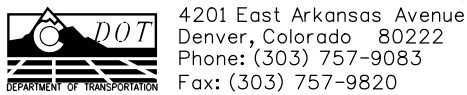
Computer File Information

Creation Date: 07/04/12	Initials: DD
Last Modification Date: 07/04/12	Initials: LTA
Full Path: www.coloradodot.info/business/designsupport	
Drawing File Name: 210010102.dgn	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions

Date:	Comments
(R-X)	
(R-X)	
(R-X)	
(R-X)	

Colorado Department of Transportation



Project Development Branch

DD/LTA

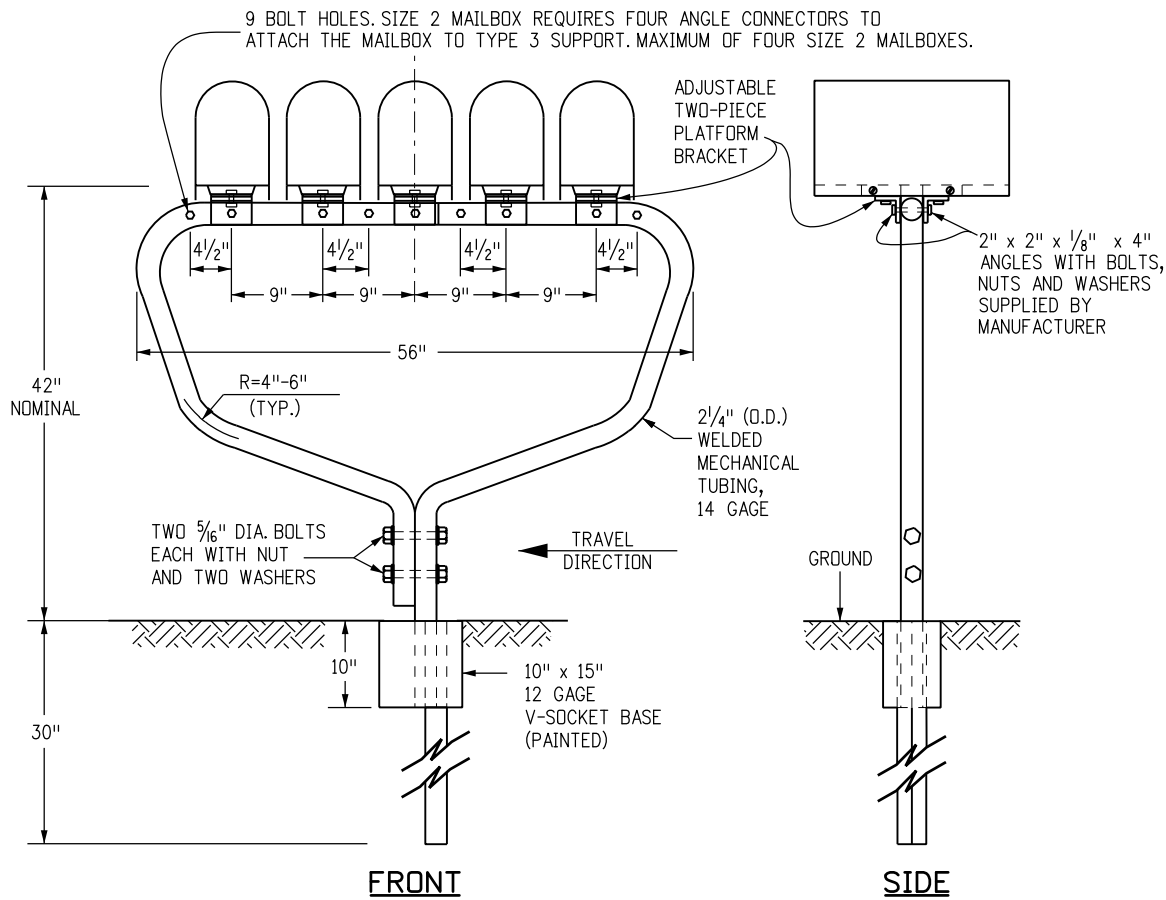
MAILBOX SUPPORTS

Issued By: Project Development Branch July 4, 2012

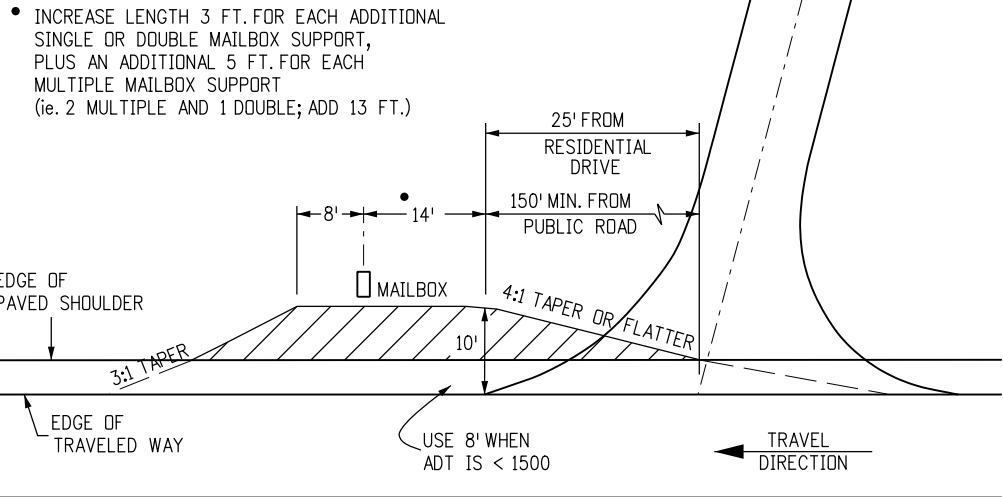
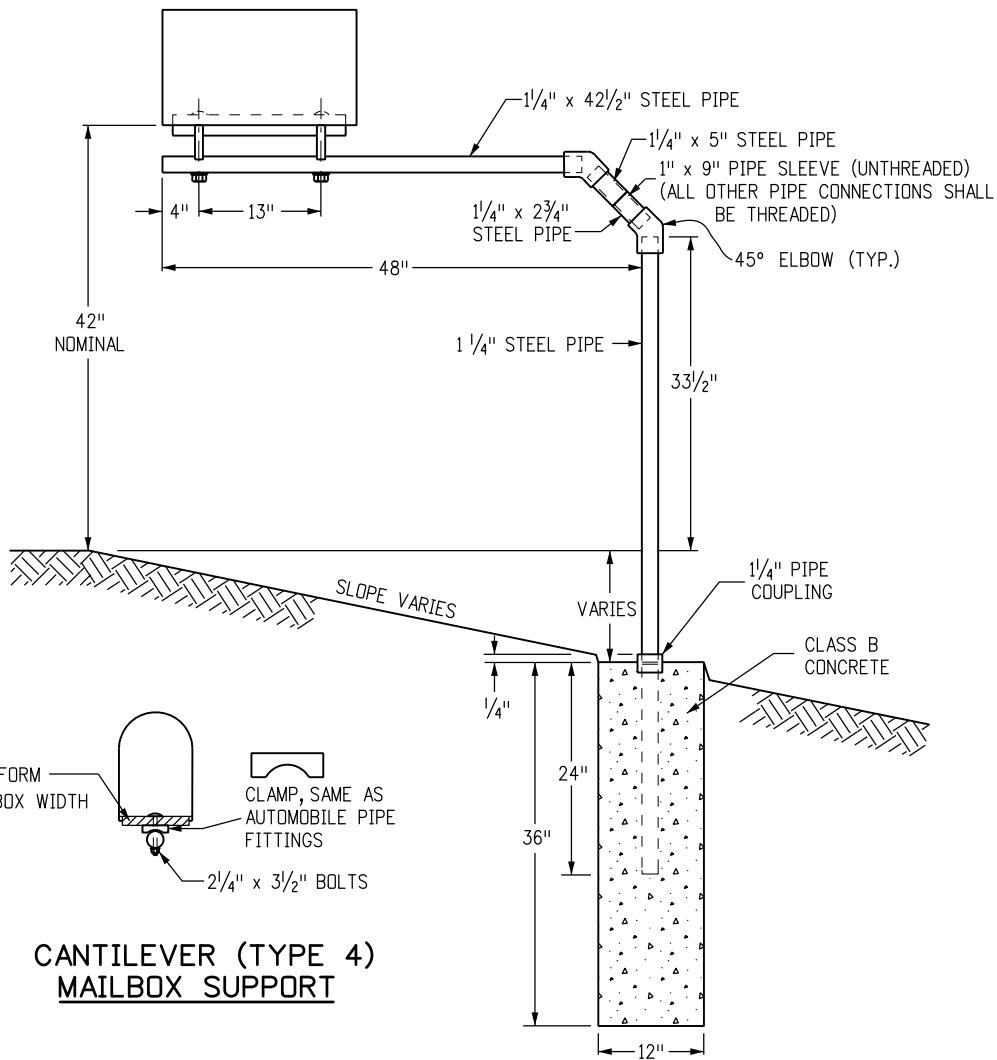
STANDARD PLAN NO.

M-210-1

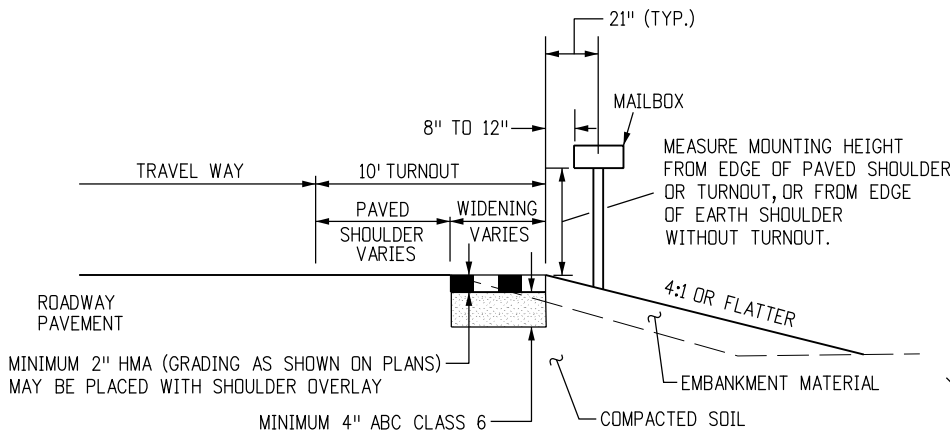
Sheet No. 1 of 2



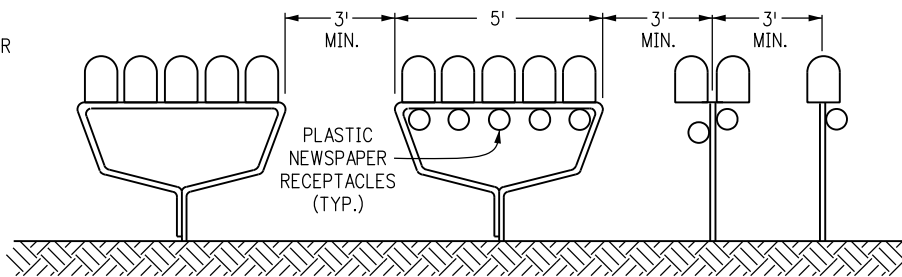
MULTIPLE (TYPE 3) MAILBOX SUPPORT
FOR 3, 4, OR 5 MAILBOXES OR APPROVED EQUAL
FIVE SIZE 1 MAILBOXES SHOWN



MAILBOX TURNOUT



TURNOUT TYPICAL SECTION



SUPPORT SPACING
NOTE: SEE SHEET 1, GENERAL NOTE 7, FOR MOUNTING PLASTIC NEWSPAPER RECEPTACLES.

Computer File Information		Sheet Revisions		 Colorado Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	MAILBOX SUPPORTS	STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD	Date:	Comments			M-210-1	
Last Modification Date: 07/04/12	Initials: LTA					Sheet No. 2 of 2	
Full Path: www.coloradodot.info/business/designsupport	(R-X)						
Drawing File Name: 210010202.dgn	(R-X)						
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English			Issued By: Project Development Branch July 4, 2012		

GENERAL NOTES

1. ALL MATERIAL DIMENSIONS AND WEIGHTS ON THIS STANDARD ARE NOMINAL UNLESS OTHERWISE INDICATED.
2. AT EACH LOCATION WHERE AN ELECTRIC TRANSMISSION, DISTRIBUTION OR SECONDARY LINE CROSSES A WOOD POST FENCE, THE CONTRACTOR SHALL FURNISH AND INSTALL A GROUND CONFORMING TO ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE. THE GROUND ROD SHALL BE A MINIMUM DIAMETER OF 1/2 IN. AND 8 FT. IN LENGTH, AND DRIVEN AT LEAST 7 1/2 FT. INTO THE GROUND. THE ROD SHALL BE CONNECTED TO EACH WIRE WITH A MINIMUM AWG NO. 8 STRANDED COPPER WIRE. GROUNDING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.

A METAL LINE POST SHALL BE INSTALLED A MAXIMUM OF EVERY 500 FT. ALONG A WOOD POST FENCE. THE METAL POST SHALL BE WITHIN 1 FT. OF THE NEAREST WOOD POST, AND SHALL BE TIED TO EACH STRAND WITH A WIRE CLAMP.
3. DIMENSIONS SHOWN FOR "STANDARD" AND "ALTERNATIVE" APPLY FOR BOTH WOOD AND METAL POST FENCE.
4. FENCE WIRE SHALL BE ENDED, DOUBLE WRAPPED AND TIED OFF AT END POSTS, ANGLE POSTS AND LINE BRACE POSTS. FENCE TO BE CONTINUED SHALL THEN BE RESTARTED IN THE SAME MANNER.
5. FENCE WIRE SHALL BE PLACED ON EITHER ROAD OR FIELD SIDE OF POSTS, DEPENDING ON LOCAL CONDITIONS, i.e. ON CURVES, THE WIRE SHALL BE PLACED ON THE SIDE OF THE POST WHICH WILL RESULT IN THE LEAST TENSION ON FENCE TIES. THIS WILL ALSO APPLY WHERE WIND DRIFT, TUMBLE WEEDS OR OTHER CONDITIONS WOULD EXERT UNUSUAL PRESSURE AGAINST THE WIRE. WHERE POSSIBLE, WIRE SHOULD BE PLACED ON THE LIVESTOCK SIDE OF THE POSTS.
6. WHERE STEEL POSTS ARE SPECIFIED, EVERY FIFTH POST SHALL BE WOOD, WHEN SPECIFIED ON THE PLANS.
7. RIGHT OF WAY FENCES SHALL BE CONSTRUCTED APPROXIMATELY 6 IN. INSIDE THE BOUNDARY OF THE RIGHT OF WAY AS SHOWN ON THE PLANS, OR AS STAKED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING DISTURBED OR DESTROYED SURVEY MONUMENTS TO THE APPROPRIATE ACCURACY IN ACCORDANCE WITH SUBSECTION 625.08 OF THE STANDARD SPECIFICATIONS.

WOOD POSTS:

ALL LINE POSTS SHALL HAVE A MINIMUM DIAMETER OF 4 IN. AND BE A MINIMUM OF 6 FT.-0 IN. LONG.

ALL END, CORNER, INTERSECTION AND BRACE POSTS SHALL HAVE A MINIMUM DIAMETER OF 5 IN. AND BE 7 FT. IN LENGTH.

WOOD POSTS HAVING NONUNIFORM CROSS SECTION SHALL BE SET WITH THE LARGER DIAMETER END IN THE GROUND.

FENCE WIRE SHALL BE STAPLED TO WOOD POSTS OR TIED TO METAL POSTS AS SHOWN MARKED ✚ ON BARBED WIRE OR COMBINATION WIRE FENCE DETAILS. STAPLES SHALL BE NO. 9 WIRE MINIMUM, AND AT LEAST 1 1/2 IN. LONG.

METAL POSTS:

ALL POSTS AND BRACES SHALL BE THE TYPES AND WEIGHTS SHOWN OR ACCEPTABLE EQUIVALENTS, AND SHALL BE IN ACCORDANCE WITH AASHTO M 281. HOLES SHALL BE PROVIDED IN END, CORNER, AND GATE POSTS AS DETAILED.

CORNER AND LINE BRACE POSTS:

TYPE: 2 1/2 IN. x 2 1/2 IN. x 1/4 IN. STRUCTURAL STEEL ANGLES
WEIGHT: 4.10 LBS./LIN. FT.
LENGTH: 6 FT.-6 IN. MIN.
NUMBER OF BRACES: TWO

LINE POSTS:

TYPE: "STUDED TEE" OR "U"
WEIGHT: 1.33 LBS./LIN. FT. (WITHOUT ANCHOR)
LENGTH: 6 FT.-0 IN. MINIMUM
ANCHOR: SECURELY FASTENED, WITH BEARING SURFACE
SUFFICIENT TO RESIST MOVEMENT OF POST. WEIGHT: 0.67 LB.

METAL END POSTS AND GATE POSTS:

TYPE: 2 1/2 IN. x 2 1/2 IN. x 1/4 IN. STRUCTURAL STEEL ANGLES
WEIGHT: 4.10 LBS./LIN. FT.
NUMBER OF BRACES: ONE
LENGTH: END, 6 FT.-6 IN. MINIMUM. PANEL GATE, 7 FT.-0 IN. MINIMUM.

BRACES: (FOR CORNER, END OR LINE BRACE POSTS)

TYPE: 2 IN. x 2 IN. x 1/4 IN. STRUCTURAL STEEL ANGLES
WEIGHT: 3.19 LBS./LIN. FT.
LENGTH: SAME AS CORNER AND END POSTS USED.

FOOTINGS OR BASES:

CONCRETE SHALL BE CLASS B.
CONCRETE WITH LIGHTWEIGHT AGGREGATES CONFORMING TO AASHTO M 195 (ASTM C 330) WILL BE PERMITTED.

ALTERNATIVES: (CONTRACTOR'S OPTION)

TYPE	I.D.	O.D.	WEIGHT	WALL THICKNESS
	INCHES	INCHES	LB/FT.	INCHES
1. STD. GALV. PIPE	2 1/2	2 7/8	5.79 ± 5%	0.203
2. H.S. COLD ROLLED PIPE	2 1/2	2 7/8 ± 0.16	4.64 ± 5%	0.160 ± 5%

LENGTHS SHALL BE 6 FT.-6 IN. MINIMUM

BRACES:

TYPE: 1 3/8 IN. O.D. TUBULAR STEEL WITH 2 1/2 IN. BRACE BAND,
HINGE BOLT AND 1 3/8 IN. I.D. RAIL END; ALL GALVANIZED.
WEIGHT: 16 LBS/LIN. FT. ± 5%
LENGTH: 6 FT.-6 IN. MINIMUM.

BARBED WIRE:

ZINC-COATED STEEL BARBED WIRE SHALL CONFORM TO AASHTO M 280, (ASTM A 121), 12-1/2 GAGE WITH CLASS 1 COATING, OR ALUMINUM-COATED STEEL BARBED WIRE CONFORMING TO ASTM A 585 TYPE 1.

WOVEN WIRE MESH:

WOVEN WIRE USED IN COMBINATION WIRE FENCE SHALL BE GALVANIZED AND CONFORM TO AASHTO M 279, (ASTM A 116) COATING CLASS 1, AND THE FOLLOWING:

STANDARD	WOVEN WIRE FIELD FENCE, STYLE OR DESIGN NO.	ALTERNATIVE 4 IN. X 4 IN. WIRE "V" MESH
832-6-11*	32 IN. WIDTH 0.65 LBS/LIN.FT.	34 IN. WIDTH - 0.75 LBS/LIN.FT.
726-6-11*	26 IN. WIDTH 0.55 LBS/LIN.FT.	26 IN. WIDTH - 0.54 LBS/LIN.FT.
		CROSS WIRES-1 STRAND-14-1/2 GAGE MIN. HORIZONTAL-2 STRAND-12-1/2 GAGE

* 12-1/2 GAGE WOVEN WIRE FENCE FABRIC (832-6-12-1/2 OR 726-6-12-1/2) MAY BE USED WHEN SPECIFIED IN THE CONTRACT.

ALL FENCE WIRE TIES, CLIPS, CLAMPS, STAPLES AND OTHER WIRE APPURTENANCES SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M 232.

DRIVEWAY GATES (SINGLE):

HEIGHT: 42 IN.
WEIGHT: NOT LESS THAN 90 LBS. COMPLETE WITH LATCH AND HINGES.
WIDTH OF GATE OPENING: 16 FT.-0 IN. MINIMUM TO 20 FT.-0 IN. MAXIMUM.
GATE FRAME: 1 IN. I.D. STANDARD GALVANIZED PIPE OR ACCEPTABLE EQUIVALENT AND SHALL BE OF ALL WELDED CONSTRUCTION.

WOVEN WIRE SHALL ENCLOSE THE GATE FRAME AS SHOWN AND SHALL BE THE SAME WOVEN WIRE DESIGN AS THE FENCE, OR AS APPROVED BY THE ENGINEER.

ALTERNATIVE DRIVEWAY GATES (SINGLE PANEL):

WEIGHT: GALVANIZED STEEL, 75 LBS.
HEIGHT: APPROXIMATELY 42 IN. (5 PANELS),
WIDTH OF GATE OPENING: 16 FT.-0 IN. MINIMUM TO 20 FT.-0 IN. MAXIMUM.

GATES SHALL BE OF RIVETED CONSTRUCTION AS FOLLOWS:
MINIMUM FOUR NO. 10 RIVETS AT EACH RIGHT ANGLE CONNECTION AND WHERE DIAGONAL BRACES CONNECT TO HORIZONTAL PANELS.

MINIMUM THREE NO. 10 RIVETS WHERE DIAGONAL BRACES CONNECT TO TOP AND BOTTOM PANELS.

WALK GATES:

HEIGHT: APPROXIMATELY 42 IN. (5 PANELS)
WEIGHT: GALVANIZED STEEL, 16 LBS.; TEMPERED ALUMINUM, 10 LBS.
WIDTH OF GATE OPENING: 3 FT.-0 IN. MINIMUM.

ALTERNATIVE WALK GATES:

HEIGHT: 42 IN.
WEIGHT: NOT LESS THAN 18 LBS. COMPLETE WITH LATCH AND HINGES.

WIDTH OF GATE OPENING: 3 FT.-0 IN. MINIMUM.
GATE FRAME: 3/4 IN. I.D. STANDARD GALVANIZED PIPE OR ACCEPTABLE EQUIVALENT AND SHALL BE OF ALL-WELDED CONSTRUCTION.

WOVEN WIRE SHALL BE OF THE SAME CONSTRUCTION DESIGNATED FOR DRIVEWAY GATE.

ALTERNATIVE EQUIVALENT STANDARD METAL GATES OTHER THAN SHOWN WILL BE ACCEPTABLE SUBJECT TO THE ENGINEER'S APPROVAL.

IN LIEU OF GALVANIZED FINISH ON GATE FRAMES, CADMIUM-PLATED PIPE OR ALUMINUM PAINTING WILL BE ACCEPTED.

LATCHES AND HINGES:

GALVANIZED STEEL OR ALUMINUM OF STANDARD MANUFACTURE. HINGES SHALL BE PLACED AS SHOWN TO PREVENT THEFT.

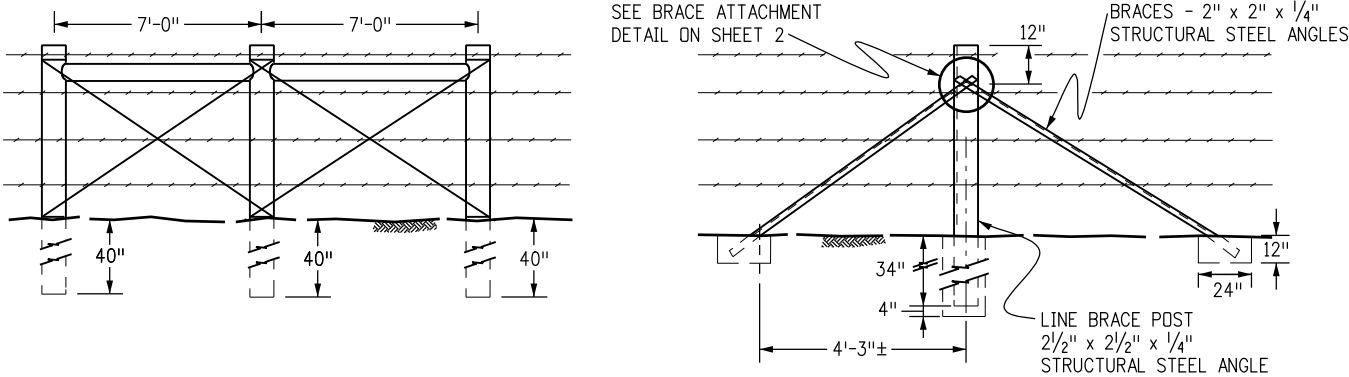
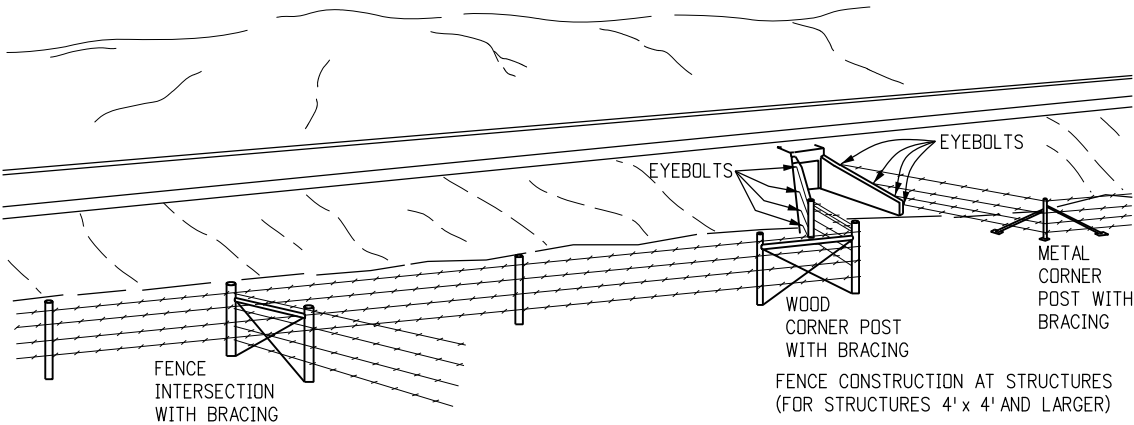
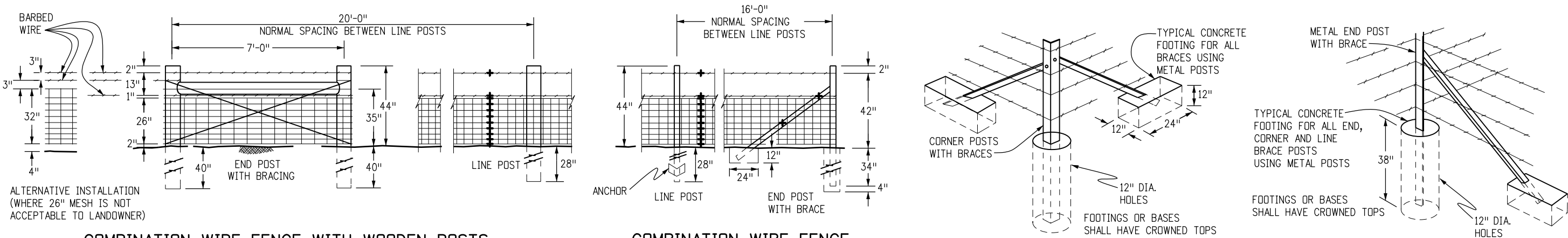
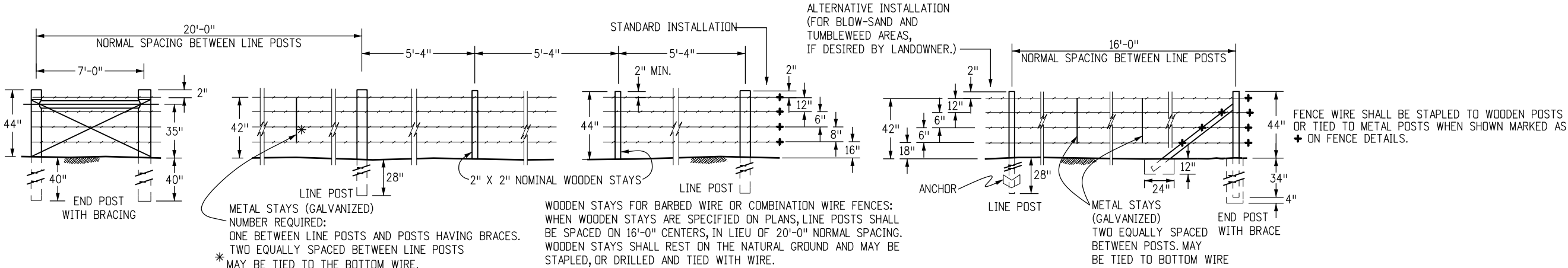
IN LIEU OF STANDARD MAKE LATCHES, THE CONTRACTOR MAY USE AN ELECTRO-GALVANIZED CHAIN, EYEBOLT AND SNAPHOOK TYPE LATCH.

EYEBOLT, CHAIN AND SNAPHOOK ASSEMBLY SHALL BE SECURED TO LATCH SIDE OF GATE. GATE CLOSURE MAY BE ACCOMPLISHED BY WRAPPING CHAIN AROUND END POST AND SNAPPING HOOK INTO CHAIN.

WOOD STAYS:

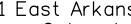
WOOD STAYS SHALL BE UNTREATED NATIVE TIMBER. STAY DIMENSIONS SHALL BE 2 IN. x 2 IN. NOMINAL MINIMUM (1 1/2 IN. x 1 1/2 IN.). WOOD STAYS MAY BE STAPLED, OR DRILLED AND TIED WITH WIRE. METAL STAYS MAY BE TIED TO THE BOTTOM WIRE.

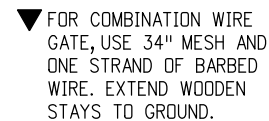
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Creation Date: 07/04/12	Initials: DD			Date:	Comments				M-607-1
Last Modification Date: 07/04/12	Initials: LTA								
Full Path: www.coloradodot.info/business/designsupport									
Drawing File Name: 607010103.dgn									Sheet No. 1 of 3
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English					Issued By: Project Development Branch July 4, 2012		



- NOTES**
- AT ALL STRUCTURES OF 4 FT. x 4 FT. AND LARGER, THE FENCE SHALL END AT THE EYEBOLTS IN THE WINGS OF THE STRUCTURE. WHERE THE TYPE OF STRUCTURE PROHIBITS THE USE OF EYEBOLTS, AN END POST WITH BRACE SHALL BE USED.
 - EYEBOLTS SHALL BE MADE OF 1/2 IN. ROUND BARS WITH A MINIMUM OF 6 IN. OF BODY LENGTH EMBEDDED (HOOKED OR BENT) IN FRESH CONCRETE.
 - FOR EYEBOLTS IN EXISTING CONCRETE, THE 1/2 IN. ROUND BARS SHALL BE DEFORMED AND GROUTED INTO DRILLED HOLES.
 - EYEBOLTS SHALL HAVE A MINIMUM OF 1 IN. INSIDE EYE DIAMETER.
 - EYEBOLTS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. EYEBOLTS WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.

WHEN GATES, ANGLES, CORNERS OR INTERSECTING FENCES ARE NOT REQUIRED, LINE BRACES SHALL BE SPACED AS FOLLOWS:
METAL POSTS - 800 FT. INTERVALS
WOOD POSTS - 1,400 FT. INTERVALS

Computer File Information			Sheet Revisions		Colorado Department of Transportation  4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	WIRE FENCES AND GATES		STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: DD	Date:		Comments	M-607-1				
Last Modification Date: 07/04/12 Initials: LTA								
Full Path: www.coloradodot.info/business/designsupport	(R-X)							Sheet No. 2 of 3
Drawing File Name: 607010203.dgn	(R-X)							
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)							



▼ BARBED WIRE GATE

GATE



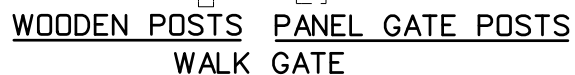
DRIVEWAY GATES

(METAL AND WOOD END POSTS SHALL BE BRACED SAME AS FOR BARBED WIRE GATES)

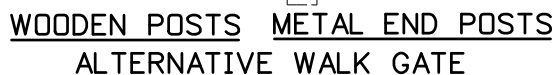


TWIN DRIVEWAY GATES

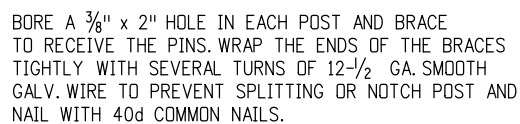
(METAL AND WOOD END POSTS SHALL BE BRACED SAME AS FOR BARBED WIRE GATES)



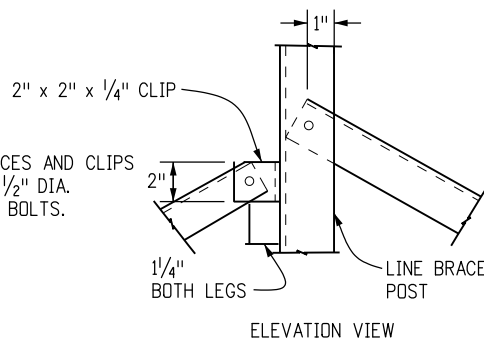
(METAL AND WOOD END POSTS SHALL BE BRACED SAME AS FOR BARBED WIRE GATES)



(METAL AND WOOD END POSTS SHALL BE BRACED SAME AS FOR BARBED WIRE GATES)



CROSS BRACE DOWELING DETAIL

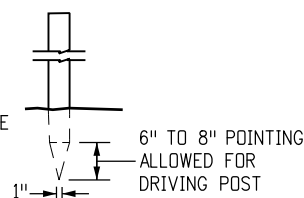


~~ALTERNATIVE BRACE
ATTACHMENT DETAIL~~

Ø ALTERNATIVE ATTACHMENT METHODS, ACCEPTABLE TO THE ENGINEER, MAY BE USED.



WIRE SPLICE



POST POINTING



(FOR END, CORNER OR LINE BRACE POSTS)

Computer File Information			Sheet Revisions		Colorado Department of Transportation  4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	WIRE FENCES AND GATES		STANDARD PLAN NO.	
Creation Date: 07/04/12 Initials: DD			Date:	Comments		M-607-1			
Last Modification Date: 07/04/12 Initials: LTA			(R-X)						
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			(R-X)			Issued By: Project Development Branch July 4, 2012			
						Sheet No. 3 of 3			

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 5, Traffic and Safety Unit

3803 N. Main Avenue, Suite 100

Durango, CO 81301

(970) 385-8360

(970) 385-8361 Fax



LATE FALL, WINTER AND SPRING SPECIAL PROVISIONS FOR ACCESS CONSTRUCTION AND UTILITY INSTALLATIONS

It's that time of year again when work within the Right of Way (ROW) becomes a special concern. Due to Southwest Colorado's unpredictable weather, utility work in the ROW can create several types of hazards for the traveling public, contractors and their personnel. The condition of the highway can change quickly. Mud tracked onto the highway by equipment, or ice and snowpack are just a few of the conditions that make the roadway more hazardous for all concerned. The terrain within the ROW must be kept clear of hazards as well. Holes, trenches, equipment and materials can make the terrain "unrecoverable" for a driver should his/her vehicle leave the highway.

Activities must be shut down when the roadway is other than dry. The use of frozen materials for backfilling will only lead to settlement. The contractor must make extra effort to compact the excavation. In the spring, any settlement of backfill shall be repaired. The re-vegetation shall take place yet this fall or early next spring.



COLORADO DEPARTMENT OF TRANSPORTATION

Environmental Clearances Information Summary

PURPOSE - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permittees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive—additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT: Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

CLEARANCE CONTACTS - As indicated in the permit/clearance descriptions listed below, the following agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2000
Water Quality Control Division (WQCD): (303) 692-3500
Environmental Permitting Website <https://www.colorado.gov/pacific/cdphe/all-permits>
- CDOT Water Quality Program Manager: (303) 512-4053 <https://www.codot.gov/programs/environmental/water-quality>
- CDOT Asbestos Project Manager: (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices:
Omaha District (Northeastern CO), Denver Office (303) 979-4120
<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>
Sacramento District (Western CO), Grand Junction Office (970) 243-1199
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>
Albuquerque District (Southeastern CO), Pueblo Office (719) 543-9459
<http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 <https://www.codot.gov/business/permits>

Wildlife Resources - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat requires special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, <http://www.codot.gov/programs/environmental/wildlife/guidelines>, or the Colorado Parks and Wildlife (CPW) website, <http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

Cultural Resources - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (<https://www.historycolorado.org/file-access>; 303-866-5216). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM.

Paleontological Resources - The level of effort required for paleontological resources is dependent on the amount of ground disturbance, including rock scaling, digging, trenching, boring, ground leveling, and similar activities.

- If the permit will involve extensive ground disturbance (generally involving more than one mile of CDOT ROW), a full review will be required by a qualified paleontologist, including map, file, and locality searches, with final recommendations provided by the CDOT paleontologist upon receipt of the report. Based on results of the review, a survey or inventory of the permit area may be necessary.
- If the permit will involve a small amount of ground disturbance (less than one mile of ROW), the applicant must request a fossil locality search through the University of Colorado Museum of Natural History (<https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) and the Denver Museum of Nature and Science (<https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>). The museum collections manager will provide information about localities in the project area. If there are no known localities, the permit requirement for paleontology is complete upon submitting that information to CDOT. If there are known localities, the CDOT paleontologist will be contacted by the museum with details, and additional recommendations will be made if necessary. Note that museum staff are not required to disclose the details of fossil localities to the permit applicant, nor is detailed locality information required for the permit application to proceed.
- If the permit involve no ground disturbance, no action is required for paleontological resources. If fossils are encountered during the permitted action, all work in the immediate area of the find should stop and the CDOT Staff Paleontologist and the Region Environmental Manager should be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. Contact Information: See the museum websites listed above. The CDOT Paleontologist is not able to conduct locality searches independently. For further information contact CDOT Paleontologist Nicole Peavey at nicole.peavey@state.co.us or (303)757-9632.

Hazardous Materials, Solid Waste - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed.

Contact Information: Theresa Santangelo-Dreiling, CDOT Hazardous Materials Management Supervisor: (303) 512-5524.

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions.

Contact Info: CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Project Manager (303) 512-5519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

Transportation of Hazardous Materials - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. **Contact**

Information: For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401

Water Quality Certifications Issued by the CDPHE WQCD - Clean Water Act section 404 permits are often required for the discharge of dredged or fill material into waters of the U.S., including wetlands. Several types of section 404 permits exist, including nationwide, regional general, and individual permits. Nationwide permits are the most commonly authorized type for activities with relatively minor impacts. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

Working on or in any stream or its bank - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at

<https://www.codot.gov/programs/environmental/wildlife/guidelines>.

Erosion and Sediment Control Practices - Any activities that disturb one or more acres of land require a Stormwater Construction Permit (SCP) from the CDPHE-WQCD. Erosion & sediment control requirements will be specified in that permit. In situations where a stormwater permit is *not* required, all reasonable erosion and sediment control measures should be taken to minimize erosion and sedimentation. Control practices should be in accordance with CDOT Standard Specifications 107.25, 208, 213 and 216 (<https://www.codot.gov/business/designsupport/cdot-construction-specifications>). The CDOT Erosion Control and Stormwater Quality Guide (website: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>) can also be used to design erosion/sediment controls. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500.

Website: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>

Site Stabilization - All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide should also be used to plan restoration of disturbed vegetation. Website: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>

Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from certain types of industrial facilities, such as concrete batch plants - require a CDPS Stormwater Permit. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Website: <https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits>

Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall be in accordance to CDOT specifications and guidelines at <https://www.codot.gov/business/designsupport/cdot-construction-specifications> and refer to the specifications and their revisions for sections 101, 107 and 208.

Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. **Contact**

Information: Contact the CDPHE-WQCD at (303) 692-3500. For Applications and Instructions: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>.

Municipal Separate Storm Sewer System (MS4) Requirements - When working in a MS4 area, discharges to the storm sewer system are subject to CDOT's or other municipalities' MS4 Permit. For activities within the boundaries of a municipality that has a MS4 permit, the owner of such activity should contact the municipality regarding stormwater related requirements. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (<https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes>) and the CDOT MS4 Permit #COS-000005 (<https://www.codot.gov/programs/environmental/water-quality/documents>). Discharges are subject to inspection by CDOT and CDPHE. For CDOT-related MS4 programs and requirements, go to: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs>.

Post-Construction Permanent Water Quality - When working in a CDOT MS4 area and the activity disturbs one or more acres, permanent water quality control measures may be required. Information on the requirements can be found under the CDOT Permanent Water Quality MS4 Program at: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality>

Discharges to Storm Sewer Systems

Prohibited Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment.

Allowable Discharges - The following discharges to stormwater systems are allowed without a permit from the CDPHE-WQCD: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Information can also be found in the CDOT Illicit Discharge MS4 Program PDD at: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html>.

Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4426 (4H20), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at <https://www.colorado.gov/pacific/cdphe/emergency-reporting-line>.

Disposal of Drilling Fluids - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as "discharges" or "solid wastes," and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). **Contact Information:** Contact CDPHE (telephone #'s listed above).

Noxious Weeds and Invasive Species Management Plan - Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (<https://www.colorado.gov/pacific/agconservation/noxiousweeds>) and the Colorado Division of Parks and Wildlife (<http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx>). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.



What is stormwater runoff?

Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like roads and sidewalks prevent stormwater from naturally soaking into the ground

Why is stormwater runoff a problem?

Stormwater can pick up debris, chemicals, dirt and other pollutants and flow into CDOT's storm drain system or directly into a stream, river, lake, wetland or reservoir. Anything that enters CDOT's storm drain system is discharged untreated into the waterways we use for fishing, swimming, and providing drinking water.



Dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, pH, wrecked or discarded equipment, rock, sand, any industrial, municipal, or agricultural waste.

Tips for Reporting an Illicit Discharge

Call the illicit discharge hotline at **(303) 512-4426**. From a safe distance try to estimate the amount of the discharge.

Identify characteristics of the discharge (color, odor, algae, etc.).

Obtain information on the vehicle dumping the waste (if applicable).

Do not approach!

Call *CSP for illicit dumping.

If possible, take a photo, record a license plate.

REMEMBER:

Never get too close to the illicit discharge, it may be dangerous!!!

For more information on CDOT Utility Permits:

<https://www.codot.gov/business/permits/utilities/specialuse>

For more information on CDOT Access Permits:

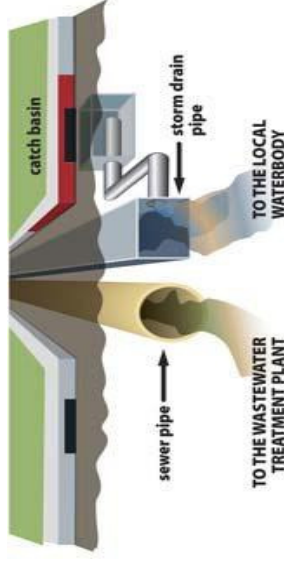
<https://www.codot.gov/business/permits/access/permits>

For more information on CDOT Water Quality Program:

Water Quality Program Manager
4201 E. Arkansas Ave.
Shumate Building
Denver, Colorado 80222
303-757-9343

Water Quality Program Industrial Facilities Program

CDOT has a Municipal Separate Storm Sewer System permit, otherwise known as (MS4) from the Colorado Department of Public Health and Environment. The permit states that only stormwater can be discharged from CDOT's storm drain system



As part of the permit, CDOT has several different programs to prevent pollutants from entering into the storm drain system:

- Construction Site Program
- New Development Redevelopment Program
- Illicit Discharge Program
- Industrial Facilities Program
- Public Education and Outreach Program
- Pollution Prevention and Good Housekeeping Program
- Wet Weather Monitoring Program



CDOT defines a utility, or utility facility as any privately, publicly, or cooperatively owned line, facility, or system producing, transmitting or distributing the following:

- ✓ Communications
- ✓ Cable television
- ✓ Power
- ✓ Electricity
- ✓ Light
- ✓ Heat Gas
- ✓ Oil
- ✓ Crude Products
- ✓ Water
- ✓ Stream
- ✓ Waste
- ✓ Stormwater not connected with highway drainage
- ✓ Similar Commodity

Industrial Facilities Program Elements:

1. Educate and outreach to owners or operators that have potential to contribute substantial pollutant to water.
2. Report and include information on discharge and water quality concerns. Provide written notification within 15 days of discovery to CDPHE.
3. Submit an annual report to CDPHE containing the number of informational brochures distributed; name and title of each individual trained.

Education

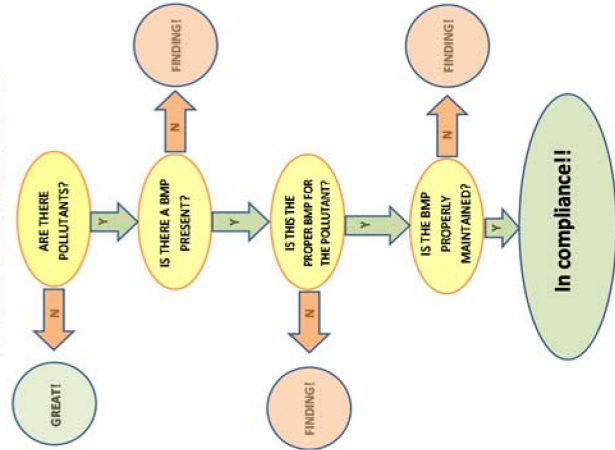
There are instances when a utility company or other entity doing work in the state highway right-of-way will require some type of environmental permit or clearance for that work. CDOT has put together an Environmental Clearances Information Summary for those applying for a CDOT Utility and Special Use Permit or Access Permit to obtain all required clearances. This fact sheet is given to each permittee and is available at:

<http://www.coloradodot.info/programs/environmental/resources/guidance-standards/Environmental%20Clearances%20Info%20Summary.pdf>

Control Measures for Industrial Facilities

Industrial facilities can use control measures (CM) otherwise known as Best Management Practices (BMP) during the construction of a facility and when operating the facility. Control measures are schedules of activities, maintenance procedures, and other management practices to prevent and reduce pollution entering into CDOT's storm drain system. Control Measures also include treatment, operating procedures, and practices to control site run off which can include structural and non-structural controls.

THE GAUNTLET



COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS APPLICATION

 Issuing authority application
 acceptance date:

Instructions:

521027

**Please print
or type**

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at <http://www.dot.state.co.us/AccessPermits/index.htm>

1) Property owner (Permittee) Demian David Brooks		2) Agent for permittee (if different from property owner)	
Street address 40485 Highway 145		Mailing address	
City, state & zip Norwood, CO 81423	Phone # 970-708-1504	City, state & zip	Phone # (required)
E-mail address ophirpilot@gmail.com		E-mail address if available	
3) Address of property to be served by permit (required) 40485 Highway 145			
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? county San Miguel subdivision NA block NA lot NE4NW4 section SEC26 45 13 township LESS NE 1 ACR range SEE LEGAL			
5) What State Highway are you requesting access from? Highway 145		6) What side of the highway? ☐ N ☒ S ☐ E ☐ W	
7) How many feet is the proposed access from the nearest mile post? 1455 feet ☐ N ☐ S ☒ E ☐ W from: House Drive		How many feet is the proposed access from the nearest cross street? 1340 feet ☐ N ☐ S ☒ E ☐ W from: 42 ZS Road (Vet Road)	
8) What is the approximate date you intend to begin construction? September 1, 2021			
9) Check here if you are requesting a: ☒ new access ☐ temporary access (duration anticipated: _____) ☒ improvement to existing access ☒ change in access use ☐ removal of access ☐ relocation of an existing access (provide detail)			
10) Provide existing property use 39 Acre Property with a Residence.			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? ☒ no ☐ yes, if yes - what are the permit number(s) and provide copies: _____ and/or, permit date: _____			
12) Does the property owner own or have any interests in any adjacent property? ☐ no ☒ yes, if yes - please describe: I own the 36 acre parcel directly South of this property.			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? ☒ no ☐ yes, if yes - list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agricultural field access - how many acres will the access serve? NA			
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.			
business/land use	square footage	business	square footage
RV Park. 50 Spots.	125,000	TBD	
2,500 sq/ft per spot			
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
type	number of units	type	number of units
NA			
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.			
Indicate if your counts are ☐ peak hour volumes or ☒ average daily volumes.	# of passenger cars and light trucks at peak hour volumes 2	# of multi unit trucks at peak hour volumes 0	
# of single unit vehicles in excess of 30 ft. 3	# of farm vehicles (field equipment) 0	Total count of all vehicles 5	

- a) Property map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.
- e) Subdivision, zoning, or development plan.
- f) Proposed access design.
- g) Parcel and ownership maps including easements.
- h) Traffic studies.
- i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage <http://www.dot.state.co.us/environmental/Forms.asp>.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

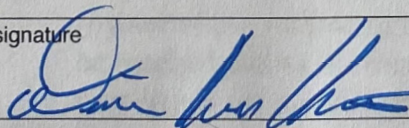
3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at:
<http://www.dot.state.co.us/DesignSupport/>, then click on *Design Bulletins*.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant's signature



Printname
Demian David Brooks

Date
6/2/21

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature

Print name

Date

**APPLICANT'S CERTIFICATION OF COMPLIANCE WITH THE PUBLIC NOTICING
REQUIREMENTS OF C.R.S. § 24-65.5-103(1)**

PETER LUNDGREN, Applicant, or the duly designated agent(s) of Applicant, has applied to San Miguel County for approval of an application for development that is in anticipation of new surface development on the subject property. Applicant recognizes that the provisions of C.R.S. § 24-65.5-103(1) require public notice, at Applicant's expense and not less than thirty (30) days before the date scheduled for a public meeting or hearing, to all owners and lessees of a mineral interest of record on the subject property of the pending application.

Applicant or Applicant's agent(s) have examined the records in the Office of the San Miguel County Clerk and Recorder to determine the Mineral Estate Owner, as that term is defined in C.R.S. § 24-65.5-102(5). Applicant or Applicant's agent(s) hereby certifies that: (Check One)

☒ Following an examination of the records in the Office of the San Miguel County Clerk and Recorder, no separate Mineral Estate Owner(s) of record have been identified on the subject property of the pending application, and Applicant owns all of the mineral rights on the subject property.

OR

☐ Following an examination of the records in the Office of the San Miguel County Clerk and Recorder, public notice by first class mail has been provided to the owner(s) of record of the Mineral Estate (including owner(s) and lessee(s) of the Mineral Estate) on the subject property of the pending application for development. Such notice contained the time and place of the public meeting or hearing, the nature of the public meeting or hearing, the location of the property that is the subject of the meeting or hearing, the name of the applicant, the local government considering the application for development and the name and address of the Mineral Estate owner(s). **I hereby certify that I have attached a copy of this Mineral Estate owner(s) and lessee(s) list and the letter sent to them to this Certification.**

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 public meeting or hearing on a land use application in anticipation of new surface development if such applications are subject to the noticing requirements of C.R.S. § 24-65.5-103(1). 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 public meeting or hearing on a land use application will result in the public meeting or hearing being rescheduled to a later date.

DOMINIC DAVID BROOKS
Name

PETER LUNDGREN
(Insert Applicant's name if executed by agent)

40485 HIGHWAY 145 NE 1/4 NW 4 SEC 26 45 13
Physical location of Property and/or legal description

P.O. BOX 465 NORWOOD, CO 81423
Mailing Address (if different from above)

Date: 2-15-24

Signature: [Signature]

[text/luc/certification.mineral.owner]



Please publish the following Legal Ad in the:

**NORWOOD POST AND TELLURIDE DAILY PLANET on WEDNESDAY
FEBRUARY 28, 2024**

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

PUBLIC MEETING NOTICE

The San Miguel County Planning Commission has been asked to consider an application submitted by Peter Lundeen (Applicant) on behalf of Demian Brooks, (Property Owner), for an RV Park and Rezoning of the 39-acre parcel, aka 40485 State Highway 145, located east of the Town of Norwood in the Wrights Mesa (WM) zone district. RV Parks 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 meeting is the first step of a Two-step Planning Commission and Board of County Commissioner Review pursuant to Land Use Code Sections 3-601 C. and E. A public meeting on the above proposal will be held by the San Miguel County Planning Commission on Thursday, March 14, 2024 at 9:45 a.m. (or thereafter) at SMC Sheriff Annex, 1110 Summit St., Norwood 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 March 1, 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>

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

Planet Classifieds

Call 970-728-9788 or visit www.telluridedailyplanet.com

Help Wanted



-- NOW HIRING --

Concierge
\$21.43/hr

Director, Engineering
\$90k/annually

Maintenance Technician II
\$26.03/hr

Housekeeping Attendant (FT/PT)
\$20.02/hr

Reception Host & Driver (FT/PT)
\$20.02/hr

Benefits include:

Health/Dental/Vision, Disability,
Supplemental Coverages, 401k,
Travel, Mental Health Support,
Ski/Spa Pass and a shuttle!

Questions? Contact
Talent & Culture (970) 728-7116

APPLY TODAY!
careers.accor.com



Help Wanted



We are hiring:

Kitchen Manager
\$30/hour + tips

Local Sales/Deliveries
\$20/hour

*Pay could increase based on experience.

Applicant must be active, hard-working, and enthusiastic. Heavy lifting is required. This is an opportunity with growth potential and is a fantastic way to join a great, local company.

Benefits
Health Insurance
Ski Pass
IRA
Paid Vacation

Send resumes to:
tommy@telluridebrewingco.com



Telluride Arts is Hiring!

Programs Director
FTYR, Salaried, Benefits.

To Learn More: telluridearts.org/programs-director

Send Cover Letter + Resume to Kate@
telluridearts.org

Help Wanted



The National is hiring experienced FOH & BOH Employees for our exciting new revamped concept.

Offering competitive compensation packages and hourly positions starting at \$25. Employer financed ski passes available for full time employees.

To apply email
info@nationaltelluride.com or call
970-239-6151.



PT Driver/Bell Person \$18-\$20

PT or FT Guest Services \$20-\$22

Review job descriptions and benefits, and apply at telluridelodging.com/careers or email katie@alpinelodging.com.



Hiring Chefs, Bartenders and Servers for the 2024 Summer Season and Beyond.

Great pay, work when you are available.
\$25-\$60/hr.

Email Dave: dave@telluridemountaintopcatering.com

Rentals

Telluride Long-Term

Furnished, in town House for Rent. 3 Bd/3ba
\$8,000/mo.

Email for photos and details:
Brett@CoastalComProperty.com

1 Bedroom/1 Bath House

In town. 2 blocks to Gondola. Furnished.
Long-term lease. No pets. \$3,250/month
970-519-1186

Prime Location Telluride House

Near Schools & Lift 7
Fully furnished
3 Bed/3 Bath
Pets Negotiable
June and July months available.
F+L+S
Homeintelluride@gmail.com

Norwood Long-Term

Furnished room for rent, single occupant.
Near shopping, laundry, shuttle. Shared kitchen and bathroom. Utilities, internet and cable included. \$600.00 month, Hotel Norwood 970-327-0312

Parking



Local Vehicle Storage
!! NOW OPEN !!

We have a brand new state of the art facility to manage, maintain and store your "rolling art" collector vehicle. Monthly-Quarterly-Yearly.

Contact Ray at 970.519.1767 or operations@thegatedshifter.com

www.TheGatedShifter.com

Commercial Rentals



Historic Ridgway Building refitted as gorgeous Oak themed neo-Victorian Restaurant Available for Lease.

Call 970-314-0434 for photos and particulars.

Real Estate

Homes

Cimarron Creek Community has some incredible specials in February on selected homes!

\$10,000 off the listed sale price, \$2,000 American Furniture Warehouse gift cards and more!

Cimarron Creek offers affordability combined with an environment to ensure a quality lifestyle. Scenic walking trails, playground, parks, club house, office open six days a week, all in a quiet, peaceful atmosphere. Only \$1,000 down will hold a home for you! Homes starting at \$118,000. Available homes going fast!

Call us to schedule a tour.

Open Mon-Sat, 8-5
901 6530 Rd. #1000
Montrose, CO 81401

manager@cimarroncreekcommunity.com
cimarroncreekcommunity.com
970-249-0493

Like us on Facebook

Parking

MV Parking Space
with Lumiere Amenities
\$180K
Mike Shimkonis
970.708.2157

Fireplace Permit

Mountain Village Wood Burning Fireplace Permit for SALE. \$75,000. Please Contact Ashley at 480-980-8641 if interested.

Legal Notices

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Legal Notices

COUNTY PLANNING COMMISSION

PLANNING COMMISSION MEETING AGENDA
THURSDAY, MARCH 14, 2024 - 9:45 AM

Online & 1110 Summit Street, Norwood, Colorado (AM)
Online & 333 W. Colorado Ave, Telluride, Colorado (PM)

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)

9:00 A.M. Site Visit: 40485 Highway 145, Norwood

1: 9:40 A.M. CALL TO ORDER

2. APPROVAL OF MINUTES, PLANNING COMMISSION AND STAFF COMMENTS

3. 9:45 A.M. LAND USE APPLICATION

Applicant: Peter Lundeen, on behalf of Demian Brooks
Proposal: A. Rezone from WM to WMRA - Wright's Mesa Rural Agriculture Zone District; and
B. RV Park
Location: 40485 State Highway 145, east of Town of Norwood
Size: 39-acre parcel
Zone: Wright's Mesa (WM)

BREAK

Planning Commission will drive to Telluride for following EEMP Worksession

4. 1:30 P.M. EAST END MASTER PLAN WORKSESSION:

5. ADJOURN

NOTE: All times are approximate; items may begin earlier (except public hearings) or later than scheduled.

For more information contact Planning Department at (970) 728-3083.

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

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

NOTICE OF VESTING
OF SITE-SPECIFIC DEVELOPMENT PLAN

THIS IS TO GIVE NOTICE pursuant to Section 24-68-103(1), C.R.S., and Telluride Municipal Code Title 18, Article 5, Division 2, Section 5-208.H, that a site-specific development plan and vested property right has been approved for the following project:

PROJECT TITLE: 438 W Columbia
SUMMARY: Consideration of a Small-Scale application in the Historic Residential zone district for an addition to an existing building that will increase the structures floor area by more than 25% and result in a building that will contain more than 1,000 s.f. but less than 2,500 pf floor area, per LUC 7-203.A.1.b.3.

LEGAL DESCRIPTION: Lot 29, Block 4, West Telluride Addition
ADDRESS: 438 W. Columbia Ave.
ZONE DISTRICT: Historic Residential
OWNER: Marjorie Clifton
APPLICANT: Kris Perpar, Shift Architects
Approved on February 21, 2024
Such approval is subject to all rights of referendum and judicial review. Additional information concerning the approval is available from the Telluride Planning Department, Telluride, Colorado, 970-728-2161 during regular business hours.

Published in the Telluride Daily Planet February 28, 2024, and at www.telluride-co.gov.

NOTICE OF VESTING
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PROJECT TITLE: 228 W Columbia - New Construction
SUMMARY: Consideration of an application for A) a Small-Scale demolition of a non-designated principal structure within the THLD, pursuant to LUC 7-203.A.3.b.6.c.; and B) a Small-Scale new construction in the Historic Residential Zone District which will contain more than 950 s.f. but not more than 2,500 s.f. of floor area, pursuant to LUC 7-203.A.1.b.1.

LEGAL DESCRIPTION: Block 19, Lot 6B, Town of Telluride
ADDRESS: 228 W. Columbia Ave.
ZONE DISTRICT: Historic Residential
OWNER: 228 W Columbia LLC
APPLICANT: Sante Architects
Approved on February 21, 2024

Such approval is subject to all rights of referendum and judicial review. Additional information concerning the approval is available from the Telluride Planning Department, Telluride, Colorado, 970-728-2161 during regular business hours.

Published in the Telluride Daily Planet February 28, 2024, and at www.telluride-co.gov.

The Town of Mountain Village Housing Authority will begin allocating units for the East building of Village Court Apartments Phase IV to those on the VCA public waitlist and tenant transfer waitlist. If both waitlists are exhausted, the VCA public waitlist will be opened back up with community-wide noticing. Move-in is anticipated for April 2024. For more information, please email vcaphase4@mntnvillage.org.

El Departamento de Vivienda de Mountain Village comenzará a asignar unidades para el edificio Este Fase IV de Village Court Apartments a aquellas personas en las listas de espera pública y en la de transferencia. Si se agotan ambas listas, la lista de espera pública se abrirá y se notificará a toda la comunidad. La mudanza está prevista para abril de 2024. Para obtener más información, envíe un correo electrónico a vcaphase4@mntnvillage.org.



John Huebner <johnh@sanmiguelcountyco.gov>

Re: SMC Agency Referral: Rezoning/RV Park for Parcel No. 429526200003 40485 SH 145, Norwood

1 message

John J. Bockrath <norwoodchief@gmail.com>

Mon, Feb 5, 2024 at 3:15 PM

To: John Huebner <johnh@sanmiguelcountyco.gov>

Cc: Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Amy Markwell <amym@sanmiguelcountyco.gov>, Rachel Allen <rachela@sanmiguelcountyco.gov>, Matt Gonzales <mattg@sanmiguelcountyco.gov>, Ryan Righetti <ryanr@sanmiguelcountyco.gov>, Jennifer Dinsmore <jenniferd@sanmiguelsheriff.org>, Kevin Chaney <kevinc@sanmiguelcountyco.gov>, "Reider - CDOT, Rande" <randee.reider@state.co.us>, Mark Caddy <mark.caddy@state.co.us>, Gregory Powers - DNR <gregory.powers@state.co.us>, michael.cosby@state.co.us, dsheriff@norwoodtown.com

Hi John,

I have no issue with the RV park and rezoning of the 39 acre parcel.

However, I do have concerns with ingress, egress turnarounds and fire suppression that will need to be addressed as this project moves further.

Respectfully,

John J. Bockrath, District Chief
Norwood Fire Protection District

On Mon, Feb 5, 2024 at 12:00 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

Attached for your review and comment is an Application received from Peter Lundeen, on behalf of Demian Brooks. The applicant seeks approval of RV Park and Rezoning of the 39-acre parcel located at [40485 State Highway 145](#) east of the Town of Norwood. Please provide comments by February 27 and let me know if you have any questions.

John Huebner, AICP
Senior Planner
San Miguel County Planning Department
Office: (970)728-3083
www.sanmiguelcountyco.gov

For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplanClick [HERE](#) to go to the **SmartGov** public portal to apply for permits, check permit status, or view permit history.

--

John J. Bockrath, District Chief



Norwood Fire Protection District

1605 Summit Street

PO Box 411

Norwood, CO 81423

O - 970.327.4800

C - 970.729.0934

norwoodchief@gmail.com

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John Huebner <johnh@sanmiguelcountyco.gov>

Re: SMC Agency Referral: Rezoning/RV Park for Parcel No. 429526200003 40485 SH 145, Norwood

1 message

Reider - CDOT, Randee <randee.reider@state.co.us>
 To: John Huebner <johnh@sanmiguelcountyco.gov>
 Cc: "Roussin - CDOT, Daniel" <daniel.roussin@state.co.us>

Tue, Feb 27, 2024 at 3:46 PM

Hi John,

As shown in the referral attachment, CDOT issued an Access Permit, #521027, to Mr. Brooks in 2021, but they did not act on the permit (obtain a Notice To Proceed to reconstruct the access) and it has since expired. They will need to submit a new application and a level two traffic assessment. The application guidance documents are attached to this email, but please have them reach out with any questions.

Thank you,

Randee Reider**Region 5 Permits Program Manager****COLORADO****Department of Transportation**

Region 5

P 970.385.3626 | F 970.385.8361

3803 N. Main Ave., Suite 100, Durango, CO 81301

randee.reider@state.co.us | codot.gov | cotrip.org



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On Mon, Feb 5, 2024 at 12:04 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

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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

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6 attachments

- 521027 - signed 09-17-21.pdf**
10504K
- 5. R5 Traffic Engineering Services Providers and Traffic Control.pdf**
60K
- 2. Application cover memo.pdf**
125K
- 4. Levels of Traffic Assessments August 2021.pdf**
134K
- 3. Access Permit Application Checklist 2022.pdf**
85K
- 1. Access Permit Application-CDOT 0137.pdf**
348K



COLORADO

Parks and Wildlife

Department of Natural Resources

Montrose Service Center
2300 S. Townsend Avenue
Montrose, Colorado 81401
P 970.252.6000 | F 970.252.6053

February 23, 2024

John Huebner
Senior Planner
San Miguel County Planning Department
Office: (970)728-3083
www.sanmiguelcountyco.gov

RE: RV Park and Rezoning for Demian Brooks 39-acre parcel, PIN#429526200003, 40485 Hwy 145, east of the Town of Norwood, Wrights Mesa (WM) zone district

Mr. Huebner,

Thank you for the opportunity to comment on the proposed Rezoning/RV Park for Demian Brooks 39 acre Parcel No. 429526200003, 40485 SH 145, Norwood, CO. Colorado Parks and Wildlife (CPW) has a statutory responsibility to manage all wildlife species in Colorado; this responsibility is embraced and fulfilled through CPW's mission to protect, preserve, enhance, and manage the wildlife of Colorado for the use, benefit, and enjoyment of the people of the State and its visitors. CPW encourages the applicant to afford the highest protection for Colorado's wildlife species and habitats. CPW has reviewed the proposal and visited the site, and would like to offer the following comments on potential impacts to wildlife.

The property is approximately 39 acres, and it appears that approximately half the acreage has been proposed for phase development of a 50 site RV park including 5 permanent cabin locations. Phase 1 will include 10 sites with full hookup (electricity, water and septic), 15 sites with water and electricity only, and 5 van sites with no hookup. Operation will be from mid-March to mid-November with a maximum stay duration of 30 days except for 5 sites that could have occupation for up to 90 days. A permanent bath house including toilets will also be constructed during Phase 1. At present, the location is primarily agriculture with one ranch house and associated out buildings. While the property has in the past been irrigated, recent drought conditions have modified the vegetation to grasses and invading weeds.

The area surrounding the project site is primarily rural residential and agricultural in nature, and provides habitat for multiple species of wildlife throughout the year. The project site falls within winter range, concentration area, resident herd and highway crossing for mule deer; winter range area for elk, and human conflict area for black bear. Several other species of wildlife may frequent or reside in the area throughout the year, including songbirds, foxes, coyotes, Gunnison Prairie Dogs, and other small mammals.

The loss of any habitat cumulatively impacts the wildlife resource. CPW suggests that Mr. Brooks consider controlling any invasive or noxious weeds and restoring native vegetation which benefits



wildlife on the remaining portion of the parcel which is not being considered for rezoning. This will provide a benefit to wildlife as well as reducing the potential for larger habitat impacts which can occur through the spread of weeds that outcompete native vegetation. CPW staff is available to consult on what form of habitat improvement might benefit the local wildlife resource.

Black bear/human conflicts are not numerous in the area. With the increased human presence and thus increased human food sources that would be attributed to the proposed RV park, CPW is thankful that the developers have determined that the use of bear resistant trash containers is of value.

Again, thank you for the opportunity to comment on the Rezoning/RV Park for Demian Brooks 39 acre Parcel No. 429526200003, 40485 SH 145, Norwood, CO. If you have any questions, please contact District Wildlife Manager Mark Caddy at 970-209-2368.

Sincerely,

A handwritten signature in black ink that reads "Mark W. Caddy". The signature is written in a cursive, flowing style.

Mark W. Caddy
District Wildlife Manager
Norwood District
Colorado Parks and Wildlife
P.O. Box 532
Norwood, CO 81423
970-209-2368



John Huebner <johnh@sanmiguelcountyco.gov>

Re: SMC Agency Referral: Rezoning/RV Park for Parcel No. 429526200003 40485 SH 145, Norwood

1 message

Cosby - CDPHE, Michael <michael.cosby@state.co.us>

Mon, Feb 5, 2024 at 3:38 PM

To: "John J. Bockrath" <norwoodchief@gmail.com>

Cc: John Huebner <johnh@sanmiguelcountyco.gov>, Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Amy Markwell <amym@sanmiguelcountyco.gov>, Rachel Allen <rachela@sanmiguelcountyco.gov>, Matt Gonzales <mattg@sanmiguelcountyco.gov>, Ryan Righetti <ryanr@sanmiguelcountyco.gov>, Jennifer Dinsmore <jenniferd@sanmiguelsheriff.org>, Kevin Chaney <kevinc@sanmiguelcountyco.gov>, "Reider - CDOT, Rande" <randee.reider@state.co.us>, Mark Caddy <mark.caddy@state.co.us>, Gregory Powers - DNR <gregory.powers@state.co.us>, dsheriff@norwoodtown.com

Hi John,

There are no known uranium mill tailings at this location.

On Mon, Feb 5, 2024 at 3:15 PM John J. Bockrath <norwoodchief@gmail.com> wrote:

Hi John,

I have no issue with the RV park and rezoning of the 39 acre parcel.

However, I do have concerns with ingress, egress turnarounds and fire suppression that will need to be addressed as this project moves further.

Respectfully,

John J. Bockrath, District Chief
Norwood Fire Protection District

On Mon, Feb 5, 2024 at 12:00 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

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John Huebner, AICP
Senior Planner
San Miguel County Planning Department
Office: (970)728-3083
www.sanmiguelcountyco.gov



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John J. Bockrath, District Chief



Norwood Fire Protection District

1605 Summit Street

PO Box 411

Norwood, CO 81423

O - 970.327.4800

C - 970.729.0934

norwoodchief@gmail.com

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Thank you,

Michael Cosby
Uranium Mill Tailings Program
Colorado Department of Public Health and Environment
222 South 6th Street, Room 232
Grand Junction, Colorado 81501
Phone (970) 248.7171
Fax (970) 248.7198



John Huebner <johnh@sanmiguelcountyco.gov>

Re: SMC Agency Referral: Rezoning/RV Park for Parcel No. 429526200003 40485 SH 145, Norwood

1 message

John J. Bockrath <norwoodchief@gmail.com>
 To: John Huebner <johnh@sanmiguelcountyco.gov>

Sat, Feb 24, 2024 at 10:26 AM

hi John,

After meeting with the architect and speaking with Mr. Brooks, all concerns have been addressed.

For your information: there will be no outdoor fire pits/fires allowed; turning radius meets CDOT and the 2018 IFC; there is a pond on site that will be kept full by a well for fire suppression.

Let me know if you have any questions or concerns.

John

On Thu, Feb 22, 2024 at 2:23 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

John,

I understand that you have talked with the applicant regarding fire suppression and other project issues. Would you like to add to your comments?

John Huebner, AICP
 Senior Planner
 San Miguel County Planning Department
 Office: (970)728-3083
www.sanmiguelcountyco.gov

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Respectfully,

John J. Bockrath, District Chief
 Norwood Fire Protection District

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John J. Bockrath, District Chief



Norwood Fire Protection District

1605 Summit Street

PO Box 411

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C - 970.729.0934

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--
John J. Bockrath, BS, NRP

District Chief



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John Huebner <johnh@sanmiguelcountyco.gov>

Re: SMC Agency Referral: Rezoning/RV Park for Parcel No. 429526200003 40485 SH 145, Norwood

1 message

Ryan Righetti <ryanr@sanmiguelcountyco.gov>

Tue, Feb 27, 2024 at 3:21 PM

To: John Huebner <johnh@sanmiguelcountyco.gov>

Cc: Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Amy Markwell <amym@sanmiguelcountyco.gov>, Rachel Allen <rachela@sanmiguelcountyco.gov>, Matt Gonzales <mattg@sanmiguelcountyco.gov>, Jennifer Dinsmore <jenniferd@sanmiguelsheriff.org>, Kevin Chaney <kevinc@sanmiguelcountyco.gov>, "Reider - CDOT, Randee" <randee.reider@state.co.us>, Mark Caddy <mark.caddy@state.co.us>, Gregory Powers - DNR <gregory.powers@state.co.us>, michael.cosby@state.co.us, John Bockrath <norwoodchief@gmail.com>, dsheriff@norwoodtown.com

John,

In reviewing this application Road and Bridge has the following response:

- Seeing that no access will be from County roads, Road and Bridge defers any recommendations for improvements to the public highway to the Colorado Department of Transportation.
- With only one point of ingress/egress, it is highly probable that longer combination vehicles will attempt to use the access intersection at the same time. Road and Bridge recommends that the width of the driveway is widened to allow three lanes. One ingress lane and two egress lanes for vehicles turning east or west from the RV park.
- Road and Bridge also recommends the approach is paved and striped. This will enable delineation of lanes and will reduce mud and debris from being tracked from the park.

Thank you,

Ryan Righetti**Director, Road and Bridge****San Miguel County, Colorado**

970.327.4835 Office

970.327.4090 Fax



On Mon, Feb 5, 2024 at 12:00 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

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www.sanmiguelcountyco.gov



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John Huebner <johnh@sanmiguelcountyco.gov>

Re: SMC Agency Referral: Rezoning/RV Park for Parcel No. 429526200003 40485 SH 145, Norwood

1 message

Kevin Chaney <kevinc@sanmiguelcountyco.gov>
 To: John Huebner <johnh@sanmiguelcountyco.gov>
 Cc: Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Fri, Feb 16, 2024 at 11:50 AM

John,

Thank you for providing this rezoning application packet for review.

As discussed on 2/13, I have several issues with the submitted wastewater treatment plan for this project:

- 1) The proposed OWTS for this project only discusses Phase 1. Phase 2 and 3 plans need to be considered ensure future setback restrictions do not interfere with the rest of the project's development
- 2) The proposed site for the STA is currently in the southwest corner of the property, which is currently a 100' by 200' area. Increased fidelity is required before approval of this project will be considered. These detail include:
 - a) LTAR calculations based on test pits dug in 2023
 - b) Size and type of septic tank
 - c) Type of absorption field (no specifications to meet LTAR calcs)
 - d) Engineered effluent lines (minimum 2% grade, proper material to go under proposed roads, etc)
 - e) Maintenance and observation points
- 3) The proposed RV sewage dump plan lacks detail. How much retention is required? Is the RV sewage dump going to be separate from the OWTS? Are there provisions for acceptance of chemical toilet waste? Will it be open to park guests only or to outside dumpers (Hunters and pumpers)? What is the operations and maintenance plan to ensure maximum septage retention is not exceeded?

Overall trend: we need increased detail to consider this proposal. County OWTS authority extends to systems of 2000 gpd OR LESS. If future phases will be supported by additional systems, horizontal influence studies need to be considered so adjacent STAs are not negatively impacting an existing system. If the daily flow is greater than 2000 gpd, the state water quality engineering board will have to review.

Please let me know if you have any questions or concerns. I am here to support.

Best,
 Kevin

On Mon, Feb 5, 2024 at 3:38 PM Cosby - CDPHE, Michael <michael.cosby@state.co.us> wrote:

Hi John,
 There are no known uranium mill tailings at this location.

On Mon, Feb 5, 2024 at 3:15 PM John J. Bockrath <norwoodchief@gmail.com> wrote:

Hi John,

I have no issue with the RV park and rezoning of the 39 acre parcel.

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Respectfully,

John J. Bockrath, District Chief
 Norwood Fire Protection District

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 Senior Planner
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John J. Bockrath, District Chief



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Thank you,

Michael Cosby
Uranium Mill Tailings Program
Colorado Department of Public Health and Environment
222 South 6th Street, Room 232
Grand Junction, Colorado 81501
Phone (970) 248.7171
Fax (970) 248.7198



John Huebner <johnh@sanmiguelcountyco.gov>

Re: SMC Agency Referral: Rezoning/RV Park for Parcel No. 429526200003 40485 SH 145, Norwood

1 message

Jennifer Dinsmore <jenniferd@sanmiguelsheriff.org>
To: John Huebner <johnh@sanmiguelcountyco.gov>

Tue, Feb 27, 2024 at 3:34 PM

The Sheriff's Office has no comment or issues at this time.

On Mon, Feb 5, 2024 at 12:00 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

Attached for your review and comment is an Application received from Peter Lundeen, on behalf of Demian Brooks. The applicant seeks approval of RV Park and Rezoning of the 39-acre parcel located at [40485 State Highway 145](#) east of the Town of Norwood. Please provide comments by February 27 and let me know if you have any questions.

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DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

Division of Environmental Health and Sustainability

CAMPGROUNDS AND RECREATION AREAS

6 CCR 1010-9

[Editor's Notes follow the text of the rules at the end of this CCR Document.]

1.0 ADMINISTRATION

1.1 Authority: Sections 25-1-107(1)(m), 25-1-108(1)(c), and 25-13-104, Colorado Revised Statutes 1973.

1.2 Adopted: February 19, 1975

1.3 Effective Date:

1.4 Purpose: The purpose of these "Standards and Regulations" for campgrounds and recreation areas is to provide minimum requirements for the protection of the health and safety of the occupants of campgrounds, recreation areas, and the general public.

1.5 Application:

- a. The provisions of these "Standards and Regulations" are applicable to the maintenance, sanitation, occupancy, and use of campgrounds, and recreation areas as defined.
- b. These regulations shall not limit the powers and duties of other government agencies to issue such orders and adopt such rules and regulations as stringent as or more stringent than herein as may be necessary for the local public health and safety.

2.0 DEFINITIONS

2.1 Accessory Structure: Any awning, or storage cabinet, established for use by the occupants.

2.2 Approved: In conformance with applicable government codes and ordinances and with recognized National Standards of technical or scientific organizations.

2.3 Awning: A shade structure, supported by posts or columns or partially supported by a camping vehicle and installed, erected, or used on a campsite.

2.4 Camping equipment: Tents or other types of shelters, intended, designed, or used for temporary human occupancy.

2.5 Camping party: One or more persons assigned to a single campsite.

2.6 Campsite: Any specific area within organized campgrounds or other recreation areas which is used for overnight stays by an individual, a single camping family, group, or other similar entity.

2.7 Camping vehicle: A self-propelled or towed camping unit, or other vehicle used for temporary human occupancy.

- 2.8 Dependent Camping Vehicle: A camping vehicle that has no toilet, lavatory, or bathing facilities and is dependent upon a service building for toilet, lavatory and bathing facilities.
- 2.9 Independent Camping Vehicle: A camping vehicle that has toilet, lavatory, and bathing facilities requiring connection to a sanitary sewer.
- 2.10 Campgrounds: Organized campgrounds, including all Federal, State, Municipal, and County owned and designated roadside parks and campgrounds; and privately owned campgrounds which are made available, either with or without a fee to the public. Campgrounds shall include the following categories:
- a. Primitive: A campground accessible only by walk-in, pack-in, or equestrian campers, where no facilities are provided. Improvements, if any, are designed for protection of the site and not for convenience or comfort of the campers. Primitive campgrounds shall be exempt from all provisions except Sections 3.5, 11.1 c, 17.4 a and b.
 - b. Semi-Primitive: A campground accessible only by walk-in, equestrian, or motorized trail vehicles. Rudimentary facilities (privies and/or fireplaces) may be provided. Such facilities or improvements are designed for protection of the site and not for the comfort of the minimal numbers of campers in the limited use area. Semi-primitive campgrounds shall be exempt from all provisions except Sections 3.5, 3.6, 7.1, 7.3, 9.1, 9.4, 9.5, 11.1 a, b, c, d, 14.1 b and f, and 17.4 a, b, and c.
 - c. Semi-Developed: A campground of two or more campsites accessible by any type of vehicular traffic. Facilities are provided for both protection of site and comfort of users. Roads, trails and campsites are defined, and basic sanitary facilities (toilets and privies) are provided. Semi-developed campgrounds shall comply with all provisions except Sections 6.12, 8.1 through 8.10, 12.1, 12.3 b, c, d, (lavatories and showers), e (lavatories), 12.4, 12.5, 13.20 and 14.1 f.
 - d. Developed: A campground of two or more campsites accessible by any type of vehicular traffic where sites are substantially developed. Tables, refuse containers, flush toilets, bathing facilities, and water are provided.
 - e. Modern: A campground of two or more campsites accessible by any type of vehicular traffic. Campsites for independent camping vehicles have individual water, sewer and electrical connections. Campsites accommodating dependent camping vehicles and camping equipment not provided with individual utility connections are served by individual or centralized water points, by sanitary waste stations and by service buildings with flush toilets, lavatories, showers, and laundry facilities.
- 2.11 Marina: Any facility or establishment leasing, renting, or providing accommodations for five or more boats.
- 2.12 Picnic area: Any place established, maintained, operated, or used during the day by picnickers and there is no overnight usage or camping.
- 2.13 Recreation areas: All public lands and surface waters of the state, other than campgrounds, used for picnicking, camping, and other recreational activities.
- 2.14 Sanitary facilities: Toilets, urinals, privies, lavatories, showers, utility sinks and drinking fountains, and the service buildings containing these units.
- 2.15 Sanitary waste station: A facility used for removing and disposing of wastes from self-contained camping vehicle sewage holding tanks.

- 2.16 Self-contained camping vehicle: One equipped with toilet and lavatory facilities, a potable water storage tank and a sewage holding tank.
- 2.17 Service building: A structure housing toilet, lavatory, bath, laundry, service sink, and other such sanitary facilities as may be required.
- 2.18 Sewage: A combination of liquid wastes which may include chemicals, house wastes, human excreta, animal or vegetable matter in suspension or solution, and other solids in suspension or solution, and which is discharged from a dwelling, building, or other establishment.
- 2.19 Camping stand: That part of an individual campsite used for the placement of the camping vehicle, or camping equipment.

3.0 GENERAL - The following general standards shall apply:

- 3.1 All areas shall be well drained and so designed and used as to provide sufficient space for camping activities, vehicles, sanitary facilities, and appurtenant equipment.
- 3.2 The site shall not be located in an area subject to periodic flooding; nor located in such a manner as to permit contamination of a private or public water supply; nor located adjacent to swamps, marshes, railroads, stockyards, industrial sites or other such locations which would constitute a health or safety hazard.
- 3.3 Natural vegetation and ground cover shall be maintained or provided so as to facilitate drainage, reduce dust, prevent erosion and reduce fire hazards.
- 3.4 All areas shall be maintained to minimize insect, snake, and small animal hazards, and the growth of poison ivy, ragweed and other noxious or allergenic weeds.
- 3.5 All areas shall be kept free from accumulations of refuse and any health, fire, or safety hazards.
- 3.6 Camping parties and users shall be limited to that number for which the physical facilities were designed.
- 3.7 Camping vehicles equipped with plumbing fixtures shall not be permitted in a campground unless connected to the water and sewerage system, or, unless all wastes are contained in a sewage holding tank in a self-contained camping vehicle, or the drain outlets from the camping vehicle are capped, or the drain outlets are connected to a sealed container located outside the camping vehicle.
- 3.8 Camping vehicles, not equipped with plumbing fixtures, shall not be permitted in a campground unless effective means are provided to collect and contain dishwashing, bathing, or other liquid waste material and to properly dispose of these wastes by approved means. (See sections 7.0 and 8.0).

4.0 ROADS, PARKING AND WALKS

- 4.1 Safe ingress and egress of pedestrian and vehicular traffic shall be provided, and pedestrians shall have the right of way.
- 4.2 Roads and parking spaces shall be located and constructed for safe movement of vehicular and pedestrian traffic and shall be graded to drain and surfaced where necessary to maintain proper drainage and to minimize dust.
- 4.3 Roads shall be not less than the following widths:

Entrance road	-	24 feet unless separate exit provided
One traffic lane	-	10 feet
Two traffic lanes	-	20 feet
Parallel parking lane	-	10 feet

- 4.4 Roads shall be kept clear of obstructions and there shall be at least two means of access to the entrance. Dead end streets are not permitted unless a 50 foot turn-around, Y or T is provided. Roads and parking areas shall have a minimum of 13 feet overhead clearance and 3 feet side clearance from trees, brush, or other obstructions.
- 4.5 Parking space shall be provided in semi-developed, developed, and modern campgrounds for automobiles, camping or recreational vehicles, boats, trailers, and other appurtenant equipment at the rate of at least one space for each campsite.
- 4.6 In recreational areas accessible to motor vehicles, all vehicular traffic shall be restricted to roadways and parking areas. Parking space shall be provided for the estimated maximum number of users at the rate of one space for four persons and shall not exceed 100 car spaces per acre.
- 4.7 Walkways, foot bridges or other safe means of passage shall be provided in common use service areas.

5.0 CAMPSITES

- 5.1 Campsites shall be clearly marked and identified.
- 5.2 No campsite shall be less than 25 feet from a public highway right-of-way.
- 5.3 Each campsite shall provide at least 900 square feet of space.
- 5.4 The density of campsites shall not be more than 25 campsites per acre excluding roads, buildings, and other common use areas.
- 5.5 Each campsite, except walk-in campsites, shall front upon a conforming road, and each campsite not fronting directly upon a conforming road shall have a clear and unobstructed access of not less than 10 feet in width to a conforming road.
- 5.6 Each camping stand shall be so designed as to provide for safe and easy placement and removal of camping vehicles and camping equipment and shall be constructed to provide adequate support and to prevent ruts and low spots.
- 5.7 Each campsite shall accommodate only one camping party and the camping vehicle or camping unit equipment occupied by persons within the same party.
- 5.8 No permanent or semi-permanent structures, such as cabins, lean-tos, sheds or habitable buildings, shall be erected on a campsite except by the owner of the property and shall be erected in accordance with applicable state or local building construction requirements.
- 5.9 Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the campsite is vacated.

- 5.10 Camping vehicles, tents, or camping unit equipment shall not be located less than three feet from campsite lot lines or property boundary lines, except a front property line abutting upon a highway or public thoroughfare with a required 25 foot setback.
- 5.11 Camping vehicles, including awnings or other attachments, or camping unit equipment shall not be located less than 10 feet from buildings, other camping vehicles, or camping unit equipment on adjacent campsites. Accessory structures such as attached awnings and individual storage facilities, shall be considered as part of the camping vehicle unit.
- 5.12 The density of picnic sites shall not exceed an average of 40 per acre, exclusive of service roads and service buildings and each picnic site shall provide a minimum of 600 square feet of space.

6.0 WATER SUPPLY

- 6.1 The water supply system shall be designed, constructed, and maintained in compliance with Colorado Department of Health regulations and recommendations to provide a safe, potable and adequate supply of water.
- 6.2 The water supply shall not be connected to any non-potable water supply, nor be subject to any backflow or back siphonage.
- 6.3 No surface or stored water supply shall be used unless treated by a minimum of filtration and disinfection or under conditions approved by the Colorado Department of Health. When approved for use, transported water shall be obtained from an acceptable source, stored and dispensed in an approved manner, and shall contain a free chlorine residual of at least 0.2 p.p.m. at all points in the water system.
- 6.4 Wells equipped with a hand-pump shall be of the enclosed self-priming or sealed interior type pump with a closed downward directed spout. The well casing shall be protected by extending the casing at least one inch above the face of the pump flange and a concrete apron graded to drain waste water away from the well. Open pitcher pumps are not permitted.
- 6.5 Where water is distributed under pressure, the water supply system shall deliver water at a minimum pressure of at least 20 pounds per square inch and a minimum flow of at least one gallon per minute at all outlets.
- 6.6 The water supply shall deliver the following minimum volumes:
- a. 100 gallons per day per campsite with individual water connections and where flush toilets are used in the camping vehicle or in the service building.
 - b. 75 gallons per day per campsite where faucets are provided in common and centralized flush toilets in a service building are used.
 - c. 50 gallons per day per campsite where faucets are provided in common and privies are used.
 - d. 25 gallons per day per picnic site or 5 gallons per person per day in recreational area with common faucets and flush toilets.
 - e. 3 gallons of water per person per day in a picnic or recreational area with common faucets and privies.
- 6.7 Water service lines, riser pipes, and valves shall be installed and protected from damage by freezing, ground movement, vehicles, or other damage sources. Shut-off valves and drain valves, installed for draining the system, and the water service distribution lines shall be so arranged that water

will be available to those campsites being occupied during low temperature winter periods. Underground stop and waste valves are not permitted and shall not be installed on any water service.

- 6.8 Where water connections are provided at each campsite and there are individual sewer connections, the riser pipe shall be at least 1/2 inch size and shall extend at least 4 inches vertically above the ground elevation. It shall be equipped with a 1/2 inch valve outlet with a threaded male spigot for attaching a standard garden hose.
- 6.9 Where individual water connections are not provided, common-use water faucets shall be conveniently accessible and located not more than 150 feet from any campsite.
- 6.10 Drinking fountains, if provided, shall be approved angle jet types with adequate water pressures.
- 6.11 Spillage, overflow, drainage, or waste water from faucets and drinking fountains shall be discharged to approved drains to prevent impoundment of water, creation of mud holes or other nuisance conditions.
- 6.12 A water station for filling camping vehicle water storage tanks shall be provided at the rate of one station for every 100 campsites. These shall be located not less than 50 feet from a sanitary station. The station shall be posted with signs of durable material (not less than two feet) which state: POTABLE WATER - DO NOT USE TO FLUSH CAMPING VEHICLE WASTE TANKS. Such water stations shall consist of at least a 3/4 inch pipe and valve outlet and shall be protected against the hazards of backflow and backsiphonage by an approved vacuum breaker located downstream from the shutoff valve. The fill hose shall be suspended so that no part of the hose and its appurtenances will come into contact with the ground. A sign shall be posted at the entrance indicating the provision of a sanitary station and water station.

7.0 SEWAGE DISPOSAL

- 7.1 Facilities shall be provided and properly maintained for the collection and disposal or treatment and disposal of sewage.
- 7.2 Where a public sewer system is available, all plumbing fixtures, building sewers, and campground sewers shall be connected thereto. If a public sewer system is not available, a private sewage collection and disposal facility meeting requirements of the Colorado Water Quality Control Commission, the Colorado Department of Health and other applicable local government sewage disposal requirements shall be installed and all building sewers and campground sewers connected thereto.
- 7.3 Solid and liquid wastes shall not be discharged or otherwise disposed of on the surface of the ground or into any well, cave, open ditch, stream, lake, or reservoir.

8.0 SEWAGE COLLECTION

- 8.1 Sewage collection lines shall be laid in trenches of sufficient depth to be free of breakage from traffic, ground movement, agricultural activity, or other sources of damage and shall be separated from the water supply system by a horizontal distance of 10 feet and a vertical elevation of two feet below water lines at crossing points unless pressure sewers are used.
- 8.2 The sewer lines shall be constructed of approved materials with adequate vents, water-tight joints, and sufficient cleanouts. All sewer lines shall have a minimum diameter of six inches except that a sewer lateral which serves no more than 25 individual sewer connections for individual camping vehicle lots or no more than five toilet connections may be four inches in diameter.

- 8.3 Sewers shall be installed at a grade of at least one-eighth inch per foot to insure a velocity of two feet per second when flowing full. Horizontal drainage lines connecting with other horizontal drainage lines shall enter through 45 degree "y" branches or other combinations of equivalent sweep.
- 8.4 Cleanouts or manholes shall be provided at the upper end of each main sewer line, at intersections of two or more sewer lines, changes in grade or alignment of more than 45° and at intervals of not more than 400 feet.
- 8.5 Individual sewer connections shall meet the following requirements:
- a. A four inch inside diameter sewer lateral and riser pipe with the surrounding ground graded to drain from the rim of the riser pipe. The sewer lateral shall be properly trapped and vented if camping vehicles without individually trapped and vented plumbing fixtures are accommodated.
- 8.6 Dependent camping vehicles with a drain hose less than three inches in diameter shall be connected with reducers and screw or clamp-type fittings.
- 8.7 Drain outlets from independent camping vehicles shall be capped or connected with a durable, readily cleanable, non-absorbent, corrosion-resistant drain hose having an inside diameter of not less than three inches. The sewer service connection shall be installed and maintained with a grade not less than one-quarter inch per foot.
- 8.8 When the campsite is not occupied, the sewer riser pipe shall be adequately covered.
- 8.9 A flushing sink or other means of disposal shall be provided for disposal of liquid wastes from dependent camping vehicles, unless a sanitary waste station is provided and is conveniently located. The flushing sink shall be easily accessible and located at a distance of not more than 300 feet from any campsite. The sinks shall not be located in a room containing toilet, lavatory or bathing facilities, and toilets shall not be used for disposal of such liquid wastes. Common use faucets or hydrants and lavatories in service buildings shall not be used for cleaning fish and food, and washing dishes, utensils, clothing, or other articles of household use.
- 8.10 A sanitary waste station shall be provided for each 100 campsites or part thereof not equipped with individual sewer connections. Unless other approved means are used, the sanitary station shall be designed and constructed to include the following:
- a. Easy ingress and egress from a service road for camping vehicles and located not less than 50 feet from a campsite.
 - b. Connection to the sewer system by a trapped four inch sewer riser pipe and vented not more than 10 feet down stream from the trap by a four inch vent adequately supported, and extending at least eight feet above the ground surface.
 - c. The sewage inlet surrounded by a curbed concrete apron or trough of at least three feet by three feet, sloped to the inlet, and provided with a suitable hinged cover milled to fit tight.
 - d. A means for flushing the immediate area, and camping vehicle holding tank shall be provided at each sanitary waste station. It shall consist of a properly supported water riser pipe terminating two feet above the ground with a 3/4 inch valved outlet and attached hose. The water outlet shall be protected against backsiphonage and backflow by an approved vacuum breaker installation located downstream from the shut-off valve.
 - e. A sign, constructed of durable material and not less than two feet square, posted adjacent to the water flushing outlet and inscribed with the warning:

UNSAFE WATER FACILITY

8.11 The plumbing shall be installed in accordance with the 1972 edition of the Colorado Technical Plumbing Code.

9.0 REFUSE DISPOSAL

9.1 The storage, collection, and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents, or other nuisance conditions.

9.2 Durable, water-tight, easily cleanable refuse containers, sufficient to contain all the refuse shall be provided at each service building, and sanitary waste station or at a central storage area readily accessible and located not more than 300 feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each five campsites or the equivalent thereof if containers are provided at individual sites.

9.3 Unless refuse is collected daily, the containers shall be covered with close fitting, fly-tight covers.

9.4 Refuse shall be collected and removed from the premises as often as necessary, but not less than once weekly during the campground occupancy, and disposed of at a lawful disposal site.

9.5 Where burning is permitted, combustible refuse can be burned in approved fireplaces.

9.6 Refuse incinerators, where permitted, shall be isolated from vehicular and pedestrian traffic and construction shall be reviewed and approved by the State of Colorado Air Pollution Commission.

10.0 INSECT AND RODENT CONTROL

10.1 Insects and domestic rodents shall be controlled by elimination of breeding and harborage sources, proper sanitary practices, extermination, vermin proofing of buildings, and other approved control methods.

11.0 FIRES, COOKING AND EATING FACILITIES

11.1 Fires:

- a. Fires will be permitted only in facilities which have been pro-vided for such purposes or where open fires are allowed.
- b. Fire places, fire pits, charcoal braziers, wood burning stoves or other cooking facilities shall be located, constructed, maintained, and used to minimize fire hazard and smoke nuisance in the campground and the neighboring properties.
- c. No fire shall be abandoned, left unattended, or allowed to become a hazard to trees, vegetation, camping equipment or adjacent neighboring campsites.
- d. Fires shall be completely extinguished before the campsite is vacated.
- e. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.
- f. Flammable liquids shall be stored in metal containers approved by the Underwriters Laboratory, Inc.

11.2 Tables shall be of durable, non-tip construction and finished with a smooth, readily cleanable, weather-resistant material.

11.3 Food service activities, requiring a license or certificate of inspection in accordance with provisions of Sections 12-44-201 thru 213, CRS 1973, and the production, storage and dispensing of ice shall be conducted in conformance with the physical and operational requirements of the Rules and Regulations Governing the Maintenance of Food Service Establishments in the State of Colorado, January 1974.

12.0 SANITARY FACILITIES

12.1 Where water under pressure is available, sanitary facilities shall be provided and installed in accordance with provisions of the Colorado Technical Plumbing Code.

12.2 Where water under pressure is not available, equivalent facilities including privies, where not prohibited by State or local regulations, shall be provided and installed in accordance with requirements of Colorado Department of Health.

12.3 Required toilet, lavatory, and bathing facilities shall be provided in the following minimum numbers:

- a. In every campground, there shall be at least one toilet for each sex, except as permitted in Section 14.1 f.
- b. A water supply shall be provided by a hand pump or water spigot.
- c. Where a campground is designed and operated for exclusive use by independent or self-contained camping vehicles only, at least one toilet and one lavatory shall be provided for each sex at the rate of one for every 100 campsites or fractional part thereof.
- d. Where a campground accepts or accommodates dependent camping vehicles and camping equipment campers, at least one toilet and one lavatory shall be provided for each sex at the rate of one each for every 15 campsites or fractional part thereof and one shower shall be provided for each sex for every 30 campsites or fractional part thereof. Lavatories shall be provided at each building containing toilet facilities.
- e. Toilets and lavatories shall be provided for each sex at the rate of one for every 30 picnic spaces, and one for each 100 persons in a recreational area having concentrated numbers of people.

12.4 Urinals may be substituted for up to one-third of the required number of toilets. Men's toilet rooms hereafter constructed shall include urinals where more than two toilets are required. Twenty-four inches of trough urinals shall be considered the equivalent of one urinal.

12.5 Twenty-four inches of a wash sink shall be considered the equivalent of one lavatory. Laundry tubs and service sinks will not be acceptable substitutes for lavatories.

13.0 SERVICE BUILDINGS

13.1 Service buildings shall be constructed of easily cleanable, non-absorbent materials, maintained in good repair and in a clean and sanitary condition. They shall be conveniently located at a distance of not less than 10 or more than 400 feet from any dependent camping vehicle lot or persons served in a recreational area.

13.2 Separate rooms containing required plumbing fixtures shall be provided for each sex and clearly marked "men" and "women". If located in the same building, they shall be separated by a solid

sound resistant wall extending from floor to ceiling. The entrances shall be so designed so that the plumbing fixtures are not visible from the outside. A landing shall be provided beyond each exterior door opening and shall have a width and length not less than the door opening.

- 13.3 The floors of service buildings shall have a smooth, impermeable and easily cleaned surface, sloped to drain. Floor drains, properly trapped, shall be provided in all shower baths and shower rooms to remove waste water and to facilitate cleaning. The walls and ceilings of such buildings shall be finished, and the walls shall have a smooth, non-absorbent, easily cleanable surface extending to a height of four feet in toilet rooms and six feet in shower rooms.
- 13.4 Every service building shall have a minimum ceiling height of 7½ feet. In rooms with sloping ceilings, the required ceiling height shall be provided in at least 50 percent of the room and no portion of any room having a ceiling height of less than five feet shall be considered as contributing to the minimum required areas.
- 13.5 Every service building shall have at least one window with direct and unobstructed opening to the outside for natural light and ventilation, unless other approved means of light and ventilation to the outside air is provided.
- 13.6 When necessary for exclusion of flies, mosquitoes and other insects, all exterior openings of service buildings shall be protected with fly screening of not less than 16 mesh per square inch, unless other approved protective devices are provided.
- 13.7 Every service building shall be provided with at least one ceiling-type light fixture, at least one separate double convenience outlet adjacent to the lavatories and a light fixture at the outside entrance of the service building. All lights shall have wall switches; no pull cords shall be allowed.
- 13.8 Illumination levels of at least 30 foot candles shall be maintained at lavatory mirrors and laundry room work areas and at least five foot candles for general seeing tasks and at the service building entrance area.
- 13.9 Where climatic conditions require artificial heating, service buildings shall be provided with approved heating facilities which are properly installed, maintained in a safe working condition, and capable of maintaining a room temperature of 68° F.
- 13.10 Toilets and showers shall be separately installed to be individually accessible and to permit simultaneous use.
- 13.11 Each toilet shall be individually partitioned with a door to insure privacy. The compartment shall be at least 30 inches in width with at least 24 inches of clear space in front of a toilet. The dividing partitions shall be at least five feet in height with not less than 6 in. nor more than 12 inches separating the partition bottom and the floor. Toilets shall be provided with open front seats.
- 13.12 Each shower shall be individually partitioned with a curtain, screen or door to afford privacy.
- 13.13 Shower stalls shall be not less than 30 inches by 30 inches in area and shall be constructed to prevent water flow into the dressing room space.
- 13.14 Shower floors shall be skid resistant or provided with disposable or with non-slip impervious mats. Wooden racks (duck boards) over shower floors are prohibited. Where impervious mats are used, they must be cleaned, dried, and kept off the shower floor when not in use.
- 13.15 Dressing room space, screened from view and equivalent to the size of the shower floor area, shall be provided adjacent to bathing facilities and shall be equipped with a bench and clothes hook.

- 13.16 Hot and cold water under pressure shall be supplied to all required plumbing fixtures except that cold water only shall be supplied to toilets. Tempered water may be delivered to showers and sinks to conserve heated water and heating equipment. The system shall be designed to prevent discharge of water in excess of 120° F at shower heads.
- 13.17 Hot water heating facilities shall have the capacity to provide a minimum of three gallons of hot water (100° F. rise) per hour per each campsite during time of peak demands.
- 13.18 Required plumbing fixtures shall be maintained in good working order and in clean and sanitary condition. Every service room containing sanitary fixtures shall be provided with a waste basket.
- 13.19 Toilets shall be provided with a toilet paper holder or dispenser and a supply of toilet paper and a covered receptacle, and lavatory areas shall be provided with clothes hooks, shelves, and trash receptacles.
- 13.20 Service building construction shall conform to applicable provisions of the 1973 edition of the Uniform Building Code, existing local building codes, and ANSI A. 117.1 - 1961 (R. 1971); "Specifications for making buildings and facilities accessible to and usable by the physically handicapped".

14.0 PRIVIES

- 14.1 Privies, where permitted, in semi-primitive and semi-developed campgrounds, shall be:
- a. Located not less than 50 feet nor more than 400 feet from any campsite or building where food is prepared or served and shall be so constructed and maintained as to meet the requirements of the Colorado Department of Health and applicable local regulations.
 - b. Vault privies shall not be located less than 50 feet from any well or spring, or less than 25 feet from any lake, stream or water course. Earth or pit privies shall be rodent proofed and shall not be located less than 100 feet from any well or spring or less than 50 feet from any lake, stream, or water course.
 - c. Constructed of readily cleanable materials and provided with tight-fitting, self-closing doors and impervious floor, risers, and seats. They shall be fly-tight and maintained in good repair and in clean condition.
 - d. Each privy building and vault shall be ventilated and risers and seats shall be so designed and constructed as to facilitate convenient use and proper sanitation. The privy building shall be provided with a window or translucent ceiling or wall paneling to transmit natural or yard area lighting.
 - e. Separate privy facilities shall be provided for each sex and the privy seats, for each sex, shall be provided in the ratio of not less than one such unit for each 15 campsites. Toilet paper shall be provided.
 - f. In isolated campgrounds or recreation areas limited to infrequent or casual use and access is by foot, horseback, or trail vehicles, one privy or toilet may be utilized by both sexes.

15.0 SAFETY

- 15.1 All electrical wiring, equipment and appurtenances shall be installed and maintained in accordance with provisions of the 1973 Edition of the National Electrical Code.

- 15.2 Liquid petroleum gas, fuel oil, gasoline, and other flammable liquids shall be handled and used in a safe manner and shall not be stored inside or beneath any camping vehicle or within five feet of a door of a camping vehicle.
- 15.3 The grounds, buildings, and related facilities shall be constructed, maintained and used in accordance with applicable local and state fire prevention regulations.
- 15.4 Play equipment, when provided for children, shall be designed for safety, maintained in good repair and located in areas free from hazards.
- 15.5 Stables and corrals shall be located on a well drained site and located at least 50 feet from any campsite or food preparation area. Horses and large animals shall be kept in a manner to prevent hazards to inquisitive children and air or water pollution or nuisance conditions.

16.0 SWIMMING POOLS

- 16.1 Swimming pools and natural swimming areas shall be operated, maintained and used in compliance with recommendations and requirements of the Colorado Department of Health's Regulations and Standards Governing Swimming Pools and Swimming Areas.

17.0 OPERATIONAL RESPONSIBILITY

- 17.1 Sewage shall be disposed of in facilities provided for the purpose. No camping vehicle equipped with plumbing fixtures shall be occupied unless it is connected directly to the sewer system by means of a water-tight flexible waste hose at a campsite, the wastes are effectively retained in a sewage holding tank, or the camping vehicle drain outlet is capped.
- 17.2 Camping vehicles without individually trapped and vented plumbing fixtures shall not be connected to sewer branch lines that are not trapped. No sewage or liquid wastes shall be discharged or allowed to impound upon the ground surface.
- 17.3 Operator
- a. The operator shall maintain the grounds and common use sanitary facilities, equipment and utilities in a clean, safe, and sanitary condition and shall insure that refuse is collected as often as necessary to prevent nuisance conditions.
- 17.4 Camping Party
- a. The camping party shall maintain the campsite in a clean, safe, and wholesome condition. Refuse shall be deposited in the containers provided for the purpose or removed from the site and shall not be deposited on the ground.
 - b. Dogs or other pets shall be kept under control and shall not be permitted to run unattended, or be permitted to commit a nuisance.
 - c. Sanitary facilities shall be maintained in a sanitary condition consistent with normal use.

18.0 MARINAS AND BOAT LAUNCHING FACILITIES:

For purposes of the regulations pertaining to the referenced section numbers noted below, use of the words boats, camping vehicles, boat ramps, and campsites are synonymous.

- 18.1 a. Potable water shall be adequate and safe, and the water supply system shall comply with applicable provisions of sections 6.1 through 6.12, except sections 6.6 and 6.9.

- b. The distribution system shall be so designed that water is obtainable at a distance of not more than 300 feet from any boat at a marina accommodating boats with living quarters.
- c. At water stations, hoses used for filling water tanks shall be equipped with a check valve to prevent back flow and shall be installed downstream from the shut-off valve on the riser pipe. A device shall be provided to ensure that the end of the hose does not touch the marina water or deck when not in use.
- d. Nonpotable water used for washing boats and docks shall be clearly marked as being unsafe for drinking water.

18.2 Collection and disposal of sewage and liquid waste:

- a. Means of sewage collection and disposal shall comply with applicable provisions of sections 7.1 through 7.3, and section 8.9.
- b. No boat shall be maintained or operated upon the waters of the state which is equipped with a toilet unless such toilet is self-contained and is incapable of discharging human wastes into the water.
- c. Marinas accommodating boats equipped with toilets and holding systems for human wastes shall provide a sanitary boat pumpout station, or other approved means, to remove, collect, and dispose of the sewage to prevent water pollution.
- d. Fish, fish entrails, debris, or liquid wastes shall not be deposited in waters or upon the ice covering streams, lakes, or reservoirs.
- e. Fish cleaning tables, where provided, shall be equipped with a water outlet and shall have impervious, non-absorbent surfaces sloping to centrally located drains. The drains shall discharge to the sewerage system through a garbage grinding unit, or to a retention tank for disposal by approved means.

18.3 Refuse

- a. The storage, collection, and disposal of refuse shall comply with applicable provisions of sections 9.1 through 9.4.
- b. Refuse containers shall be provided, and they shall be located not more than 300 feet from a boat ramp or boat dock.
- c. Refuse, garbage, or litter of any type shall not be deposited on lands, in waters of the state, or upon ice-covered waters.

18.4 Sanitary facilities

- a. Sanitary facilities shall comply with applicable provisions of sections 13.1 through 13.20, 14.1 a, b, c, d, e, and 15.1.
- b. At least one toilet for each sex shall be provided for each boat launching and retrieving ramp lane.

- c. At least one toilet and one lavatory for each sex shall be provided for every 30 boats or fraction thereof at marinas where boats containing sleeping quarters are accommodated. The toilets shall be accessible to people at the marina 24 hours a day.
- d. Toilets shall be located at a distance of not more than 400 feet from boats served, and the location shall be plainly indicated by signs.

18.5 Miscellaneous

- a. No open fires are permitted on ice, and all fires located on ice must be enclosed in a container. Organic or inorganic material shall not be left or abandoned on the ice.
- b. Fuels, fuel storage, and fuel dispensing equipment shall be properly installed, maintained in a safe condition, and used in a manner to prevent pollution from spillage. A shut-off valve shall be installed immediately upstream from the hose and nozzle for emergency use. Where fuel oils are dispensed, provisions shall be made to contain and remove accidental spillages to minimize amounts of pollution.

19.0 **UNLAWFUL ACTS AND PENALTIES**

19.1 Pertinent sections of Colorado Revised Statutes 1973 read as follows:

"25-1-114. UNLAWFUL ACTS — PENALTIES

- (1) It is unlawful for any person, association, or corporation and the officers thereof:
 - (a) To willfully violate, disobey or disregard the provisions of the public health laws or the terms of any lawful notice, order, standard, rule or regulation issued pursuant thereto; or
 - (f) To willfully fail to remove from private property under his control at his own expense, within forty-eight hours after being ordered so by the health authorities, any nuisance, source of filth, or cause of sickness within the jurisdiction and control of the department, whether such person, association, or corporation is the owner, tenant or occupant of such private property; except that, if such condition is due to an act of God, it shall be removed at public expense;"

Sections 25-13-105, 106, 111, 112, 114 Colorado Revised Statutes, 1973 provide as follows:

"25-13-105. Unlawful acts. (1) Except as otherwise provided in this article, it is unlawful for any person:

- (a) Within the recreation areas of the state to discharge untreated sewage upon the surface of the ground or in any waters of the state;
- (b) To deposit or bury refuse on the public lands or waters within this state, except within areas or receptacles designated by the operator for this purpose;
- (c) To deposit refuse on private or public land in such a way that said refuse may be blown, carried, or otherwise transported from its point of deposit;
- (d) To willfully mar, mutilate, deface, disfigure, or injure beyond normal use any rocks, trees, shrubbery, wild flowers, or other features of the natural environment in recreation areas of the state;

(e) To willfully cut down, uproot, break, or otherwise destroy any living trees, shrubbery, wild flowers, or natural flora in recreation areas of the state;

(f) To build fires unless in compliance with rules and regulations of the board, to abandon or to leave fires unattended, or to store flammable liquids in a container which is not of a type approved by the department in an organized campground or other recreation area subject to this article;

(g) In organized campgrounds or recreation areas to use any cleansing agents, whether organic or inorganic in nature, in waters of the state for any purpose, including but not limited to bathing, clothes washing, and similar activities, or to dispose of any water containing such agents on the surface of the ground within fifty feet of any waters of the state. Such water shall be disposed of in facilities provided by the operator or in the manner specified by the operator.

25-13-106. Sewage disposal (1) In organized campgrounds, all sewage shall be disposed of in facilities provided by the campground operator. The operator shall maintain such facilities in the manner prescribed by rules and regulations of the board.

25-13-111. Enforcement. This article shall be enforced by the department, the division of wildlife, the division of parks and outdoor recreation, all city, county, and district departments of health and local boards of health, and any peace officer in this state.

25-13-112. Citizen's complaint. Any person may initiate an action under the provisions of this article by signing a complaint, in accordance with the applicable rules of judicial procedure, that he has observed a violation of this article.

25-13-114. Penalty for violation. Any person who violates any of the provisions of this article is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than five hundred dollars."

Editor's Notes

History



AGENDA ITEM

TITLE:

Discussion regarding the Draft East End Master Plan

Presented by:

Time needed:

PREPARED BY:

Kaye Simonson, Planning

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[01 CPC 031424.pdf](#)

[02 East End MP Text_word_Edits Clean Copy 031424.pdf](#)

[03 East End MP Text_word_Redline 031424.pdf](#)

[04 FLU Categories Draft Map_230922 edited 031424.pdf](#)

[Public Comments updated 031424.pdf](#)

Description:

MEMORANDUM

TO: San Miguel County Planning Commission
FROM: Kaye Simonson, AICP, Planning Director
RE: East End Master Plan Work Session
DATE: March 14, 2024

Following the February 8, 2024 meeting, subcommittees comprised of Planning Commissioners, Advisory Group members, and key stakeholders met to discuss the Themes and Goals contained in Chapter 5, along with the Action Matrix for each Theme. The attached drafts (one clean, the other showing redlines and strike-throughs) incorporate the recommendations of the subcommittees. Also, staff has addressed most of the comments and suggestions that were remaining from prior CPC meetings, and from stakeholder comments. A few questions remain that will need to be checked by Design Workshop when the document is returned for compilation into the final draft.

One notable change is the name of the “Conservation” future land use classification. Staff is suggesting calling that classification “Conservation and Large Lots.” Clarification has been added to note that the purpose is twofold: “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.*” The Planning Commission should indicate if that name is acceptable.

Next Steps

At this point, all changes recommended by the Planning Commission have been made. Staff recommends that the document be returned to Design Workshop for compilation of the final draft. Final adoption would be tentatively scheduled for June 13. The final draft would be made available online at least 4 weeks prior to the hearing.

SAN MIGUEL COUNTY EAST END MASTER PLAN

Prepared by Design Workshop

Prepared for San Miguel County DRAFT September 21, 2023

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- Connected and Equitable Community

APPENDIX

- 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	James Van Hooser
Mike Bordogna	Lance Waring
Tobin Brown	<i>San Miguel County Planning Commission</i>
Kari Distefano	Lee Taylor, Chairperson
Claudia Garcia Curzio	Josselin Lifton-Zoline, Vice
Matt Gonzales	Chairperson
Amy Levek	Mary Jo Schillaci, Secretary
Josselin Lifton-Zoline	Ian Bald
Molly Norton	Matt Bayma
Mason Osgood	Tobin Brown
Lee Taylor	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

(Placeholder)

CHAPTER 1. INTRODUCTION**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.

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.

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 XX 2024. Throughout the process, an advisory group provided key guidance and feedback to ensure the plan and process reflect our community.

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 75+ participants

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>)

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 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.

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

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

CALLOUT BOXES**WHAT IS A MASTER PLAN? (p.3)**

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

1989 TELLURIDE REGIONAL AREA MASTER PLAN GOAL – PRESERVATION OF COMMUNITY (p.4)

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.

WHAT IS A VISION STATEMENT? (p.6)

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.

HOW TO USE THIS DOCUMENT (p.12)

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.

ADD:

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

ADD near Relationship to Other Plans:

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
- Telluride Community Vision Plan
- Mind the Gap – Evaluating Workforce Housing in Colorado’s Region 10
- Region 10 Health Assessment and Public Health Improvement Plan

CHAPTER 2. SAN MIGUEL COUNTY EAST END YESTERDAY AND TODAY**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 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.

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" 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 to 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.

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.

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 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 the Telluride Ski Area, the Telluride Bluegrass Festival, the Telluride Film Festival, the Blues & Brews Festival, Mountainfilm Festival, and more.

According to a 2018 Regional Economic Analysis conducted by RRC Associates and the CU Business Research Division for Montrose, Ouray, and San Miguel Counties, tourism in the three-county area is associated with 8,068 jobs, \$271 million in labor income, and \$886 million generated annually in the local economy. "Arts, entertainment, recreation, accommodations, and food services" is the largest economic section, 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.

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 service 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.

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.

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.

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.

PRIMARY WILDLIFE IN THE REGION:

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

- Bald Eagles (Along the South Fork San Miguel River)
- Black Bears (Whole region)
- Elk (Migrations and highway crossings, whole region)
- Mountain Lions (Whole region)

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

WILDLIFE HABITATS

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

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.

CALLOUT BOXES

MINING HISTORY IN OPHIR AND TELLURIDE (p.18)

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.

PEOPLE WHO LIVE OR STAY IN MORE THAN ONE PLACE (p.22)

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.

(p.23)

San Miguel County Area Median Income \$104,800

State of Colorado Area Median Income \$105,800

TOURISM IN THE REGION (p.26)

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.

VISITOR USE MANAGEMENT TACTICS (p.27)

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.

(p.30)

Approximately 52,836 acres, or 83 square miles, are federally managed lands, equating to 73% of the East End.

(p.32)

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

- 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)

CHAPTER 3. 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

ONLINE SURVEY advertised in Spanish and English with 1,095 recorded responses

4 IN-PERSON PUBLIC OPEN HOUSES with 100+ participants

20+ PLANNING COMMISSION AND STAKEHOLDER MEETINGS

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?

- Diverse, Socio-Economic, Population
- People [make Telluride special]
- Together
- Friendly
- Abundant
- Lovely and grand
- Stressed
- Gorgeous
- Unsustainable growth
- Love seeing nature

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

- Affordable employee housing for resorts
- Balanced
- More housing
- Slow down cadence
- I love the beauty; I wish I could hike more but I work so long
- Enough development! Take care of current residents
- Self-Sustaining
- Community connections. We need a place to meet.
- Saving energy. Use less fossil fuels.
- People who want to live here and be part of the community can volunteer

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...”

- 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.’

- 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.”

- 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”

- VARIED RECREATIONAL OPTIONS

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

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

- VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

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

- 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.”

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

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 popup 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.

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.

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.

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.

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.

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

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

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

Housing Access & Diverse and Resilient Economic Opportunity: When asked “which do you think San Miguel County economic development efforts should be most focused on,” survey participants most often chose “increase the supply of affordable and workforce housing,” revealing the impact that housing affordability is having on the local workforce and businesses.

ENGAGEMENT WINDOW 3 (June - September 2023)

Content forthcoming following plan sharing.

Placeholder for Community Engagement image

CALLOUT BOXES

(p.43)

The survey captured feedback from 1,095 respondents representing a cross section of community members who live and work throughout the East End

Chapter 4. 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 2,755 persons, or 34 percent, by 2040 (for more information on state demographic projections, see Colorado Department of Local Affairs, State Demography Office). The number of households in the plan area increased by 0.9 percent between 2010 and 2022. According to 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 in 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.

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.

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 makes up four percent of the unincorporated acreage. The commercial areas are less than one percent (0.3 percent). Almost all the mixed-use (four percent) and all industrial areas are within unincorporated areas.

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 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 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.

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 55 contain the individual composite data layers for the federally managed lands, conservation and protected zoning, and environmental constraints. The Areas of Environmental Constraints and Protected Lands Map (Map 8 on page 56) overlays the data outlined in 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.

ENVIRONMENTAL AND PROTECTED LANDS CONSTRAINTS COMPOSITE

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

It is important to note that the outcome of this 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

- 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

AREAS OF ENVIRONMENTAL CONSTRAINTS AND PROTECTED LANDS

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

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.

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.

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	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

services are available. Limited neighborhood-serving uses may be included.	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,	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)

dust, light and vibrations; care should be taken to mitigate impacts.	
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 twofold: 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	Standards Land Use Adjacencies - Parks and open spaces are appropriate adjacent to all development types. Potential Zone Districts Park (P)

responders. Parks and Open Space properties are mostly publicly owned, and this classification does not include open space parcels located within subdivisions.	
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CALLOUT BOXES

WHY IS SAN MIGUEL COUNTY HARD TO COUNT? (p.51)

- 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).

HOUSING AFFORDABILITY NEEDS AND THE SUPPLY OF DEED RESTRICTED HOUSING (p.52)

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.

DEVELOPMENT TRENDS (p.54)

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))

(p.55)

Federally Managed Lands make up approximately 73 percent of the East End

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

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

(p.56)

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

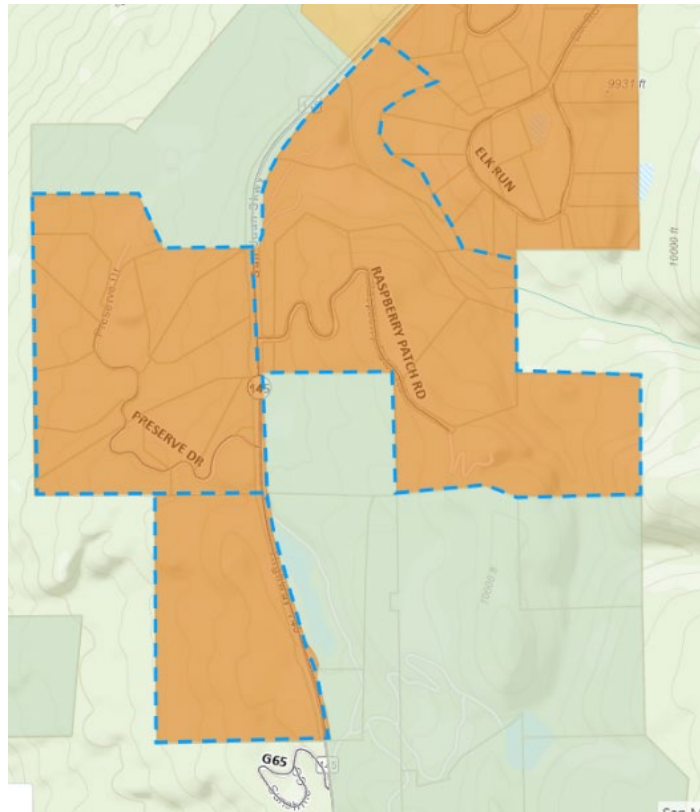
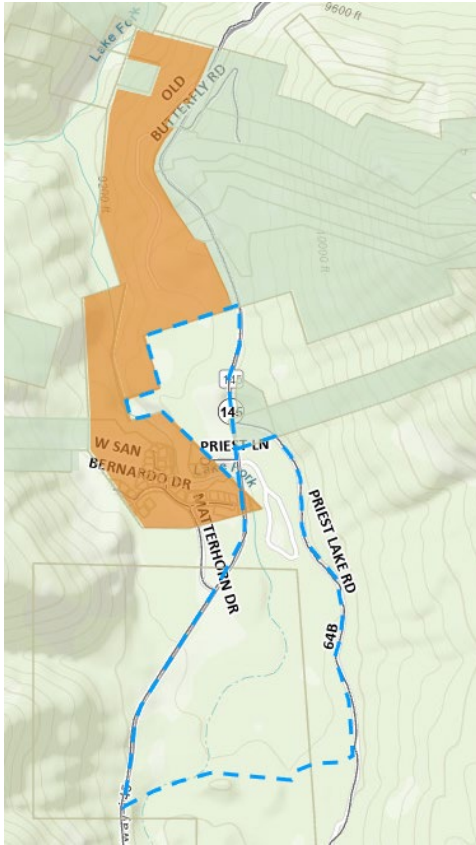
Areas shown in white are areas where development exists and where new, additional, or continued growth may be appropriate, ensuring development avoids areas of constraint and environmental importance.

Add near “Growth Challenges” or where it fits best:

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.

FUTURE LAND USE OPPORTUNITIES MAP CHANGES:

- Change the Matterhorn Mill and Matterhorn Work Center from Conservation and Large Lot to Residential Medium
- Change Raspberry Path, The Preserve, and the unplatted parcel to the south from Residential Medium to Residential Low
- Change “Conservation” to “Conservation and Large Lots” in the legend and attributes



CHAPTER 5. 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 (Low, Medium, High)

> TIMING The anticipated implementation period

Near term (1-2 years), Medium-term (3-5 years), Long term (5-9 years), Ongoing

- 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
- CONNECTED AND EQUITABLE COMMUNITY

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.

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.

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.

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.

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.

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 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.

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 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.

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.

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.

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.

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.

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.

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, fires 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.

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.

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.

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.

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. 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.

CALLOUT BOXES

HOUSING AS A COMMUNITY IDENTIFIED FOCUS (p.71)

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.

APPENDIX A ACTION MATRIX

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

HOUSING ACCESS

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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.).	High	County, San Miguel Regional Housing Authority (SMRHA), Municipalities, Nonprofit partners	Ongoing
	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.	High	County, San Miguel Regional Housing Authority (SMRHA), Municipalities, Mountain Village & Telluride Housing Authorities, Special Districts, Nonprofit partners	Near-Term
	3. In partnership with the municipalities, prepare a regional plan that addresses growth, carrying capacity, infrastructure, transportation, and other issues of mutual concern.	High	County, Town of Telluride, Town of Mountain Village, Town of Ophir	Medium-Term
	4. Identify the full suite of potential projects and partnerships that might be feasible, including private, nonprofit, and government-led initiatives.	High	County, SMRHA, Municipalities, Private Partners, Nonprofit partners	Near-Term
	5. Add to the local land bank by identifying and acquiring	High	County, SMRHA, Municipalities, Partner	Ongoing

	properties suitable for the development of housing.		Organizations, Nonprofit partners	
	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.	High	County, Municipalities, Private Developers, Businesses and other employers, Nonprofit partners	Medium-Term
	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.	Medium	County, SMRHA, Municipalities, Nonprofit partners	Near-Term
	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.	Medium	County Community Development, SMRHA, Municipalities, Nonprofit partners	Near-Term
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.	Low	County, All Water and Wastewater Providers	Near-Term
	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.	Low	County Community Development	Near-Term
	11. Continue to implement zoning and regulations that	Medium	County Community Development	Ongoing

	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.	Medium	County Community Development	Near-Term
	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	Low	County Community Development	Medium-Term
	14. Expand opportunities to create live-work dwelling units as an accessory use in commercial development.	Low	County Community Development	Medium-Term
	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.	Low	County Community Development	Medium-Term
	16. Consider allowing the rezoning of properties to zone districts that will accommodate affordable employee and community housing in areas efficiently served by water,	Medium	County Community Development	Medium-Term

	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.	High	County Community Development	Ongoing
	18. Evaluate and update employee housing mitigation requirements for new development.	High	County Community Development	Near-Term
	19. Implement Land Use and Building Code updates to allow alternative dwellings such as tiny homes (See HB 1242) and cohousing developments.	Medium	County Community Development	Near-Term
	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.	Medium	County	Ongoing
	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.	Medium	County, Water Providers, Wastewater Providers, HOAs	Near-Term
	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.	Medium	County Community Development	Medium-Term
	23. Implement a first right of refusal policy on all deed restricted properties in the	High	County, SMRHA	Near-Term

	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.	High	County, Municipalities, Private Developers, Federal Government	Long-Term
FACILITATE / COORDINATE	25. Coordinate long term lease agreements with rental units that house institutional and non-profit organizations and workers to support price stability.	Medium	County, SMRHA, Institutions, Nonprofits	Long-Term
	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.	Medium	County, SMRHA, Employers, Nonprofits, Event Organizers, USFS, TSG	Medium-Term
	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).	Medium	County, SMRHA	Near-Term
	28. Prioritize affordable housing opportunities for the local workforce within the education system, healthcare, and other essential services to ensure	High	County, Special Districts, SMRHA	Ongoing

	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).	Low	County, SMRHA	Near-Term
	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.	High	County, Municipalities, SMRHA	Medium-Term
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.	High	County, Town of Telluride, Town of Mountain Village, property owners	Medium-Term
	32. Support revolving loan funds that fund first time home buyer programs and provide down-payment assistance.	High	County, local banks, Nonprofits	Long-Term
	33. Consider establishing assistance programs, including grants and loans for developers and owners, to assist with fees and costs	Medium	County, SMRHA, local banks	Medium-Term

	related to the construction of deed-restricted housing.			
	34. Develop real time monitoring of occupancy, unit types, and other housing data.	High	County, SMRHA	Near-Term
	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).	Medium	County, SMRHA	Medium-Term
	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.	Medium	County, SMRHA, Partners, Region 10, State Government	Ongoing
	37. Consider a succession plan for occupancy of deed-restricted units when employees retire.	Medium	County, SMRHA, Health and Human Services	Medium-Term
	38. Evaluate deed restrictions and covenants to ensure long-time residents remain qualified occupants when downsizing or retiring.	Medium	County, SMRHA	Medium-Term
	39. Encourage employers to build employer-owned housing units in order to attract and retain workers.	Medium	County, SMRHA, Local businesses	Medium-Term
	40. Seek out additional housing tools and innovations that have been successful elsewhere and can be applied locally.	Low	County	Ongoing

CLIMATE CHANGE AND RESILIENCY

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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)	High	County, EcoAction Partners	Ongoing
	2. Update the Wildfire Mitigation and Resiliency Plan to encourage awareness of wildfire risk in future planning.	High	County, Fire District, Emergency Management	Medium-Term
	3. Identify strategies and action steps to implement the Hazard Mitigation Plan within the East End boundary.	Medium	County, Municipalities, Special Districts, Fire District, Emergency Management	Medium-Term
	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.	Medium	County, Water Providers, Watershed Coalition, HOAs	Medium-Term
	5. Create a Wildlife Corridor Plan to identify and create strategies to protect wildlife corridors.	Medium	County, CPW, USFS, CDOT	Medium-Term
	6. Identify review processes and criteria to evaluate development proposals and their impacts on the San Miguel River watershed.	Medium	County, SMR Watershed Coalition	Near-Term
POLICY	7. Encourage the use of renewable energy in new development and major renovations. Encourage new projects to be designed to be net zero where appropriate. Develop regulatory and financial incentives for renewable energy.	High	County	Medium-Term
	8. Develop waste reduction and zero-waste programs for construction, including new	Medium	County, Municipalities, Waste	Medium-Term

	construction, renovations and demolition.		services, EcoAction Partners	
	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.	Medium	County, SMART, Municipalities	Long-Term
	10. Establish wildfire mitigation assistance programs for neighborhoods as well as property owners.	Medium	County, Partners, HOAs, West Region Wildfire Council	Near-Term
	11. Support the efforts of West Region Wildfire Council to promote wildfire preparedness, prevention and mitigation education throughout the East End.	Medium	County, Partners, West Region Wildfire Council	Medium-Term
	12. Work with local land management partners to reduce wildfire hazard and improve land health.	Medium	County, Federal Government, HOAs, West Region Wildfire Council	Long-Term
	13. Adopt Land Use and Building Codes regarding wildfire hazard mitigation.	High	County	Near-Term
	14. Support property owners in developing small-scale renewable energy production systems (see SB19-236: Sunset Public Utilities Commission).	Medium	County, SMRHA, Sneffels Energy Board, SMPA	Long-Term
	15. 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.	Medium	County	Ongoing
	16. Support and communicate opportunities to community members regarding participation in the state administered Residential Energy Upgrade (RENU) loan program.	Medium	County, EcoAction Partners, State programs	Near-Term
	17. Receive energy building code training and technical	Low	County, EcoAction Partners	Ongoing

	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.	Medium	County	Near-Term
	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)	High	County, SMPA, EcoAction Partners, Business Community	Long-Term
	20. Develop and expand compostable material strategies for restaurants, businesses, homes and festivals and events to decrease waste.	Medium	County, Municipalities, EcoAction Partners, Private partnerships	Near-Term
	21. Implement a community-wide composting program for residents and businesses.	Medium	County, Municipalities, Private partnerships	Medium-Term
	22. Explore public private partnerships for advancing renewable energy projects.	Medium	County; Private Land Owners; San Miguel Power Association (SMPA)	Medium-Term
FACILITATE / COORDINATE	23. Work with local businesses to understand waste consumption levels and awareness.	Low	County, Businesses, EcoAction Partners	Near-Term
	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	High	County, Municipalities, USFS	Long-Term

	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.	Medium	County, Water Providers, CWCB, DWR	Near-Term
	26. Continue support for the local disaster preparedness, response and recovery efforts in the Colorado Emergency Preparedness Assessment (CEPA)	High	County, Fire District, Emergency Management	Ongoing
	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.	High	County, Emergency Management, Fire District, West Region Wildfire Council	Near-Term
	28. Work with utilities to harden infrastructure against hazards, including fire, avalanche, and geohazards. Require undergrounding of utilities where feasible.	Low	County, Utilities	Long-Term
	29. Develop an EV readiness plan.	Medium	County, SMART, CDOT, Municipalities	Medium-Term
CONSIDER / EXPLORE	30. Explore opportunities to transition electric supply to renewable energy sources.	High	County, SMPA, Sneffels Energy Board	Long-Term
	31. Explore opportunities for a regional revolving loan fund for infrastructure upgrades and smart grid investments	High	County, Municipalities, SMPA	Medium-Term
	32. Explore rewilding efforts to help recover natural systems and native vegetations.	Medium	County, CPW, USFS, Private Land Managers	Medium-Term
	33. Explore new land management strategies that increase carbon sequestration and storage in the East End, such as reforestation, restoration,	Medium	County, CPW, USFS, Private Land Managers	Medium-Term

	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.	Medium	County, Non-profits, Municipalities, Business Community	Medium-Term

BALANCED AND SUSTAINABLE NATURAL AND BUILT ENVIRONMENTS

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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 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.	High	County	Long-Term
	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.	Medium	County	Long-Term
	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.	Medium	County, Municipalities, Land Managers, CPW	Medium-Term
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.	High	County Community Development	Near-Term
	5. Offer the opportunity to subdivide land into a greater number of lots or allowable	Low	County Community Development	Near-Term

	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.	Low	County Community Development	Near-Term
	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.	Medium	County Community Development	Ongoing
	8. Through development review and standards, continue to protect the river, its tributaries, watersheds, critical habitat and wetlands.	High	County	Ongoing
	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.	Medium	County Community Development	Near-Term
	10. Require tree and vegetation planting and landscaping that is appropriate for specific ecological zones on public and private lands.	Medium	County Community Development	Near-Term
	11. Implement waterwise and other water reduction policies in land development code.	Medium	County	Near-Term
	12. Implement recommendations and policies in the Regional Climate Action Plan,	High	County	Ongoing

	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.	High	County	Ongoing
	14. Continue the Payment for Ecosystems Services (PES) program to incentivize the preservation of the ecological value of lands.	Low	County	Ongoing
	15. Cooperate with water providers to establish and implement source water protection measures.	Medium	County, Municipalities, Idarado	Near-Term
	16. Support Dark Sky initiatives.	Low	County, Municipalities, Organizations	Near-Term
	17. Work with local agencies and organizations who can provide technical expertise in the development review process.	Low	County, Stakeholders, Local, State and Federal Agencies	Ongoing
	18. Support mining remediation efforts, including water quality treatment projects.	Low	County, State and Federal Agencies, Property Owners	Ongoing
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.	Medium	County, USFS, Land Trusts, Property Owners	Medium-Term
	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	Low	County	Near-Term

	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.	Medium	County, Water Providers	Medium-Term
	22. Support efforts of organizations that focus on water security and watershed ecological health	Low	County, water organizations	Ongoing
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.	Low	County Community Development	Near-Term
	24. Consider adopting floor area limitations in the county to limit the impacts of large homes / development.	Medium	County Community Development	Near-Term
	25. Work with state regulators to allow the use of alternative water systems, i.e., rainwater, graywater, etc.	Low	County, CDPHE	Near-Term
	26. Work with forest and watershed managers to protect the health of systems within the headwaters and downstream.	Low	County, USFS, Watershed Coalition	Medium-Term

DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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.	High	County, TSG, Municipalities, Telluride Visitor Services	Medium-Term
	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.	High	County, Municipalities, Business Community, Telluride Visitor Services	Near-Term
	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.	Medium	County, Municipalities	Medium-Term
	4. Explore the potential of renewable energy generation and storage projects, such as community solar gardens (see HB19-1003: Community Solar Gardens Modernization Act).	Medium	County, Municipalities, Business Community, SMPA, Tri-State	Long-Term

	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.	Medium	County, Businesses, Nonprofits	Medium-Term
POLICY	6. 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.	Medium	County	Medium-Term
	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	Medium	County, SMRHA	Medium-Term
	8. Support opportunities to create and improve multi-modal infrastructure that connects housing and jobs (see also Expanded Transportation Options).	High	County, SMART	Ongoing
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-	Medium	County, Business Community, Telluride Foundation	Medium-Term

	camp activities that provide business and leadership training for start-ups and expanding local businesses.			
	10. Increase local use of the Region 10 Business Loan Fund by connecting businesses with regional representatives.	Medium	County, Business Community	Medium-Term
	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.	Medium	County, Nonprofits	Medium-Term
	12. 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	Near-Term
	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.	Medium	County, Business Community	Near-Term
	14. 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	Medium-Term

	15.Support regional educational opportunities that focus on job training for locals, including mentorships, apprenticeships, and continuing education.	Medium	County, Business Community, Educational Groups, Trade Groups, True North	Medium-Term
	16.Work with higher education institutions to establish affordable in-person and remote learning opportunities for people seeking further education and skill development.	High	County, Library, Western Slope colleges, Educational Organizations, Business Community, CSU Extension	Long-Term
	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.	Medium	Telluride School District, BOCES	Medium-Term
	18. Coordinate with and support economic development efforts with West End partners to help grow resources and improve opportunities that mutually benefit both areas.	Low	County, WEEDC, Region 10, Business Community	Long-Term
	19. Work with regional food providers to address food security, particularly for underserved populations.	Low	County, Agribusiness, Nonprofits, Social Services	Medium-Term
CONSIDER/ EXPLORE	20.Explore the creation of a county Brownfield Agency and associated TIF district to incentivize redevelopment and/ or remediation of brownfield areas.	High	County	Medium-Term
	21. Work with Idarado Mining Co. on developing a long-term vision and plan for reuse of the mill site.	Low	County, Idarado	Long-Term

	22. Ensure livability for local residents, with businesses providing diverse goods, ample supply, and basic services.	Low	County, Businesses	Long-Term
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EXPANDED TRANSPORTATION OPTIONS

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
PLAN/ STUDY	1. Study the feasibility of developing a gondola connection from Lawson Hill and Ilium Valley to Telluride and/or Mountain Village.	High	County, Municipalities, SMART	Medium-Term
	2. Conduct a corridor study for treating Highway 145 as a multimodal corridor that supports frequent transit, pedestrians, biking, and other micro transportation methods.	High	County, SMART, CDOT	Medium-Term
	3. Continue to study the feasibility of micro-transit solutions, such as van share, ride share, and car share.	Medium	County, Municipalities, SMART	Near-Term
	4. Continue to support SMART in a regional transit study that identifies the most needed stops to connect people to destinations.	High	County, Municipalities, SMART	Near-Term
	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.	Medium	County	Medium-Term
	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.	High	County, SMART, CDOT	Ongoing
	7. Develop an electric vehicle readiness plan including charging and alternative fuel options.	High	County, Municipalities, SMART, San Miguel Power Authority	Medium-Term
	8. Study methods to reduce heavy truck traffic in the region.	Low	County, Municipalities, SMART, Businesses	Medium-Term
POLICY	9. Establish flexible front setback allowances that will encourage multi-family, mixed-use, and commercial	Low	County	Near-Term

	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)	Low	County	Medium-Term
	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.	Low	County	Medium-Term
	12. Evaluate parking regulations and utilization to ensure requirements match demand and usage.	Low	County	Medium-Term
	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.	High	County	Medium-Term
	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.	Medium	County	Ongoing
FACILITATE / COORDINATE	15. Coordinate with regional organizations to identify a responsible entity for the funding and oversight of	High	County, Municipalities, SMART, TMVOA, TSG	Near-Term

	gondola replacement and ongoing operations and maintenance.			
	16. Work with SMART to increase transit hours, including later evening and earlier morning service.	Medium	County, Municipalities, SMART	Medium-Term
	17. Work with SMART, municipalities, and CDOT to increase transit availability during both conventional work hours and for shift workers.	Medium	County, Municipalities, SMART, CDOT	Near-Term
	18. Work with SMART, municipalities and CDOT to establish intercept parking lots at important nodes to further reduce single vehicle commuting.	Medium	County, Municipalities, SMART, CDOT	Long-Term
	19. Work with SMART and CDOT on the conversion of buses to electric or alternative fuels.	Medium	County, Municipalities, SMART, CDOT	Long-Term
	20. Coordinate with SMART to implement transit lines or transit options to San Bernardo, Trout Lake and Ophir.	Medium	County, Municipalities, SMART	Long-Term
	21. Work with SMART to improve connections to outlying areas like Norwood, Nucla/ Naturita, Montrose, Ridgway/Ouray and Rico.	High	County, Municipalities, SMART	Near-Term
	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).	Medium	County, Municipalities, SMART, San Miguel Power Authority	Long-Term
	23. Coordinate with private employers, non-profits, and SMART on a subsidized bus pass system for commuters, and particularly for under-served populations.	Low	County, Municipalities, SMART, Businesses	Ongoing

	24. Provide incentives for employer van pools, carpooling, and car shares.	Low	County, SMART, Businesses	Medium-Term
	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.	High	County, Municipalities, USFS, SMART, Telluride Regional Airport, TSG	Medium-Term
	26. Coordinate with SMART on outreach and education efforts around using public transit.	Low	County, Municipalities, SMART	Ongoing
	27. Support CDOT's regional bus service as another means by which commuters and visitors can travel.	Low	County, SMART, CDOT	Long-Term
	28. Support continuing local commercial air service.	Medium	County, Telluride Regional Airport, Municipalities	Long-Term
	29. Work with CDOT on road improvements to relieve congestion (e.g. pullouts, passing lanes).	Medium	County, Municipalities, CDOT	Long-Term
	30. Work to create a connected road network that will relieve congestion points and improve emergency access.	Medium	County, Municipalities, CDOT	Long-Term
CONSIDER / EXPLORE	31. Consider incentivizing rideshares and use of electric vehicles (see SB19-239: Address Impacts of Transportation Changes).	Medium	County, Municipalities, SMART	Near-Term
	32. Explore expanding shuttle / transportation partnerships for tourism travel to and from airports to reduce rental car demand.	Medium	County, Municipalities, SMART	Medium-Term
	33. Coordinate with jurisdictions for a regional bikeshare program. Consider including e-bikes in the fleet.	Low	County, Municipalities, Businesses	Long-Term

	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.	Medium	County, Municipalities, CDOT, CPW	Medium-Term
	35. Coordinate transit service with other regional transit systems.	Medium	Couty, SMART, CDOT, Regional Transportation Providers	Long-Term

SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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.	Medium	County, Municipalities, USFS, BLM, Telluride Mountain Club, Telluride Ski & Golf	Medium-Term
	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.	Medium	County, User Groups	Medium-Term
	3. Consider strategic placement of entrances and wayfinding to parks, open spaces, and trails to encourage use of multi-modal transportation.	Medium	County, USFS	Medium-Term
	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.	Medium	County, USFS, Nonprofit Partners	Medium-Term
	5. Evaluate the formation of a recreation district to fund, develop and operate a community recreation center and recreation programs.	Medium	County, Municipalities	Long-Term
POLICY	6. Prioritize implementation of recreational options that	Low	County, Municipalities,	Ongoing

	minimize disruption to critical habitats and natural features		Telluride Mountain Club, Telluride Ski & Golf	
	7. Implement existing County and Town recreational plans when planning new parks, open spaces, and trail connections.	Low	County, Municipalities, Telluride Mountain Club, Telluride Ski & Golf	Ongoing
	8. Implement the use of consistent accessible and bilingual signage for recreation areas.	Medium	County, Municipalities, USFS, Nonprofit Partners	Near-Term
	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.	Medium	County, Municipalities, USFS, Private Landowners / Developers	Ongoing
	10. Preserve public access to public lands and recreation areas throughout the East End by working with private landowners for access easements.	Medium	County, USFS, Municipalities, Private Landowners	Long-Term
	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.	Medium	County, USFS, CPW Conservation organizations	Near-Term
	12. Expand the trail network to connect to local bus routes and the Gondola, and provide connections between other trails, destinations, and satellite communities.	Medium	County, Municipalities, USFS, Telluride Mountain Club, Telluride Ski & Golf	Long-Term
	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.	Low	County, USFS	Ongoing

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.	Low	County, USFS, Municipalities, Private Businesses, Telluride Visitor Services, Concierges	Near-Term
	15. Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts.	Medium	County, USFS, Municipalities, SMART	Long-Term
	16. Manage impacts of vehicles at trailheads by implementing trailhead maintenance and improvements.	High	County, USFS, SMART, recreational businesses, Town of Mountain Village, Town of Telluride, Telluride Visitor Services, concierge	Medium-Term
	17. Facilitate the use, enjoyment, discovery, and stewardship of recreational assets for community members of all abilities, ages and income levels.	Low	County, Private Businesses, USFS, Municipalities	Ongoing
	18. Coordinate with municipalities and public land managers to expand and improve connectivity of the trail network.	Medium	County, Municipalities	Long-Term
	19. 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	Long-Term
	20. Establish a program to monitor and assess the impact of recreational activities on the environment.	Medium	County, Municipalities, USFS, CPW, Telluride Visitor Services, TMtnC	Medium-Term

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)	Medium	County, Municipalities, USFS, CPW	Medium-Term
	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.	Medium	County, USFS, Private Land Managers	Long-Term

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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.	Medium	County, Municipalities, Telluride Arts	Near-Term
	2. Support the promotion of arts and culture through education, marketing, and events. Consider coordinating between and across governmental entities and organizations.	Low	County, Municipalities, Telluride Arts, Arts Organizations	Medium-Term
	3. Maintain historic and cultural assets that are representative of and supportive of San Miguel County's history and sense of place.	Medium	County, Historical Commission, Telluride Historical Museum	Ongoing
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.	Low	County, Municipalities, Telluride Arts, Arts Organizations	Ongoing
	5. Support new and existing arts programs to encourage youth involvement.	Low	County, School District, Ah Haa School, Telluride Arts, Arts Organizations	Near-Term
	6. Support local resident-oriented festival events and activities.	Low	County, Telluride Arts, Ah Haa School, Arts organizations	Near-Term
	7. Support new and existing programs and events that recognize and celebrate the region's cultures, and promote science and education.	Low	County, Organizations	Near-Term
	8. Encourage commercial and mixed-use developments and businesses to incorporate art through murals, design, sculpture, installations, etc.	Low	County Community Development, Telluride Arts, Ah Haa School	Medium-Term
	9. Continue to use transportation and accommodation strategies	High	County, Municipalities,	Medium-Term

	during large festival times to help minimize the impact from the influx of people and traffic.		SMART, Festival organizers	
	10. Collaborate with public and private entities to solidify plans for historic preservation, acquisition and interpretation.	Low	County, Historical Commission, Telluride Historical Museum	Ongoing
	11. Work to ensure the longevity of nonprofit organizations through continued community support.	Medium	County, Municipalities, Nonprofits	Ongoing
	12. Connect with the Ute peoples and facilitate opportunities for inclusion in cultural programs.	Low	County, Community Organizations, Ute Tribal Leaders	Medium-Term
	13. Identify underserved and under-represented communities and work to provide cultural programs that are inclusive.	Low	County, Nonprofits	Medium-Term
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.	Medium	County, Historical Commission, Telluride Historical Museum, Ute Tribal Leaders	Near-Term
	15. Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate and promote local historic landmarks, history, and traditions.	Medium	County, Historical Museum	Medium-Term
	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.	Medium	County, Arts Organizations	Near-Term
	17. Support opportunities to promote environmental conservation efforts through public art installations that raise awareness about the	Low	County, Arts Organizations	Medium-Term

	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.	Medium	County, Arts and Cultural Organizations	Ongoing
	19. Explore strategies to strengthen and build infrastructure for nonprofit organizations.	Medium	County, Nonprofits	Medium-Term
	20. Seek innovative solutions in the arts, sciences and environmental stewardship fields that build and support community.	Medium	County, Nonprofits	Medium-Term

CONNECTED AND EQUITABLE COMMUNITY

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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.	Medium	County	Near-Term
	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.	High	County, Municipalities, TSG, Visitor Services	Medium-Term
	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.	Medium	County Health and Human Services, SMART	Medium-Term
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	Medium	County	Near-Term

	as people who speak different languages.			
	5. Ensure public meetings, spaces, and records are accessible to differently abled persons and to diverse demographics.	Medium	County	Near-Term
	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.	Low	County, Library, Schools, Non-profits	Ongoing
	7. Support community-based programs and businesses that focus on supporting youth and teens.	Low	County, Schools, Youth non-profits	Ongoing
	8. Include opportunities for diverse representation on County boards and commissions.	Low	County	Ongoing
	9. Support efforts of local organizations to create opportunities for diverse representation on boards.	Low	County, Nonprofits	Ongoing
	10. Invest in facilities and infrastructure that promote community connections and provide opportunities to gather.	Medium	County	Medium-Term
	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.	High	County Community Development, SMART	Near-Term
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,	Medium	County, Municipalities, Organizations	Near-Term

	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.	Medium	County, Community Organizations and Service Providers	Near-Term
	14. Foster a culture of transparency and open communication by regularly sharing information about County initiatives, projects, and decisions with community members.	Low	County	Ongoing
	15. Foster community connections and engagement for people of all ages, backgrounds and abilities.	Low	County	Near-Term
	16. Regularly hold public forums to provide opportunities for residents to voice their concerns and ideas on how to improve their community.	Low	County	Near-Term
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.	Medium	County, Community Organizations	Medium-Term
	18. Consider regular surveys of both visitors and local residents and workers regarding impacts on the community.	Low	County, Municipalities, Tourism Board	Ongoing

WORKING DRAFT

3/14/24

SAN MIGUEL COUNTY EAST END MASTER PLAN

Prepared by Design Workshop

Prepared for San Miguel County DRAFT September 21, 2023

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LAND ACKNOWLEDGEMENT

We, the settler descendants of San Miguel County, recognize we are living on the unceded homelands of the Ute People (Nuche) -- as well as of other indigenous nations stretching back 13 millennia to the time of Eagle Rock Shelter here on the Western Slope of Colorado. We will strive to guide our land use planning and decision-making process according to the land's needs for care and health, prioritizing the well-being of all humans and other creatures who now call this place home, as directed by the communal vision expressed in this document.

~~As recommended by the Planning Commission 08/10/23~~

PLAN PARTICIPANT ACKNOWLEDGEMENTS LIST

Advisory Group

Pam Bennett	Lee Taylor
Mike Bordogna	James Van Hooser
Tobin Brown	Lance Waring
Kari Distefano	<i>San Miguel County Planning Commission</i>
Claudia Garcia Curzio	Lee Taylor, Chairperson
Matt Gonzales	Josselin Lifton-Zoline, Vice
Amy Levek	Chairperson
Josselin Lifton-Zoline	Mary Jo Schillaci, Secretary
Molly Norton	Ian Bald
Mason Osgood	Matt Bayma

WORKING DRAFT

3/14/24

Tobin Brown

Galena Gleason

San Miguel County Board of Commissioners

Anne Brown

Kris Holstrom

Lance Waring, Chairperson

San Miguel County

Kaye Simonson, Planning Director

John Huebner, Senior Planner

Nicola Kerr, ~~Planning Technician~~
Associate Planner

Heather Widlund, GIS Director

Design Workshop

Jessica Garrow, Principal ~~in Charge~~
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

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JOINT LETTER FROM BOCC CHAIR AND PC CHAIR

(Placeholder)

CHAPTER 1. INTRODUCTION

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.

The East End Master Plan is part of the San Miguel County Comprehensive Development Plan (“CDP,” 1978, as amended). The CDP notes that the County is divided into “community or ‘regional’ areas where common values and problems based on economy, topography, and community identity could be handled in more detail...” The CDP also states that a sense of community may exist within each region ~~and~~ 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.

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,

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wildlife, open spaces, and tradition, enriches the community's cultural fabric. The East End is dedicated to environmental ~~protection~~stewardship, green energy opportunities, and climate change mitigation and adaptation. ~~By utilizing technology~~Through innovation, implementing effective policies, and collaborating regionally, Eastern San Miguel County can ~~make a positive impact on its environment and serve as a model for others~~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, ~~and~~ 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 ~~2023~~2024. Throughout the process, an advisory group provided key guidance and feedback to ensure the plan and process reflect our community.

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GUIDING THEMES

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

ENGAGEMENT SUMMARY

ENGAGEMENT WINDOW 1 (October - December 2022)

Objective:

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

Methods:

- 5 topical focus groups
- 4 pop-up events - 150+ participants
- 3 advisory board meetings

ENGAGEMENT WINDOW (2 January - March 2023)

Objective:

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

Methods:

- Online survey
- 1,095 participants
- 3 advisory group meetings
- Community workshops 100+ participants

ENGAGEMENT WINDOW 3 (June - September 2023)

Objective:

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

Methods:

- Planning commission & community
- Presentations and notifications
- 2 advisory group meetings
- Community Workshops 75+ participants

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>)

PLAN PURPOSE WHY IS IT NEEDED? WHY DO THIS NOW?

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

The San Miguel County East End Master Plan considers the issues and opportunities facing the community today - population, visitor and part-time resident growth, environmental conservation, housing challenges, transportation needs, mining and agriculture industry shifts, preservation of community, and threats and stressors from climate change. Throughout the planning process many

conversations about the “carrying capacity” of the region have occurred. 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

It is often said that an individual’s future quality of life depends on the choices they make today. The health of a community is no different. The plan is a shared vision for future decision making, providing guidance on needed multi-modal transportation investments, strategies for housing community members at a range of income levels, critical areas to be preserved as natural spaces, tools for economic success, and resiliency in the face of a changing climate. Change within the plan area is inevitable, which is why it is important to understand where growth pressures might occur and what type of 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.

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

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

CALLOUT BOXES

WHAT IS A MASTER PLAN? (p.3)

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

1989 TELLURIDE REGIONAL AREA MASTER PLAN GOAL – PRESERVATION OF COMMUNITY (p.4)

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.

WHAT IS A VISION STATEMENT? (p.6)

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.

HOW TO USE THIS DOCUMENT (p.12)

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.

ADD:

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

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- [Regional Transportation Plan](#)
- [Master Plan for Aging](#)
- [Dark Sky initiative](#)

[ADD near Relationship to Other Plans:](#)

[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](#)
- [Telluride Community Vision Plan](#)
- [Mind the Gap – Evaluating Workforce Housing in Colorado’s Region 10](#)
- [Region 10 Health Assessment and Public Health Improvement Plan](#)

CHAPTER 2. SAN MIGUEL COUNTY EAST END YESTERDAY AND TODAY

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 ~~people who came before~~, 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, and delivered-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 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 ~~have become~~ 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 ~~2.83~~ 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.

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 —~~connect the area to the east,~~ and the area boasts access to a handful of Colorado's infamous "14ers" within the adjacent wilderness areas. [Federally-managed lands comprise approximately approximately 73 percent of the East End area](#) ~~are areas of federally managed lands~~. Developed areas include three incorporated towns (the Town of Telluride, the Town of Mountain Village, and Ophir), several unincorporated community areas, and numerous subdivisions.

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 [to](#) 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.

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 \$104,800 and \$105,800 for the state 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, and 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 /a/e); 7.9 percent report as two or more races; 5.7 percent identify as other; and one percent identify as Asian. Less than one percent of residents identify as American Indian or Alaska Native (0.8 percent), Black or African American (0.23 percent), or Pacific Islander (0.02 percent) (U.S. Census, 2020) (Table 5). The Town of Mountain Village is the most racially diverse area within the study area.

About one-third of the region's workforce is estimated to be Hispanic (Latino /a/e). Since many people commute in from other communities or counties, it is important to recognize-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 ~~acknowledged-understood~~ that census data is potentially not reflective of the presence of people who identify as Hispanic (Latino/a/e) in the region due to challenges in census outreach during the COVID-19 pandemic and with changes in immigration policies that disproportionately affected those with ancestral ties to the global south. Using the existing enrollment data from the Telluride School District, an estimated 20.88 percent of the registered students identify as Hispanic (Latino/a/e), and 15.34 percent are English language learners ~~was 15.34 percent~~ (Colorado Department of Education data 2020 – 2021). This indicates a ~~potential-probable~~ undercount in the 2020 Census of Hispanic (Latino/a/e) community members.

ECONOMICS

LOCAL AND REGIONAL ECONOMY

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

According to a 2018 Regional Economic Analysis conducted by RRC Associates and the CU Business Research Division for Montrose, Ouray, and San Miguel Counties, tourism in the three-county area is associated with 8,068 jobs, \$271 million in labor income, and \$886 million generated annually in the local economy. "Arts, entertainment, recreation, accommodations, and food services" is the largest economic section, accounting for 29.4 percent of the county GDP. Tourism in this study was defined as visitor trips and second home construction and upkeep. Reportedly 56 percent of this output is supported by San Miguel County. The report notes that approximately 47-65 percent (2,9383,903) 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 ~~identifies-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.

BUSINESS

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

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

HEALTHCARE SERVICES

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

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

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

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

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

Community health providers in ~~eastern San San~~ Miguel County include the Telluride Regional Medical Center (TRMC), the Uncompahgre Medical Center (UMC), the County Health Department, and several healthcare ~~facilities-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.

TRANSPORTATION

Primary regional transportation corridors include Highway 145, running east to west into Telluride and south past Ophir and Trout Lake to Lizard Head Pass, ~~and the~~ 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 ~~small~~ transit authority that was formed in 2016 in an effort to consolidate existing regional services that were funded and operated separately throughout the various communities in the county. It is anticipated that SMART will assume responsibility for operating the gondola when the current arrangement with the Telluride Mountain Village Homeowners Association expires in 2027. 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.

ENVIRONMENT

NATURAL AREAS

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

The high-country boundary includes important regional watershed such as ~~the~~ Savage Basin, Blue Lake Basin, and Marshall Basin, as well as ~~a~~ number of key mountains and mountain ranges. Additionally, approximately 52,836 ~~square~~ acres, 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 ~~63K-63L~~ through Ilium to the San Miguel River.

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.

PRIMARY WILDLIFE IN THE REGION:

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

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

WILDLIFE HABITATS

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

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.

CALLOUT BOXES

MINING HISTORY IN OPHIR AND TELLURIDE (p.18)

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

PEOPLE WHO LIVE OR STAY IN MORE THAN ONE PLACE (p.22)

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.

(p.23)

San Miguel County Area Median Income \$104,800
State of Colorado Area Median Income \$105,800

Commented [KS1]: Verify that this is correct

TOURISM IN ~~TELLURIDE THE REGION~~ (p.26)

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

VISITOR USE MANAGEMENT TACTICS (p.27)

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

(p.30)

Approximately 52,836 ~~square~~-acres, or 83 square miles, are federally managed lands, equating to 73% of the East End.

(p.32)

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

- 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)

CHAPTER 3. 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/a/e community, such as translation of all English materials into Spanish and the availability of Spanish-speaking facilitators at all events. Information about events was also posted in Spanish and in areas throughout the community, with direct communication about activities conveyed by trusted community members. Despite these efforts, fewer Latino/a/e community members participated in the engagement activities than the area's demographics. Advisory group members provided critical feedback about how to incorporate concerns and opportunities from this portion of our community in the plan. Additionally, targeted outreach to the

WORKING DRAFT

3/14/24

Latino/a/e community is encouraged as portions of the plan are implemented by the County and its partners.

The development of the plan incorporates the following:

5 TOPICAL FOCUS GROUPS Tourism, Recreation & Visitors Housing Considerations Environmental Stewardship & Priorities Mobility & Transportation Equity, Inclusion & Livability

4 POP-UP EVENTS located throughout the East End with 150+ participants.

8 ADVISORY BOARD MEETINGS with 13 members representing diverse perspectives and industries

ONLINE SURVEY advertised in Spanish and English with 1,095 recorded responses

2-4 IN-PERSON PUBLIC OPEN HOUSES with 100+ participants

20+ PLANNING COMMISSION AND STAKEHOLDER MEETINGS

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?

- Diverse, Socio-Economic, Population
- People [make Telluride special]
- Together
- Friendly
- Abundant
- Lovely and grand
- Stressed
- Gorgeous
- Unsustainable growth
- Love seeing nature

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

- Affordable employee housing for resorts
- Balanced
- More housing
- Slow down cadence
- I love the beauty; I wish I could hike more but I work so long
- Enough development! Take care of current residents
- Self-Sustaining
- Community connections. We need a place to meet.
- Saving energy. Use less fossil fuels.
- People who want to live here and be part of the community can volunteer

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

WORKING DRAFT

3/14/24

- 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..."

- BALANCED AND ~~SUSTAINED~~ 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."

- 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."

- 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"

- VARIED RECREATIONAL OPTIONS

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

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

- VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

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

- ~~CONNECTED, COOPERATIVE, WELCOMING,~~ AND EQUITABLE COMMUNITY

WORKING DRAFT

3/14/24

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

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

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 popup 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.

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

WORKING DRAFT

3/14/24

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.

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.

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.

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

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

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

Housing Access & Diverse and Resilient Economic Opportunity: When asked “which do you think San Miguel County economic development efforts should be most focused on,” survey participants most

WORKING DRAFT

3/14/24

often chose “increase the supply of affordable and workforce housing,” revealing the impact that housing affordability is having on the local workforce and businesses.

ENGAGEMENT WINDOW 3 (June - September 2023)

Content forthcoming following plan sharing.

Placeholder for Community Engagement image

CALLOUT BOXES

(p.43)

The survey captured feedback from 1,095 respondents representing a cross section of community members who live and work throughout the East End

Commented [KS2]: Include October open house.

Chapter 4. LOOKING TOWARD THE FUTURE

UNDERSTANDING GROWTH IN THE EAST END

POPULATION GROWTH

Population projections from the Colorado State ~~Demographer's Demography~~ Office predict that San Miguel County as a whole will increase by ~~2,755~~ persons, or 34 percent, by 2040 (for more information on state demographic projections, see Colorado Department of Local Affairs, State Demography Office). The number of households in the plan area increased by 0.9 percent between 2010 and 2022. According to ~~ESRI Business Analyst~~ the Colorado State Demography Office, population growth within the ~~plan area~~ County is estimated to total ~~19,435~~ people between 2022 and 2027. ~~If the current population share of 68 percent in the East End continues, that would suggest an increase in 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.

HOUSING

Based on 2022 ESRI data, the plan area has a total of 4,994 housing units. Of these housing units, 4,043 are within the Towns of Ophir, Mountain Village, and Telluride, with the remaining 951 units being in the portions of the study area that fall within unincorporated San Miguel County. Of the 4,994 units in the study area, only 2,523 units are occupied, meaning that “the persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere” (U.S. Census Bureau, 2021; U.S. Census Bureau, Subject Definitions). ~~Of these, about~~ 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.~~

The area’s housing mix includes a ~~healthy proportion of significant number of~~ multifamily ~~options~~ units, ~~which – The high instance of multifamily units~~ is increasingly common for mountain resort communities, ~~and including with~~ a large proportion of ~~condos owned by~~ second homeowners. ~~Also, and~~ the majority of the area’s deed-restricted units are multi-family buildings. ~~However, h~~ 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 greenhouse Gas-gas~~ emissions.

LAND USE

Commented [KS3]: Verify – the numbers were updated in 2023

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

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

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

FUTURE GROWTH

WHERE SHOULD GROWTH OCCUR?

The San Miguel ~~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 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 at this time, but the County would be open to proposals ~~from property owners~~ that increase ~~density for~~ 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 ~~may be open to consideration of alternate development proposals~~. Platted undeveloped subdivision areas include Deep Creek Mesa Ranch and Mill Creek Ranch Subdivision. The County is also open to potential land exchanges with federal agencies that would further the priorities and objectives of the Master Plan, should those opportunities arise.

~~GROWTH-LAND USE~~ CHALLENGES

To better understand the East End ~~growth-land use~~ challenges, an assessment was done to ~~understand~~ ~~identify~~ areas with environmental ~~constraints~~ and protected lands ~~constraints~~. The areas shown in Map 7 on page 55 contain the individual composite data layers for the federally managed lands, conservation and protected zoning, and environmental constraints. The Areas of Environmental Constraints and Protected Lands Map (Map 8 on page 56) overlays the data outlined in ~~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. ~~However, should changes to an existing subdivision or PUD be proposed that would increase density and support adding to the housing stock for local residents or workers, or otherwise meet community needs, the County would consider that request.~~

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

ENVIRONMENTAL AND PROTECTED LANDS CONSTRAINTS COMPOSITE

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

It is important to note that the outcome of this 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

- 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

AREAS OF ENVIRONMENTAL CONSTRAINTS AND PROTECTED LANDS

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

FUTURE LAND USE OPPORTUNITIES

A Future Land Use Map is an important part of any Master Plan, providing direction for the community and decision makers on the types of development that ~~is~~are appropriate in different areas into the

Commented [KS4]: What does this reference?

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.

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 Area 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.

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. <u>Higher densities are appropriate for development that will provide</u> <u>While less likely to provide a significant amount of</u> housing for people who live and work in the local communities, <u>potential may exist for</u> <u>infill</u> and where adequate public services are available.	Standards <u>Current Zone Districts</u> <u>Low Density (LD), Affordable Housing Planned Unit Development (AH) (PUD), Low Density Residential (LDR),</u> 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 <u>1989 Land Use Category</u>
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	Low Density Residential Cluster Potential Zone Districts Low Density (LD), <u>Low Density Residential (LDR)</u> Affordable Housing Planned Unit Development (AH) (PUD), Community Housing (CH), 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 Current Zone Districts Medium Density (MD), Affordable Housing Planned Unit Development (AH) (PUD), Low Density Residential (LDR) Land Use Adjacencies Generally appropriate to be adjacent to: - Low Density Residential - High Density Residential - Commercial - Public/Institutional - Conservation Area - Parks and Open Space 1989 Land Use Category Medium Density Residential Cluster Potential Zone Districts Medium Density (MD), <u>Low Density Residential (LDR)</u>, Affordable Housing Planned Unit Development (AH) (PUD), Community Housing (CH)
Residential High / Mixed Use (<u>greater than</u> 1 unit per acre or less) Residential High/Mixed Use applies to properties developed with a density of more than one unit per acre, mixed-use developments, and Planned Unit Developments on large parcels. Development is served by community water and wastewater systems. This category is meant to support high density, clustered, mixed-use development. Developments may include commercial uses that are primarily community-serving.	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: - Residential Low - Residential Medium - Commercial/Industrial - Public/Institutional - Parks and Open Space - Conservation Area 1989 Land Use Category High Density Residential Cluster

	Potential Zone Districts High Density (HD), Community Housing, (CH), Affordable Housing Planned Unit Development (AH) (PUD), Mixed Use Development (MXD), Mobile Home (MH)
Commercial / Industrial Commercial land use types accommodate uses such as food, beverage, and entertainment uses, indoor and outdoor recreation, office and business professional uses, retail sales, vehicle and equipment services, and visitor accommodations. It can also accommodate warehouse buildings, industrial art spaces, breweries, and flex spaces. Industrial uses typically have a larger footprint and generally includes employment-focused developments. Examples include construction shops and yards, resource extraction, logging, mining, waste and salvage, energy generation and distribution activities, and manufacturing and production, as well as distribution centers, logistics facilities and other low impact manufacturing or industrial uses. The incorporation of live-work units to house people working within the Commercial and Industrial areas, as well as the rests of the region, are encouraged and should be incorporated into development whenever possible. Because of the topography and existing land use patterns of the Plan area, some Commercial / Industrial uses may be located in close proximity to residential uses. Commercial/Industrial uses may generate noise, dust, light and vibrations; care should be taken to mitigate impacts.	Standards Current Zone Districts Low Intensity Industrial (LI), Heavy Commercial (HC) Land Use Adjacencies - Residential Low - Residential Medium - Residential High/Mixed Use - Public/Institutional - Parks and Open Space 1989 Land Use Category Commercial Potential Zone Districts Low Intensity Industrial (LI), Heavy Commercial (HC), Mixed Use Development (MXD)
Public / Institutional This land use category is reserved for buildings and facilities used to provide public services. This can include uses such as wastewater treatment facilities, utility buildings, emergency response centers, transit facilities, airports and fields and the like. A range of institutional and semi-public uses are also allowed such as schools, hospitals, libraries, community/recreation centers, religious institutions, non-profits, public safety facilities, etc. Public/Institutional properties may also include accessory housing for essential personnel and emergency responders	Standards Current Zone Districts Public (PUB) Land Use Adjacencies - Public / Institutional uses are appropriate adjacent to all development types. 1989 Land Use Category Public and Institutional Potential Zone Districts Public (PUB), Community Housing (CH)
Conservation Area and Large Lots (1 unit per 35+ acres)	Standards Current Zone Districts

The purpose of the conservation<u>Conservation and Large Lots</u> area is <u>twofold</u>: to preserve large, environmentally sensitive and/or ecologically valuable lands for resource, agricultural, open space, and recreational purposes, <u>and for residential uses on large tracts</u>. Areas of historic mining and industry are also supported in this category. Residential uses are limited to single-family homes; <u>caretaker units are encouraged</u>. <u>Limited commercial uses and activities may be permitted</u>. 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 <u>Conservation and Large Lots</u> area includes mining claims, agricultural lands, and 35-acre subdivisions<u>land divisions</u>. It also overlays public lands, primarily US Forest Service.	<u>Open Space (OS), Forestry, Agriculture and Open (F), High Country Area (HCA)</u> Land Use Adjacencies - Conservation <u>and Large Lots</u> areas are appropriate adjacent to: - Residential Low - Residential Medium - Residential High/Mixed Use - Parks and Open Space - Public/Institutional <u>1989 Land Use Category</u> <u>Open Space</u> 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 <u>Current Zone Districts</u> <u>Park (P)</u> Land Use Adjacencies - Parks and open spaces are appropriate adjacent to all development types. <u>1989 Land Use Category</u> <u>Open Space & Parks</u> Potential Zone Districts Park (P)

CALLOUT BOXES

WHY IS SAN MIGUEL COUNTY HARD TO COUNT? (p.51)

- 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-very~~ high number of vacant dwellings (second homes, lodging units).

HOUSING AFFORDABILITY NEEDS AND THE SUPPLY OF DEED RESTRICTED HOUSING (p.52)

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.

DEVELOPMENT TRENDS (p.54)

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~~ high-density housing for 2,107 people (1993-2005))
- Valley Floor - conserved as open space (was originally contemplated as ~~high-density~~ high-density housing for 1,770 people (2002-08))

(p.55)

Federally Managed Lands make up approximately 73 percent of the East End

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

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

(p.56)

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

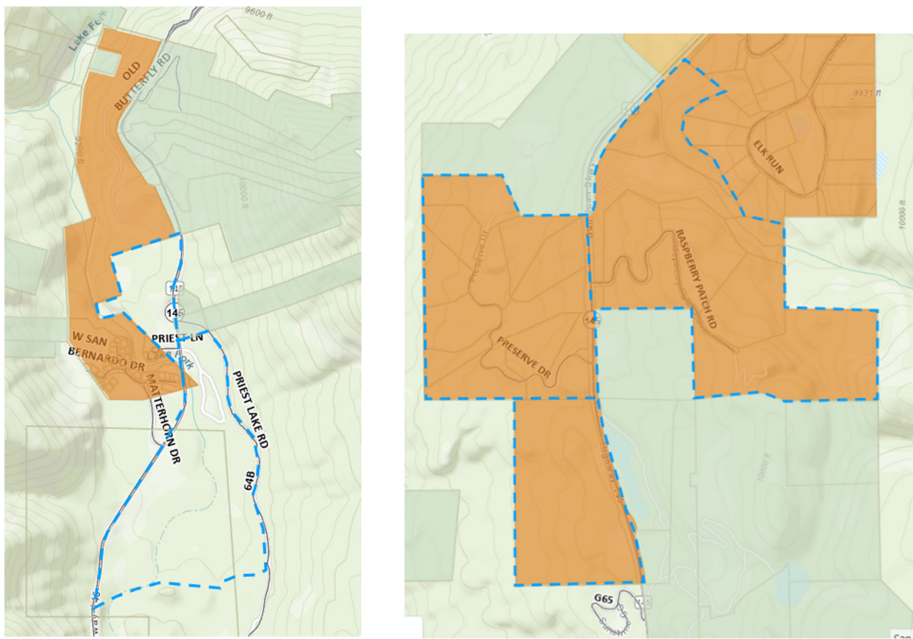
Areas shown in white are areas where development exists and where new, additional, or continued growth may be appropriate, ensuring development avoids areas of constraint and environmental importance.

Add near "Growth Challenges" or where it fits best:

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.

FUTURE LAND USE OPPORTUNITIES MAP CHANGES:

- Change the Matterhorn Mill and Matterhorn Work Center from Conservation and Large Lot to Residential Medium
- Change Raspberry Path, The Preserve, and the unplatted parcel to the south from Residential Medium to Residential Low
- Change "Conservation" to "Conservation and Large Lots" in the legend and attributes



CHAPTER 5. THEMES AND STRATEGIES

VISION STATEMENT

Eastern San Miguel County is a forward thinking, connected, and caring community. The community thoughtfully considers its history of stewardship and commitment to embracing new ideas, fostering connections, and leading by example. This spirit of innovation, combined with a respect for history, arts, wildlife, open spaces, and tradition, enriches the community's cultural fabric. The East End is dedicated to environmental ~~protection~~stewardship, green energy opportunities, and climate change mitigation and adaptation. ~~By utilizing technology~~Through innovation, implementing effective policies, and collaborating regionally, Eastern San Miguel County can chart a path toward building the resilient community our citizens envision ~~make a positive impact on its environment and serve as a model for others~~. We are committed to managing development while maintaining the natural and community character that makes our region so special. We are an outdoor recreation hub and seek to maintain recreational opportunities while preserving and protecting wildlife habitats and open spaces. We are proud of our home and remote Colorado lifestyle and are committed to being a welcoming, diverse, and equitable place now and into the future.

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

ABOUT THE PLAN, THEMES, AND GOALS

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

> THEME A topical focus

> GOAL A ~~forward-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 (Low, Medium, High)

> TIMING The anticipated implementation period

Near term (1-2 years), ~~Mid-term~~Medium-term (3-5 years), Long term (5-9 years), Ongoing

- HOUSING ACCESS
- CLIMATE CHANGE AND RESILIENCY
- BALANCED AND ~~SUSTAINED~~SUSTAINABLE NATURAL AND BUILT ENVIRONMENTS
- DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY
- EXPANDED TRANSPORTATION OPTIONS
- ~~VARIED RECREATIONAL OPTIONS~~SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES
- Vibrant Arts
- CONNECTED, ~~COOPERATIVE, WELCOMING,~~ AND EQUITABLE COMMUNITY

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, ~~and~~ 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.

Community feedback reflects that ~~San Miguel County residents~~ values an adequate supply of diverse housing options that meet a wide range of needs. With an average home sale price of \$3.5 million ~~in 2023~~ ~~in Telluride, \$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. ~~Between 2021 and 2022 single family homes in Telluride increased in value by 68 percent and condominiums and townhomes saw an 80 percent increase (Liv Sotheby's Telluride Micro Market Report, 2022).~~ Overall, every community in San Miguel County saw a strong rise in demand ~~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 ~~and coordinating regionally to connect workers to jobs.~~

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, increasing-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.

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 has-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 recreation way of life. As a winter tourist destination that sees significant sales tax and other revenue from tourism, the potential economic impacts of climate change must be considered. 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 from 2010 levels and reducing consumption of valuable natural resources in the region. The plan establishes a goal of reducing greenhouse gas emissions to 50 percent of current-2005 emissions by the year 2030 and reducing emissions even further – 90 percent of current-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 created by Sneffels Energy Board and adopted by San Miguel County as a foundation for this plan, identifying the goal statement and action items as are intended to be a means to support these initiatives. The use of energy in existing buildings accounts for almost 50 percent of overall emissions in San Miguel County (Regional Climate Action Plan, 2021), pointing to land use and building regulations as impactful solutions.

BALANCED AND ~~SUSTAINED-SUSTAINABLE~~ NATURAL AND BUILT ENVIRONMENTS(Goal)

Eastern San Miguel County supports a thriving and sustainable local community and economy through responsible and sensitive development ~~planning and initiatives~~, while also ensuring protection of the environmental resources are protected. Eastern San Miguel County recognizes its responsibility as stewards of the environment-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 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 protection 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.

The people of San Miguel County ~~love the East End. They~~ 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, and the desire to preserve the natural environment ~~and what makes the area special, 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 identifying identification of opportunities for new growth, (including infrastructure and housing) to support the community. It is essential for the continued vibrancy of the community that spaces 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 ~~supports-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. ~~When asked what land use types are appropriate and where, r~~Residential uses, and more specifically affordable housing, were identified during public input as desirable in all areas of the East End. geographies throughout the planning area including ~~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). ~~Housing types that were identified most frequently as being appropriate options within or adjacent to existing developments are those that are typically denser, including accessory dwelling units (ADUs), multifamily housing, townhomes, and affordable housing for rent and for sale.~~

The Future Land Use Map ~~indicated~~ in Chapter 5 identifies the land uses that are most appropriate in the East End. As ~~current allocated densities on the East End are refined and~~ the few remaining undeveloped parcels are planned, it is critical that we consider the types of ~~land~~ uses that are needed to support a thriving local community ~~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 ~~support preservation of~~ preserve sensitive natural areas ~~that should be preserved, 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 ~~previously mentioned in the constraints mapping~~ noted on the Constraints Map, ~~environmental and protected lands constraints are~~ areas of federal land, the High Country Area, ~~and~~ areas with significant environmental constraints such as wetlands and water bodies, areas of 30 percent slopes, and areas that have potential hazards ~~are unsuited for development~~. ~~Community feedback reflected the need to conserve natural areas around Deep Creek, Trout Lake, San Bernardo Mountain, and Lake Fork Junction. 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.~~

~~Areas of change focus on the areas in white (Map 12) where there are existing unincorporated communities and density bonuses could be considered as an incentive to developments that provide affordable housing. A key consideration in the areas of potential change is that water and sanitation services are a prerequisite for any new development. This could be provided by connecting to existing or new water and sewer systems, or by utilizing on-site water and septic systems. Additionally, another key consideration should be access to public transportation.~~

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,~~ supporting 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 support 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 ~~climate change changing conditions that as it affects~~ the regional economy and quality of life.

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

As a remote mountain community that is heavily dependent on services that tend to contract in a poor national economy, San Miguel County can be more vulnerable to shifts or disruptions in the broader

global marketplace. Diversification is one method to address economic vulnerability. Collaborating with local businesses and encouraging innovation and entrepreneurship ~~is one way to 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 ~~through 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.

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 ~~the residential and/or small-scale~~ renewable energy generation.

In-person higher education opportunities are currently not available within San Miguel County. The County can support skills advancement and training through specialized programs for electrical, plumbing and other trades, in coordination with local businesses and state resources. 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 ~~for that~~ the county ~~to 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.

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.

Eastern San Miguel County has a transportation framework that provides many different modes. The gondola connects Telluride and Mountain Village. ~~sidewalks~~ 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-and are often required to commute by car due to the limited transit hours and destinations, adding to congestion and negative environmental impacts. Housing affordability is linked to how people commute to their places of employment. When attainable housing opportunities do not exist near employment centers, people often live further away and commute to work. This can be especially true in more remote or rural areas with limited job opportunities. The number of employees commuting from outside the county accounted for 30 percent of total employment in 2018, which was an increase from 19 percent in 2000 and 25 percent in 2004 (San Miguel County Housing Needs Assessment, 2018).

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

~~VARIED RECREATIONAL OPTIONS~~ SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES

(Goal)

Parks, trails, and associated recreational infrastructure in Eastern San Miguel County ~~will be~~ 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 ~~will continue to~~ work to provide year-round recreational opportunities, diversify programming and resources for all, and maintain and require sustainable recreation practices.

Known worldwide as an outdoor recreation destination, recreation supports the lives and economy of the San Miguel County community. ~~People come here to interact with the environment~~ 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 ~~county fairgrounds outside the planning area,~~ parks, trails, open space, and historic preservation. The county ~~works in partnership~~ 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-tourism and recreation ~~have impacts~~ on the natural environment ~~that~~ is important to our community. Challenges that the community foresees related to the future of outdoor recreation in Eastern San Miguel County include maintaining existing recreational infrastructure and access and- creating new outdoor spaces while protecting the quality of experiences and the natural settings. ~~impacts~~ Impacts to recreation spaces and amenities from overuse, outdoor user education, ~~the impacts of~~ climate change, ~~concern about~~ fires 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 ~~outdoor~~ recreational opportunities are thoughtfully managed to address these key community concerns.

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

VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

(Goal)

Eastern San Miguel County has a rich ~~tradition of~~ creative culture and history. The community supports ~~an appreciation of~~ the arts and ~~fosters representation of~~ its local identity through a vibrant festival, arts, and music scene, ~~accessible~~ 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.

Part of what makes San Miguel County such a great place to live is its creative innovative culture and, many of which areas embodied in nonprofit organizations. From the iconic festivals, the great arts and music scene, quality food, and community members that embody a maker mindset, this remote area of Colorado is known for its creative spirit and funky feel. 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 and recognition of the Ute bands-peoples, our regional neighborsneighbors. Through collaboration with the Ute peoples, we hope who came before, we can ensure that future generations can learn from and connect with the stories that have shaped our

community. ~~Cultivating relationships with Supporting Tribal and Indigenous communities in San Miguel County~~ means supporting networks, ~~creating opportunities for coming together, of Tribal and Indigenous peoples, sharing information,~~ and building capacity to understand issues and topics that are unique and important to Indigenous heritage, ~~knowledge and perspective and health.~~

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

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

~~With a deep-rooted appreciation for the arts and culture~~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.

CONNECTED, ~~COOPERATIVE, WELCOMING,~~ AND EQUITABLE COMMUNITY

(Goal)

Individual towns and neighborhoods within Eastern San Miguel County maintain their unique qualities, ~~and sense of place, and intimate atmosphere. At the same time, t~~The County strives to work with partners ~~to enableto 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 ~~communitycommunities. We are committed to continuing the work of dismantling barriers to equity and inclusion, and maintaining socioeconomic diversity.~~ The County, towns, ~~and 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. ~~They take a coordinated approach to managing growth and mitigating the impacts of tourism.~~

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

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

~~Similarly, the county 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. ~~From childcare services to traditional K-12 education to unique educational offerings, a comprehensive education with opportunities to expand horizons is essential for the success of our community's future.~~

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

CALLOUT BOXES

HOUSING AS A COMMUNITY IDENTIFIED FOCUS (p.71)

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.

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APPENDIX A ACTION MATRIX

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

HOUSING ACCESS

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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.).	High	County, San Miguel Regional Housing Authority (SMRHA), Municipalities, Nonprofit partners	Ongoing
	2. <u>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.</u>	<u>High</u>	<u>County, San Miguel Regional Housing Authority (SMRHA), Municipalities, Mountain Village & Telluride Housing Authorities, Special Districts, Nonprofit partners</u>	<u>Near-Term</u>
	3. <u>In partnership with the municipalities, prepare a regional plan that addresses growth, carrying capacity, infrastructure, transportation, and other issues of mutual concern.</u>	<u>High</u>	<u>County, Town of Telluride, Town of Mountain Village, Town of Ophir</u>	<u>Medium-Term</u>
	2.4. Identify the full suite of potential projects and partnerships that might be feasible, including private, nonprofit, and government-led initiatives.	Medium <u>High</u>	County, SMRHA, Municipalities, Private Partners, Nonprofit partners	Near-Term
	3.5. Add to the local land bank by identifying and acquiring	High	County, SMRHA, Municipalities, Partner	Ongoing

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	properties suitable for the development of housing.		Organizations, Nonprofit partners	
	4.6. 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.	High	County, Municipalities, Private Developers, Businesses and other employers, Nonprofit partners	Medium-Term
	5.7. 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 AML.	Medium	County, SMRHA, Municipalities, Nonprofit partners	Near-Term
	6.8. 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.	Medium	County Community Development, SMRHA, Municipalities, Nonprofit partners	Near-Term
POLICY	7.9. 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.	Low	County, All Water and Wastewater Providers	Near-Term
	8.10. 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.	Low	County Community Development	Near-Term
	9.11. Continue to implement zoning and regulations that	Medium	County Community Development	Ongoing

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	are primarily intended to provide housing for people who work within the Telluride R-1 School District.			
	10-12 . Assess current permit and land use review processes to help expedite development fees approval for affordable or workforce housing projects and to identify and reduce regulatory barriers.	Medium	County Community Development	Near-Term
	11-13 . 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	Low	County Community Development	Medium-Term
	12-14 . Expand opportunities to create live-work dwelling units as an accessory use in commercial uses development .	Low	County Community Development	Medium-Term
	13-15 . 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 minimum lot width, lot area sizes , parking requirements, and other development standards.	Low	County Community Development	Medium-Term
	14-16 . Consider allowing the rezoning of properties to zone districts that will accommodate affordable employee and community housing in areas efficiently served by water,	Medium	County Community Development	Medium-Term

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	wastewater, transportation, and other services.			
	15-17. Continue requiring affordable or workforce units to be incorporated into any new subdivision, commercial or industrial development, and multi-family projects. Evaluate and update the mitigation rates for new development.	High	County Community Development	Ongoing
	18. Evaluate and update employee housing mitigation requirements for new development.	High	County Community Development	Near-Term
	16-19. Implement Land Use and Building Code updates to allow alternative dwellings such as tiny homes (See HB 1242) and cohousing developments.	Medium	County Community Development	Near-Term
	17-20. Continue requiring payment of Ensure that employee housing mitigation fees that are adequate to cover the gap between housing affordable to people earning 100 percent AMI and market rate housing, to be used for the development of housing.	Medium	County	Medium-Term Ongoing
	18-21. 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.	Medium	County, Water Providers, Wastewater Providers, HOAs	Medium Near-Term
	19-22. Implement density bonuses or allow flexible development standards in residential land use categories to offer an incentives and subsidies to	Medium	County Community Development	Medium-Term

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	developments that provide affordable housing.			
	20-23. 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	High	County, SMRHA	Near-Term
	21-24. 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, <u>acquisitions and leases</u> , transfer of development rights, and other methods.	High	County, Municipalities, Private Developers, Federal Government	Long-Term
FACILITATE / COORDINATE	22-25. Coordinate long term lease agreements with rental units that house institutional and non-profit <u>organizations and workers</u> to support rent price stability.	Medium	County, SMRHA, <u>Institutions, Nonprofits</u>	Long-Term
	23-26. Address seasonal <u>housing</u> needs versus long term needs by partnering with ski-based tourism companies, the U.S. National Forest Service, <u>summer festivals and programs</u> , and others.	Medium	County, SMRHA, Employers, <u>Nonprofits, Event Organizers, USFS, TSG</u>	Medium-Term
	24-27. Coordinate the use of funding from the Innovative Housing Incentive Program through the Colorado Office of Economic Development <u>and other available programs</u> to incentivize the production of modular and other types of	Medium	County, SMRHA	Near-Term

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	manufactured homes (see HB 1282).			
	25-28. Prioritize affordable housing opportunities for the local workforce within the education system, healthcare, and other essential services to ensure <u>workers for</u> 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.	High	County, Special Districts, SMRHA	Ongoing
	26-29. 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).	Low	County, SMRHA	Near-Term
	27-30. 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.	High	County, Municipalities, SMRHA	Medium-Term
CONSIDER / EXPLORE	28-31. 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.	High	County, Town of Telluride, Town of Mountain Village, property owners	Medium-Term
	29-32. <u>Explore supporting Support</u> revolving loan funds	High	County, local banks, <u>Nonprofits</u>	Long-Term

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	that fund first time home buyer programs <u>and provide down-payment assistance.</u>			
	30-33. Coordinate with the Telluride Foundation and consider <u>Consider</u> establishing assistance programs, including grants and loans <u>for developers and owners</u> , to assist with fees <u>and costs</u> related to the construction of deed-restricted housing.	Medium	County, SMRHA, <u>local banks</u>	Medium-Term
	34-34. <u>34-34.</u> Develop real time monitoring of occupancy, unit types, and other housing data.	High	County, SMRHA	Near-Term
	32-35. <u>32-35.</u> Develop <u>regulatory and financial</u> incentives to encourage ADUs <u>and caretaker units</u> to be <u>built and</u> deed-restricted to house <u>for rent to</u> a local working residents (with or without an AMI requirement). Explore development incentives to encourage owners to rent ADUs to local employees that are vetted through the Housing Authority.	Medium	County Community Development, SMRHA	Medium-Term
	33-36. <u>33-36.</u> Consider the needs of senior citizens when developing housing projects, to allow long-term residents to remain in the community and continue to contribute.	Medium	County, SMRHA, Partners, Region 10, State Government	Ongoing
	34-37. <u>34-37.</u> Evaluate <u>Consider</u> a succession plan for <u>occupancy of deed-deed-restricted units</u> when public employees retire.	Medium	County, SMRHA, Health and Human Services	Medium-Term
	<u>38. Evaluate deed restrictions and covenants to ensure long-time residents remain qualified occupants when downsizing or retiring.</u>	<u>Medium</u>	<u>County, SMRHA</u>	<u>Medium-Term</u>

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	35-39. Encourage employers to build. Evaluate the impact employer-owned housing units has on the community, including the ability for employers in order to attract and retain workers and changes to the overall availability of housing in the community.	Medium	County, SMRHA, Local businesses	Medium-Term
	40. Seek out additional housing tools and innovations that have been successful elsewhere and can be applied locally.	Low	County	Ongoing

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CLIMATE CHANGE AND RESILIENCY

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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)	High	County, EcoAction Partners	Ongoing
	2. Update the Wildfire Mitigation and Resiliency Plan to encourage awareness of wildfire risk in future planning.	High	County, Fire District , Emergency Management	Medium-Term
	3. Identify strategies and action steps to implement the Hazard Mitigation Plan within the East End boundary.	Medium	County, Municipalities , Special Districts , Fire District , Emergency Management	Medium-Term
	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.	Medium	County, Water Providers , Watershed Coalition , HOAs	Medium-Term
	5. 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)	High	County	Ongoing
	6-5 Create a Wildlife Corridor Plan to identify and create strategies to protect wildlife corridors.	Medium	County, CPW , USFS , CDOT	Medium-Term
	7-6 Identify review processes and criteria to evaluate development proposals and their impacts on the San Miguel River watershed.	Medium	County, SMR Watershed Coalition	Near-Term
POLICY	8-7 Encourage the use of renewable energy in new development and major renovations. Encourage	High	County	Medium-Term

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	designing new projects to be designed to be net zero where appropriate. <u>Develop regulatory and financial incentives for renewable energy.</u>			
	9-8. Develop <u>waste reduction and zero-waste programs for construction, including new construction, renovations and demolition.</u>	Medium	County, <u>Municipalities, Waste services, EcoAction Partners</u>	Medium-Term
	10-9. Develop land use strategies that will reduce worker commuting, tourism and business travel, thereby reducing vehicle miles traveled, road congestion, and associated GHG emissions.	Medium	County, SMART, Municipalities	Long-Term
	11-10. Establish wildfire mitigation assistance programs for neighborhoods as well as property owners.	Medium	County, <u>Partners, HOAs, West Region Wildfire Council</u>	Near-Term
	12-11. Support the efforts of West Region Wildfire Council to promote wildfire preparedness, prevention and mitigation education throughout the East End.	Medium	County, Partners, <u>West Region Wildfire Council</u>	Medium-Term
	13-12. Work with local land management partners to reduce wildfire hazard and improve land health.	Medium	County, Federal Government, HOAs, <u>West Region Wildfire Council</u>	Long-Term
	14-13. Adopt Land Use and Building Codes regarding wildfire hazard mitigation.	High	County	Near-Term
	15-14. Support homeowners in distributing <u>property owners in developing small-scale renewable energy production systems to the grid</u> (see SB19-236: Sunset Public Utilities Commission).	Medium	County, SMRHA, Sneffels Energy Board, SMPA	Long-Term
	16-15. Continue to provide a streamlined review for <u>small-scale net-metered solar panels</u> on individual properties (roof and ground mounted).	Medium	County	Ongoing

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	Publicize this program to broaden its impact.			
	17-16. Support and communicate opportunities to community members regarding participation in the state administered Residential Energy Upgrade (RENU) loan program.	Medium	County, <u>EcoAction Partners, State programs</u>	Near-Term
	18-17. Receive energy building code training and technical assistance from the Colorado Energy Office (CEO) to adopt new codes that help achieve clean energy goals.	Low	County, <u>EcoAction Partners</u>	Ongoing
	19-18. Adopt one of the three most recent versions of the International Energy Conservation Code (IECC) when updating any building code.	Medium	County	Near-Term
	20-19. Support and 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)	High	County, <u>SMPA, EcoAction Partners</u> , Business Community	Long-Term
	21-20. Implement-Develop and expand compostable material strategies for-for restaurants, businesses, homes and festivals and events to decrease waste. Expand to restaurants and businesses.	Medium	County, Municipalities, <u>EcoAction Partners</u> , Private partnerships	Near-Term
	22-21. Implement a community-wide composting program for residents and businesses.	Medium	County, Municipalities, Private partnerships	Medium-Term
	23-22. Explore public private partnerships for advancing renewable energy projects.	Medium	County; Private Land Owners; San Miguel Power Association (SMPA)	Medium-Term
	24. Provide incentives for utilization of renewable energy in development, and the	Low	County	Ongoing

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	construction of Net-Zero projects.			
FACILITATE / COORDINATE	25-23. Work with local businesses to understand waste consumption levels and awareness.	Low	County, Businesses, EcoAction Partners	Near-Term
	26-24. 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.	High	County, Municipalities, USFS	Long-Term
	27-25. 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-grant	Medium	County, Water Providers, CWCB , DWR	Near-Term
	28-26. Continue support for the local disaster preparedness, response and recovery efforts in the Colorado Emergency Preparedness Assessment (CEPA)	High	County, Fire District , Emergency Management	Ongoing
	29-27. 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.	High	County, Emergency Management , Fire District , West Region Wildfire Council	Near-Term
	28. Work with utilities to harden infrastructure against hazards, including fire, avalanche, and geohazards. Require	Low	County, Utilities	Long-Term

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	<u>undergrounding of utilities where feasible.</u>			
	<u>29. Develop an EV readiness plan.</u>	<u>Medium</u>	<u>County, SMART, CDOT, Municipalities</u>	<u>Medium-Term</u>
CONSIDER / EXPLORE	30. Explore opportunities to transition electric supply to renewable energy sources.	High	County, SMPA, <u>Sneffels Energy Board</u>	Long-Term
	31. Explore opportunities for a regional revolving loan fund for infrastructure upgrades and smart grid investments	High	County, Municipalities, SMPA	Medium-Term
	32. Explore rewilding efforts to help recover natural systems and native vegetations.	Medium	County, CPW, USFS, Private Land Managers	Medium-Term
	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.	Medium	County, CPW, USFS, Private Land Managers	Medium-Term
	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.	Medium	County, Non-profits, Municipalities, Business Community	Medium-Term

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BALANCED AND ~~SUSTAINED-SUSTAINABLE~~ NATURAL AND BUILT ENVIRONMENTS

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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 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.	High	County	Long-Term
	2. Create a plan that identifies a network of natural areas, <u>resources, and environmental sensitivities</u> , including <u>rivers and</u> bodies of water, to promote <u>nature-based solutions</u> , conservation and open space planning. <u>(Sometimes referred to as a Green Infrastructure Plan.)</u>	Medium	County	Long-Term
	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. <u>Consider the effect of cumulative impacts on habitat.</u>	Medium	County, Municipalities, Land Managers, CPW	Medium-Term
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.	High	County Community Development	Near-Term

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	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.	Low	County Community Development	Near-Term
	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.	Low	County Community Development	Near-Term
	7. When development occurs , evaluate County Land Use and Zoning regulations to ensure new developments are required to be 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.	Medium	County Community Development	Ongoing
	8. Through development review and standards, continue to protect the river, its tributaries, watersheds, critical habitat and wetlands.	High	County	Ongoing
	8-9. 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.	Medium	County Community Development	Near-Term
	9-10. 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	Near-Term

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	10-11. Implement waterwise and other water reduction policies in land development code.	Medium	County	Near-Term
	11-12. 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.	High	County	Ongoing
	12-13. Continue to include view protection and scenic corridor policies and standards in Land Use review.	High	County	Ongoing
	13-14. Continue the Payment for Ecosystems Services (PES) program to incentivize the preservation of the ecological value of lands.	Low	County	Ongoing
	14-15. Cooperate with water providers to establish and implement source water protection measures.	Medium	County, Municipalities, Idarado	Near-Term
	15-16. Support Dark Sky initiatives.	Low	County, Municipalities, Organizations	Near-Term
	17. Work with local agencies and organizations who can provide technical expertise in the development review process.	Low	County, Stakeholders, Local, State and Federal Agencies	Ongoing
	18. Support mining remediation efforts, including water quality treatment projects.	Low	County, State and Federal Agencies, Property Owners	Ongoing
FACILITATE / COORDINATE	16-19. 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.	Medium	County, USFS, Land Trusts, Property Owners	Medium-Term
	17-20. Continue High Country protections in order to retain	Low	County	Near-Term

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	the relatively undeveloped character of backcountry areas while allowing low impact residential development that is compatible with the environment, and does not negatively impact recreational opportunities and natural resources. Update Land Use Code and planning procedures to include a “points” structure that can incentivize applicants to meet or exceed Master Plan objectives, assuming all required conditions are met.			
	18-21. Partner with local water providers to track and understand water access and availability for future development in the East End.	Medium	County, Water Providers	Medium-Term
	19. Work with property owners to secure public access easements to create trail continuity and connectivity throughout the natural environment.	Medium	County, Private Property Owners	Medium-Term
	20-22. Support efforts of organizations that focus on water security and watershed ecological health	Low	County, water organizations	Ongoing
	21. Continue to work with private property owners to acquire lands that contain mining claims and/or designate them as conservation easements.	High	County	Long-Term
CONSIDER / EXPLORE	22-23. Explore building code amendments that can encourage or require the development of sustainable and energy-efficient buildings to reduce the environmental impact of development.	Low	County Community Development	Near-Term
	23-24. Consider adopting floor area limitations in the county to limit the impacts of large homes / development.	Medium	County Community Development	Near-Term

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	24-25. Encourage Work with state regulators to allow the use of alternative water systems, i.e., rainwater, graywater, etc.	Low	County- Community Development, CDPHE	Near-Term
	26. Work with forest and watershed managers to protect the health of systems within the headwaters and downstream.	Low	County, USFS, Watershed Coalition	Medium-Term

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DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
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 <u>and quality</u> tourism experiences.	High	County, TSG, Municipalities, Telluride Visitor Services	Medium-Term
	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.	High	County, Municipalities, Business Community, Telluride Visitor Services	Near-Term
	3. Evaluate and establish a County Economic Development entity or point person to explicitly pursue econ-deve economic <u>development</u> possibilities that help <u>bring together local business associations, provide support to local businesses,</u> diversify the local economy and further Master Plan goals and objectives.	Medium	County, Municipalities	Medium Long-Term
	4. Explore the potential of largescale, 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, SMPA, Tri-State	Long-Term

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	<u>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.</u>	<u>Medium</u>	<u>County, Businesses, Nonprofits</u>	<u>Medium-Term</u>
POLICY	<u>5-6.</u> 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.	Medium	County Planning Department	Medium-Term
	<u>6-7.</u> Implement workforce housing diversification through updating the land use code and incentivizing projects to achieve it (see also Housing Access and Balanced and Sustained <u>Sustainable</u> Natural and Built Environment). <u>Include flex, live-work, nonprofit, and community spaces</u>	Medium	County, SMRHA	Medium-Term
	<u>7-8.</u> Support opportunities to create and improve multi-modal infrastructure that connects housing and jobs (see also Expanded Transportation Options).	High	County, SMART	Ongoing
FACILITATE/ COORDINATE	<u>8-9.</u> 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	Medium	County, Business Community, Telluride Foundation	Medium-Term

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	competition and boot-camp activities that provide business and leadership training for start-ups and expanding local businesses.			
	<u>9-10.</u> Increase local use of the Region 10 Business Loan Fund by connecting businesses with regional representatives.	Medium	County, Business Community	Medium-Term
	<u>10-11.</u> Coordinate County government 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.	Medium	County, <u>Nonprofits</u>	Medium-Term
	<u>14-12.</u> 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	Near-Term
	<u>12-13.</u> Work with Colorado's Department of Local Affairs' (DOLA) Rural Economic Development Initiative (REDI) to support small business start-ups, technology incubators, <u>entrepreneurs</u> and other locally driven economic development projects.	Medium	County, Business Community	Near-Term
	<u>13-14.</u> Support opportunities for municipalities to receive training and technical assistance through the USDA Rural Business Development Grant for supporting small	Medium	County, Business Community	Medium-Term

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	business development and expansion.			
	14.15. Support regional educational opportunities that focus on job training for locals, including mentorships, apprenticeships, and continuing education.	Medium	County, Business Community, Educational Groups, Trade Groups, True North	Medium-Term
	15.16. Work with higher education institutions to establish affordable in-person and remote learning opportunities for people seeking further education and skill development.	High	County, Library, Western Slope colleges, Educational Organizations, Business Community, CSU Extension	Long-Term
	16.17. 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.	Medium	Telluride School District, BOCES	Medium-Term
	18. Coordinate with and support economic development efforts with West End partners to help grow resources and improve opportunities that mutually benefit both areas.	Low	County, WEEDC, Region 10, Business Community	Long-Term
	19. Work with regional food providers to address food security, particularly for underserved populations.	Low	County, Agribusiness, Nonprofits, Social Services	Medium-Term
CONSIDER/ EXPLORE	17.20. Explore the creation of a county Brownfield Agency and associated TIF district to incentivize redevelopment and/ or remediation of brownfield areas.	High	County	Medium-Term
	18. Consider creation of a regional chamber of commerce to support the business community.	Medium	Business Community, Community, County	Near-Term

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	<u>21. Work with Idarado Mining Co. on developing a long-term vision and plan for reuse of the mill site.</u>	<u>Low</u>	<u>County, Idarado</u>	<u>Long-Term</u>
	<u>22. Ensure livability for local residents, with businesses providing diverse goods, ample supply, and basic services.</u>	<u>Low</u>	<u>County, Businesses</u>	<u>Long-Term</u>

EXPANDED TRANSPORTATION OPTIONS

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
PLAN/ STUDY	1. Study the feasibility of developing a gondola connection from Lawson Hill and Ilium Valley to Telluride and/or Mountain Village.	High	County, Municipalities, SMART	Medium-Term
	2. Conduct a corridor study for treating Highway 145 as a multimodal corridor that supports frequent transit, pedestrians, biking, and other micro transportation methods.	High	County, SMART, CDOT	Medium-Term
	3. Continue to study the feasibility of micro-transit solutions, such as van share, ride share, and car share.	Medium	County, Municipalities, SMART	Near-Term
	4. Continue to support SMART in a regional transit study that identifies the most needed stops to connect people to destinations.	High	County, Municipalities, SMART	Near-Term
	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.	Medium	County	Medium-Term
	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.	High	County, SMART, CDOT	Ongoing
	7. Develop an electric vehicle readiness plan including charging and alternative fuel options.	High	County, Municipalities, SMART, San Miguel Power Authority	Medium-Term
	8. Study methods to reduce heavy truck traffic in the region.	Low	County, Municipalities, SMART, Businesses	Medium-Term
POLICY	9. Establish flexible front setback allowances that will encourage multi-family, mixed-use, and commercial	Low	County	Near-Term

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	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)	Low	County	Medium-Term
	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.	Low	County	Medium-Term
	<u>12. Evaluate parking regulations and utilization to ensure requirements match demand and usage.</u>	<u>Low</u>	<u>County</u>	<u>Medium-Term</u>
	<u>12-13.</u> Incentivize the building of electric vehicle car charge <u>charging</u> stations with new and existing commercial, lodging, and service developments. Include requiring requirements for electric vehicle charging in development reviews <u>design</u> . <u>Encourage new residential construction to be EV-ready.</u>	High	County	Medium-Term
	<u>13-14.</u> Support <u>Require</u> the creation of more multi-use all-weather pathways, <u>within existing and new development</u> , to promote the safety of walkers and bikers of all ages and abilities.	Medium	County	Medium-Term <u>Ongoing</u>
FACILITATE / COORDINATE	<u>14-15.</u> Coordinate with regional organizations to identify a responsible entity for the	High	County, Municipalities,	Medium <u>Near-Term</u>

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	funding and oversight of gondola replacement and ongoing operations and maintenance. The current agreement ends in 2027. This could be through an extension of the existing partnership, creation of a Community Development Corporation, or through SMART		SMART, TMVOA, TSG	
	15-16. Work with SMART to increase transit hours, including later evening and earlier morning service.	Medium	County, Municipalities, SMART	Long Medium-Term
	16-17. Work with SMART, municipalities, and CDOT to increase transit availability during both high-traffic work conventional work hours and for shift workers.	Medium	County, Municipalities, SMART, CDOT	Long Near-Term
	17-18. Work with SMART, municipalities and CDOT to establish intercept parking lots at important nodes to further reduce single vehicle commuting.	Medium	County, Municipalities, SMART, CDOT	Long-Term
	18-19. Work with SMART and CDOT on the conversion of buses to an electric or alternative fuels vehicle fleet.	Medium	County, Municipalities, SMART, CDOT	Medium Long-Term
	19-20. Coordinate with SMART to implement transit lines or transit options to San Bernardo, Trout Lake and Ophir.	Medium	County, Municipalities, SMART	Long-Term
	20-21. Work with SMART to improve connections to outlying areas like Norwood, Nucla/ Naturita, Montrose, Ridgway/Ouray and Rico.	High	County, Municipalities, SMART	Long Near-Term
	21-22. 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	Medium	County, Municipalities, SMART, San Miguel Power Authority	Long-Term

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	Vehicle Infrastructure Program).			
	<u>22-23.</u> Coordinate with private employers, non-profits, and SMART on a subsidized bus pass system for commuters, <u>and particularly for under-served populations.</u>	Low	County, Municipalities, SMART, Businesses	Ongoing
	<u>24.</u> <u>Provide incentives for employer van pools, carpooling, and car shares.</u>	<u>Low</u>	<u>County, SMART, Businesses</u>	<u>Medium-Term</u>
	<u>23-25.</u> 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.	High	County, Municipalities, USFS, SMART, Telluride Regional Airport, Telluride TSG	Medium-Term
	<u>24-26.</u> Coordinate with SMART on outreach and education efforts around using public transit.	Low	County, Municipalities, SMART	Ongoing
	<u>25-27.</u> Support CDOT's regional bus service as another means by which commuters and visitors can travel.	Low	County, SMART, CDOT	Long-Term
	<u>28.</u> <u>Support continuing local commercial air service.</u>	<u>Medium</u>	<u>County, Telluride Regional Airport, Municipalities</u>	<u>Long-Term</u>
	<u>29.</u> <u>Work with CDOT on road improvements to relieve congestion (e.g. pullouts, passing lanes).</u>	<u>Medium</u>	<u>County, Municipalities, CDOT</u>	<u>Long-Term</u>
	<u>30.</u> <u>Work to create a connected road network that will relieve congestion points and improve emergency access.</u>	<u>Medium</u>	<u>County, Municipalities, CDOT</u>	<u>Long-Term</u>
CONSIDER / EXPLORE	<u>26-31.</u> Consider incentivizing rideshares, 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	Near-Term

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	27-32. Explore expanding shuttle / transportation partnerships for tourism travel to and from airports to reduce rental car demand.	Medium	County, Municipalities, SMART	Medium-Term
	28-33. Coordinate with jurisdictions for a regional bikeshare program. Consider including e-bikes in the fleet.	Low	County, Municipalities, Businesses	Long-Term
	34. <u>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.</u>	<u>Medium</u>	<u>County, Municipalities, CDOT, CPW</u>	<u>Medium-Term</u>
	35. <u>Coordinate transit service with other regional transit systems.</u>	<u>Medium</u>	<u>County, SMART, CDOT, Regional Transportation Providers</u>	<u>Long-Term</u>

VARIED RECREATIONAL OPTIONS SUSTAINABLE AND INCLUSIVE RECREATIONAL OPPORTUNITIES

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
PLAN/ STUDY	1. Evaluate areas most appropriate for recreational use and trail <u>access</u> management policies through creation of a recreation master plan. <u>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.</u>	Medium	County, Municipalities, USFS, BLM, Telluride Mountain Club, Telluride Ski & Golf	Medium-Term
	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 <u>or site's</u> physical and natural context.	Medium	County, User Groups	Medium-Term
	3. Consider strategic placement of entrances and wayfinding to parks, open spaces, and trails to encourage use of multi-modal transportation. <u>Continue to use bi-lingual signage via QR codes as needed.</u>	Medium	County, USFS	Medium-Term
	4. <u>Consider opportunities to support recreation programs that are free or have a reduced fee to remove barriers to participate for all income levels. Consider whether barriers exist that limit underserved and underrepresented communities and differently-abled people from participating in recreation</u>	<u>Medium</u>	<u>County, USFS, Nonprofit Partners</u>	<u>MidMedium-Term</u>

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	<u>activities, and develop programs to provide access.</u>			
	<u>5. Evaluate the formation of a recreation district to fund, develop and operate a community recreation center and recreation programs.</u>	<u>Medium</u>	<u>County, Municipalities</u>	<u>Long-Term</u>
POLICY	<u>5-6</u> Prioritize implementation of recreational options that minimize disruption to critical habitats and natural features	Low	County, Municipalities, Telluride Mountain Club, Telluride Ski & Golf	Ongoing
	<u>6-7. Implement existing County and Town recreational plans</u> When when planning new parks, open spaces, and trail connections, seek to implement existing County and Town recreational plans.	Low	County, Municipalities, Telluride Mountain Club, Telluride Ski & Golf	Ongoing
	<u>7-8</u> Implement <u>the use of</u> consistent <u>accessible and</u> bilingual signage for recreation areas.	Medium	County, Municipalities, USFS, Nonprofit Partners	Near-Term
	<u>8-9</u> Design and maintain recreational infrastructure that minimizes the impact on the environment <u>and are</u> <u>ecosystem-specific</u> , such as hiking trails that follow natural contours and utilize native vegetation.	Medium	County, Municipalities, USFS, Private Landowners / Developers	Ongoing
	<u>9-10.</u> Preserve public access to public lands and recreation areas throughout the East End, by working with private landowners for access easements.	Medium	County, USFS, Municipalities, Private Landowners	Long-Term
	<u>10-11.</u> Include habitat conservation, wildfire mitigation, and native species biodiversity, <u>and historic and cultural resource protection</u> as priorities in recreational investments, <u>with special consideration for protection of watersheds and high alpine areas.</u>	Medium	County, <u>USFS, CPW Conservation organizations</u>	Near-Term

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	11-12. Expand the trail network to connect to local bus routes and the Gondola, and provide connections between other trails, destinations, and satellite communities.	Medium	County, Municipalities, USFS, Telluride Mountain Club, Telluride Ski & Golf	Long-Term
	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.	Low	County, USFS	Ongoing
FACILITATE/ COORDINATE	12-14. 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.	Low	County, USFS, Municipalities, Private Businesses, Telluride Visitor Services, Concierges	Near-Term
	15. Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts.	Medium	County, USFS, Municipalities, SMART	Long-Term
	13-16. Manage impacts of vehicles at trailheads and by coordinate implementing trailhead maintenance and improvements.	High	County, USFS, SMART, recreational businesses, Town of Mountain Village, Town of Telluride, Telluride Visitor Services, concierge	Medium-Term
	14-17. Facilitate the use, enjoyment, discovery, and stewardship of recreational assets for community members of all abilities, ages and income levels.	Low	County, Private Businesses, USFS, Municipalities	Ongoing
	15-18. Coordinate with municipalities and public land managers to expand and improve connectivity of the seasonal trail network.	Medium	County, Municipalities	Long-Term
	16-19. Work with USFS and other governmental agencies to increase camping opportunities for dispersed	Medium	County, Municipalities, USFS	Long-Term

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	and developed camping. Prioritize developed camping to minimize environmental impacts.			
	17. Develop shuttle systems to serve area trailheads and recreation areas to reduce congestion and parking impacts.	Medium	County, USFS, Municipalities, SMART	Long-Term
	20. Establish a program to monitor and assess the impact of recreational activities on the environment.	Medium	County, Municipalities, USFS, CPW, Telluride Visitor Services, TMtnC	Medium-Term
CONSIDER/ EXPLORE	18-21. Consider creation of a Regional Partnership Initiative for outdoor recreation and conservation. (Colorado Outdoor Partnership CO-OP; Executive Order B 2020-008; https://storymaps.arcgis.com/stories/393237b131b2455e9ff2fc3692c4226f)	Medium	County, Municipalities, USFS, CPW	Medium-Term
	19. Consider establishing a program to monitor and assess the impact of recreational activities on the environment.	Medium	County, Municipalities, USFS, CPW, Telluride Visitor Services, TMtnC	Medium-Term
	20-22. Explore the creation of a system to cooperate with federal and private land managers in the County to establish <u>and protect</u> coordinated public access strategies and manage recreational impacts.	Medium	County, USFS, Private Land Managers	Long-Term

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VIBRANT ARTS, CULTURE, AND HISTORIC PRESERVATION

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
PLAN/ STUDY	1. Support the creation of an arts and culture road map <u>(Regional Cultural Master Plan)</u> throughout the region, identifying unique districts and areas that celebrate the East End's history and culture , <u>arts and history</u> .	Medium	County, Municipalities, Telluride Arts	Near-Term
	2. Support the promotion of arts and culture through education, marketing, and events. Consider coordinating between and across governmental entities and organizations.	Low	County, Municipalities, Telluride Arts, Arts Organizations	Medium-Term
	3. Maintain historic and cultural assets that are representative of and supportive of San Miguel County's history and sense of place.	Medium	County, Historical Commission, Telluride Historical Museum	Ongoing
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.	Low	County, Municipalities, Telluride Arts, Arts Organizations	Ongoing
	5. Support new and existing arts programs to encourage youth involvement.	Low	County, TSD School District , Ah Haa School, Telluride Arts, Arts Organizations	Near-Term
	6. Support local resident-oriented festival events and activities.	Low	<u>County, Telluride Arts, Ah Haa School, Arts organizations</u>	Near-Term
	7. Support new and existing programs and events that recognize and celebrate the region's cultures, <u>and promote science and education</u> .	Low	County, Organizations	Near-Term
	8. Encourage commercial and mixed-use developments and businesses to incorporate art through murals, design, sculpture, installations, etc.	Low	County Community Development, Telluride Arts, the Ah Haa School	Medium-Term

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	9. Continue to use transportation and accommodation strategies during large festival times to help minimize the impact from the influx of people and traffic.	High	County, Municipalities, SMART, Festival organizers	Medium-Term
	10. Collaborate with public and private entities to solidify plans for historic preservation, acquisition and interpretation.	Low	County, Historical Commission, Telluride Historical Museum	Ongoing
	<u>11. Work to ensure the longevity of nonprofit organizations through continued community support.</u>	<u>Medium</u>	<u>County, Municipalities, Nonprofits</u>	<u>Ongoing</u>
	<u>12. Connect with the Ute peoples and facilitate opportunities for inclusion in cultural programs.</u>	<u>Low</u>	<u>County, Community Organizations, Ute Tribal Leaders</u>	<u>Medium-Term</u>
	<u>13. Identify underserved and under-represented communities and work to provide cultural programs that are inclusive.</u>	<u>Low</u>	<u>County, Nonprofits</u>	<u>Medium-Term</u>
CONSIDER/ EXPLORE	11-14. Continue to grow and support the historic preservation program to preserve important history and culture in San Miguel County, including the history <u>and culture</u> of the Uncompahgre Utes.	Medium	County, Historical Commission, Telluride Historical Museum, <u>Ute Tribal Leaders</u>	Near-Term
	12-15. Explore cultural heritage interpretation, events, programs, and educational efforts that celebrate and promote local historic landmarks, history, and traditions.	Medium	County, Historical Museum	Medium-Term
	13-16. Consider opportunities to incorporate art within <u>public buildings</u> , parks, open spaces, <u>public ways</u> and trail system, such as through -creative mapping or wayfinding, to support the local arts community. Include information in <u>English and Spanish multiple languages and in accessible formats.</u>	Medium	County, Arts Organizations	Near-Term

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	14-17. 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.	Low	County, Arts Organizations	Medium-Term
	15-18. Explore cultural heritage interpretation , events, programs, and educational efforts that <u>engage and</u> celebrate people of diverse cultural backgrounds.	Medium	County, Arts and Cultural Organizations	Ongoing
	19. <u>Explore strategies to strengthen and build infrastructure for nonprofit organizations.</u>	<u>Medium</u>	<u>County, Nonprofits</u>	<u>Medium-Term</u>
	20. <u>Seek innovative solutions in the arts, sciences and environmental stewardship fields that build and support community.</u>	<u>Medium</u>	<u>County, Nonprofits</u>	<u>Medium-Term</u>

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CONNECTED, ~~COOPERATIVE, WELCOMING,~~ AND EQUITABLE COMMUNITY

	ACTION	INVESTMENT	RESPONSIBILITY	TIMING
<u>PLAN/ STUDY</u>	<u>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.</u>	<u>Medium</u>	<u>County</u>	<u>Near-Term</u>
	<u>1-2. 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.</u>	High	County, Municipalities, TSG, Visitor Services	Medium-Term
	<u>2-3. 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.</u>	Medium	County Health and Human Services, SMART	Medium-Term
	3. Establish a model for community engagement that can be implemented for all county-led initiatives. Commit to providing all information and materials in Spanish and working with trusted community partners to	Medium	County	Near-Term

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	disseminate information and facilitate dialogue around planning topics and implementation of this master plan.			
POLICY	4. Enhance signage and County communications to effectively communicate with diverse demographics, including the different <u>abled</u> , visually impaired, deaf and hard of hearing, as well as people who speak different languages.	Medium	County	Near-Term
	5. Ensure public meetings, spaces, and records are accessible to differently abled persons and to diverse demographics.	<u>Medium</u>	<u>County</u>	<u>Near-Term</u>
	5-6. Support community organizations and programs that provide bilingual education in the community and are working to bridging bridge the divide between English speakers and Spanish-speakers.	Low	County, <u>Library, Schools, Non-profits</u>	Ongoing
	6-7. Support community-based programs and businesses that focus on supporting youth and teens.	Low	County, Schools, Youth non-profits	Ongoing
	8. Include opportunities for diverse representation on County boards and commissions.	<u>Low</u>	<u>County</u>	<u>Ongoing</u>
	9. Support efforts of local organizations to create opportunities for diverse representation on boards.	<u>Low</u>	<u>County, Nonprofits</u>	<u>Ongoing</u>
	7-10. Invest in facilities and infrastructure that promote community connections and provide opportunities to gather.	Medium	County	Medium-Term
	8-11. Support access to essential services, such as grocery stores, health care, small-	High	County Community Development, SMART	Near-Term

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	scale retail, dining, schools, and community spaces in each community across Eastern San Miguel County.			
FACILITATE/ COORDINATE	<u>9-12.</u> Work with municipalities and organizations to ensure community needs are being met through a coordinated framework of services, <u>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.</u>	Medium	County, Municipalities, Organizations	Near-Term
	<u>10-13.</u> 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, Bright Futures Tri <u>CountyCommunity Organizations and Service Providers</u>	Near-Term
	<u>11-14.</u> Foster a culture of transparency and open communication by regularly sharing information about County initiatives, projects, and decisions with community members.	Low	County	Ongoing
	<u>12-15.</u> Foster community connections and engagement <u>for people of all ages, backgrounds and abilities by regularly holding public forums to provide opportunities for residents to voice their concerns and ideas on how to improve their community.</u>	Low	County	Near-Term
	<u>16.</u> Regularly hold public forums to provide opportunities for residents to voice their	<u>Low</u>	<u>County</u>	<u>Near-Term</u>

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	<u>concerns and ideas on how to improve their community.</u>			
CONSIDER/ EXPLORE	<u>13.17.</u> 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 <u>and supported.</u>	Medium	County, Tri <u>County Community Organizations</u>	Medium-Term
	<u>14.18.</u> Consider regular surveys of both visitors and local residents and workers regarding impacts on the community.	Low	County, Municipalities, Tourism Board	Ongoing
	<u>Create and support spaces for the community to gather.</u>	Medium	County, Municipalities	Ongoing

Future Land Use Opportunities

- Residential Low (RL) - (1 unit per 7-35 acres)

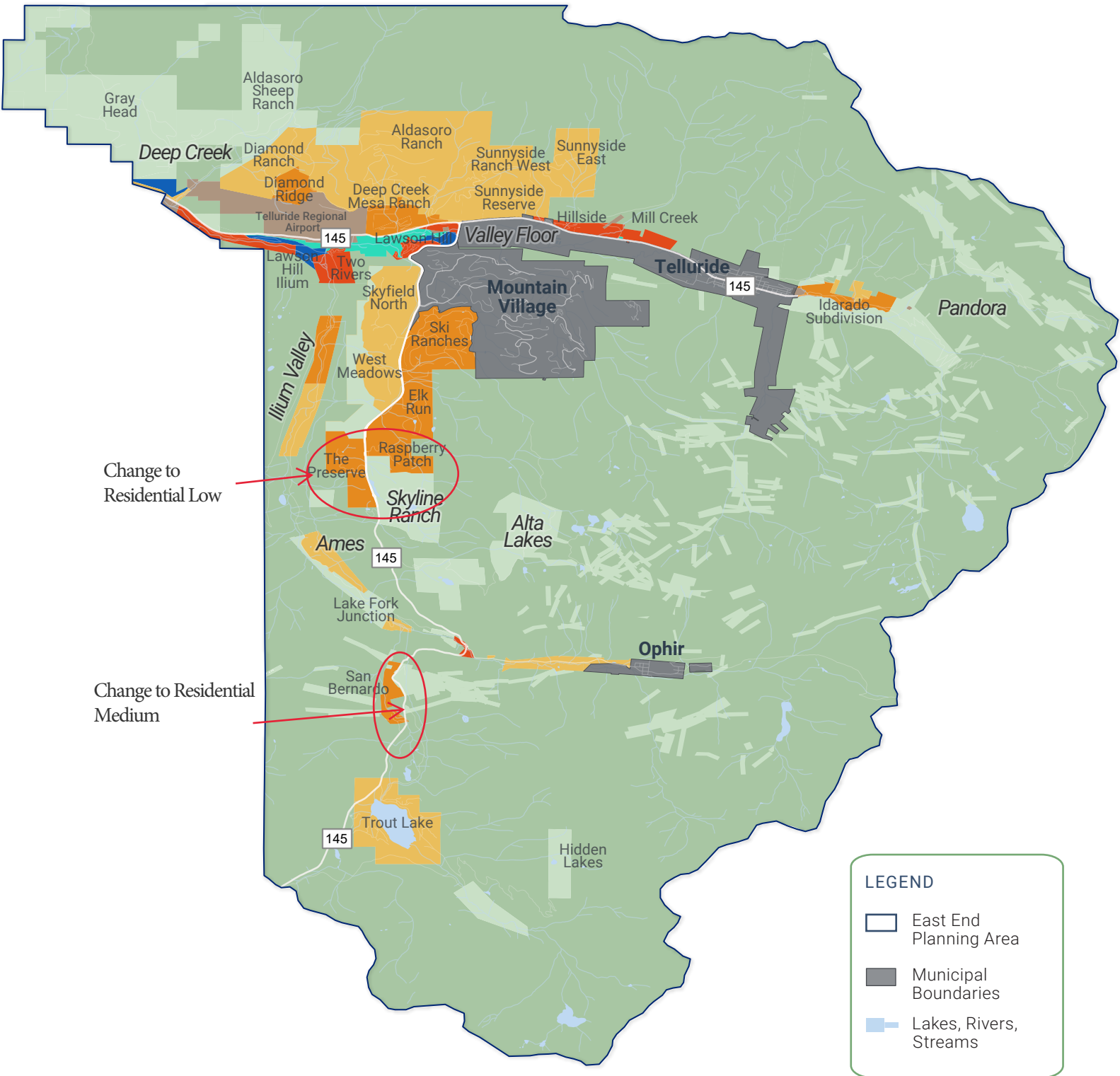
Residential Medium (RM) - (1 unit per 1-7 acres)

Residential High/Mixed Use (RH/MU) - (1 unit per acre or less)
- Commercial/Industrial (C/I)

Public / Institutional (P/I)

Conservation Areas (F) - (1 unit per 35+ acres)

Parks and Open Space (P/OS)
- Change to Conservation and Large Lots



LEGEND

- East End Planning Area
- Municipal Boundaries
- Lakes, Rivers, Streams

East End Master Plan Public Comments 3/14/2024 Work Session

1. Fran Berg, 2/7/2024
2. Cathy Winchester, 2/17/2024
3. Ellen Bradley, 2/28/2024

Received after packet

4. Meadows at Deep Creek Mesa Homeowners Company, 3/12/2024
5. Telluride Ski Ranches, 3/12/2024
6. Bonnie Beamer, 03/11/2024
7. Emily Masson, 03/12/2024
8. Ford Drummond, 03/10/2024
9. Fran Berg (2nd), 03/12/2024
10. Harvey Roisman, 03/12/2024
11. James Caruso (1st), 03/12/2024
12. James Caruso (2nd) 03/12/2024
13. Jerry Moore, 03/12/2024
14. Jim Farrar, 03/12/2024
15. Jim Lucarelli, 03/12/2024
16. Lauren Murray, 03/12/2024
17. Raspberry Patch HOA, 03/11/2024
18. Shellie DuPlan, Aldasoro Ranch HOC, 03/11/2024
19. Stephen Finger, 03/11/2024
20. T. A. McKinney, 03/12/2024
21. Todd Creel, 03/12/2024
22. Tom Boone, 03/11/2024
23. Virginia Lucarelli, 03/12/2024
24. Jennifer Barker, 03/14/2024



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Community Housing

1 message

Cathy Winchester <cathwinch@hotmail.com>

Sat, Feb 17, 2024 at 10:18 AM

To: "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>

Ms. Simonson and Chairman Lee Taylor

The disappointment that was felt at the last meeting when neither one of you nor Mr. Enright could tell the community present the number of CH units that were in progress or dedicated/ready to be built was monumental. The Town of Telluride and the Town of Mountain Village needs to lead the charge on this issue; yet your planning commission feel that San Miguel County Homeowners need to solve this problem.

Ms. Simonson, since you are the creator of this EEMP debacle you should have the numbers at your instant disposal. Especially since you answer all the other complex minutia oriented questions instantly. If you and your team really don't have that information, then get it. To place the burden and try to shame homeowners in San Miguel is beyond the pale. DO YOUR JOB.

Mr. Enright. The Town of Telluride is your jurisdiction. Do not bring your insults nor your pontification regarding fiefdoms and the Monument Supreme Court decision to San Miguel County. You feel entitled, yet many of us work 60-100 hours per week; sometimes 7 days per week. We don't ski everyday and then throw around insults.

I ask the Planning Commission and Board of County Commissioners to bring the numbers to the next meeting regarding Community Housing and stop stonewalling.

Catherine A. Winchester
Stephen S. Lipnik



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

Diamond Ridge

Ellen Bradley <ellenbradley13@gmail.com>

Wed, Feb 28, 2024 at 11:02 AM

To: nicolak@sanmiguelcountyco.gov

Cc: boccc@sanmiguelcounty.gov

Hello,

I am in support of creating an affordable community on the Diamond Ridge property. I agree with the opposition that the acquisition and reasoning for that parcel could have been done better, but think it ultimately poses a good option.

It is close to town, close to the water treatment plant, to the electric substation and is located on a piece of land that is less than desirable due to its proximity to the airport. To me, all the advertisements that the neighbors to this land have been posting are embarrassing. They are screaming, not in my backyard. They have been inaccurate in some of the ads and their slant is offensive.

To try and continue to build "affordable" housing in the box canyon is unrealistic and limited. IT is quite frankly a waste of funds to build in town as evidenced with the project by the post office. As I understand Vodoo Lounge was approved with a starting budget of \$27,000,000. for 27 units. How is that affordable? The cost for this building is now over \$35,000,000. I have to believe you could spend that money and get more units for your dollar in a place like Diamond Ridge.

Diamond Ridge could mimic Lawson with a small business center with a convenience store, post office substation, laundry facility, maybe Telluride Brewery would have a spot there, lots of potential to keep people in the community and offer services for the rest of the Aldasaro neighborhood. Maybe less of those homeowners would need to get on the spur and drive into town. It could reduce some of the traffic that occurs already. It could/would be an asset. Many of the homes in Aldasaro require many services (housekeeping, landscape maintenance, plumbing, painting...), these service people would be right there in Diamond Ridge. I see it as a win win. Bus service like the service to Lawson is a must and should be included in the plans.

I wish you luck and success in this endeavor. Hope you can overcome these rich, selfish property owners.

Sincerely, Ellen Bradley, Town of Telluride Property Owner and a service industry worker



Nicola Kerr <nicolak@sanmiguelcountyco.gov>

for February 8 meeting concerning edits to Chapters 1-4 of the EEMP

'Fran Berg' via SMC Planning <planning@sanmiguelcountyco.gov>

Wed, Feb 7, 2024 at 12:30 PM

Reply-To: Fran Berg <fberg60@icloud.com>

To: planning@sanmiguelcountyco.gov

Δεαρ Χομμισσιονερσ:

Βελωω αρε τηε ιτεμς ωε ωιση ψου ωιλλ χονσιδερ –

- Chapter 3, East End Vision and Community Process:
-The opinions expressed in this chapter do not represent the community at large. Either update this chapter to include all opposition on public record or delete it.
- Chapter 4, Looking Toward the Future:
-In ALL Residential Low Land Use Categories and In Qualified Residential Medium Land Use Categories (subdivisions with established HOA's with CC & R's and >80% developed) please remove the CH Zone overlay and all language related to it in its entirety from the document.

Thank you for your consideration.

Fran & Mark Berg

Spruce Goose, LLC

49 Spruce Way, Ski Ranches

Fran Berg 🦋

fberg60@icloud.com

Date: 3/12/24

To: San Miguel County Planning Commission

Sent via E-mail: planning@sanmiguelcountyco.gov, masterplan@sanmiguelcountyco.gov,
nicolak@sanmiguelcountyco.gov

Re: **Comments for March 14, 2024 Work-Session**

Dear Commissioners:

On behalf of both the Meadows at Deep Creek Mesa Homeowners Company ("M.D.C.M.") and me personally, the below comments are provided in advance of the March 14, 2024, County Planning Commission ("CPC") East End Master Plan ("EEMP") work-session.

Since virtually all comments herein have been previously made in either written or spoken form, yet none have been addressed in 3/14/24 draft EEMP edits, this correspondence is redundant to some extent, but poses issues in the form of three simple questions. I/we do still hold out hope that the CPC will address, if not just discuss, these issues before the EEMP is deemed final. Letters dated 6/19/23, 9/11/23, 12/4/23 and 2/7/24 should all be incorporated by reference, as should a related letter dated 1/21/24.

1. WHY ARE THE THREE DIAMOND RIDGE PARCELS CATEGORIZED AS RESIDENTIAL MEDIUM ("RM") IN THE FUTURE LAND USE MAP ("FLUM")?

Future Land Use Categories are defined as follows on pages 33-36 of the redlined EEMP draft:

- Conservation and Large Lots (1 unit per 35+ acres)..... ("CLL")
- Residential Low (1 unit per 7-35 acres)..... ("RL")
- Residential Medium (1 unit per 1-7 acres)..... ("RM")

The following are facts regarding the Diamond Ridge parcels and adjacent areas:

- Each Diamond Ridge lot is in excess of 35 acres, as are adjacent Diamond Ranch lots.
- Diamond Ranch has been categorized as RL in the EEMP FLUM.
- Virtually all areas of Deep Creek Mesa west of the Aldasoro Subdivision have been categorized as RL, not to mention the Aldasoro Subdivision itself.
- The grand majority, if not the entirety, of the Diamond Ridge three-parcel area (as well as the Diamond Ranch area) is encumbered by a PUD agreement to which the County themselves is party. It is therefore not "ripe" for subdivision or reconfiguration that would make it more commensurate with a RM categorization.
- Diamond Ridge is currently owned jointly by San Miguel County and the Town of Telluride.
- It is widely known that the County and Town have an acute interest in rezoning Diamond Ridge from Forestry, Agriculture and Open (F) to Community Housing (CH).

Irrespective of desires by a property owner, and irrespective of political pressures or agendas, **Diamond Ridge should be categorized as either RL or CLL by the EEMP's own definitions.** If

facilitating a future Diamond Ridge rezone by adopting a master plan that is consistent with such a desire is the sole reason for violating the County's own definitions for land use categorization, the CPC needs to demonstrate courage and integrity, standing up for sound planning in the face of unthinkable pressure. At a minimum, the CPC should maintain consistency within its own master plan document.

2. WHY IS M.D.C.M. CATEGORIZED AS RM IN THE FLUM?

As outlined in detail in a letter dated 9/11/23 – a correspondence that provided data, analysis and four distinct interpretations for the M.D.C.M. categorizations – it is our belief that M.D.C.M. should be designated as RL, consistent with the Aldasoro Subdivision, a neighboring area that is indisputably similar to M.D.C.M. in numerous attributes. Since M.D.C.M. is nearly 90% built out, we cannot process why the County resists this request, and still have yet to receive a response of any kind as to “why” the request will not be considered.

3. WHY IS THE CPC NOT CONSIDERING DELETING THE COMMUNITY HOUSING ZONE DISTRICT (“CH ZONE”) AS A POTENTIAL ZONE DISTRICT FOR THE RESIDENTIAL MEDIUM FUTURE LAND USE CATEGORY?

The CH Zone still remains listed as a potential zone district for the Residential Medium (“RM”) Land Use Category in the most recent EEMP draft. At the risk of beating a dead horse (yet again), the high-density CH Zone is NOT an appropriate zone district for RM and needs to be deleted as a potential zone district this 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. and me personally.

Supplementing the above questions, please do not move toward finalization and adoption of the EEMP until the acknowledged issues with the CH Zone in the San Miguel County Land Use Code are addressed, and amendments are made to the satisfaction of the community. If the EEMP must, for some reason, be adopted prior to the CH Zone being amended, remove all references to the CH Zone from the EEMP at this time.

Respectfully,



Nick Farkouh

Personally and President, M.D.C.M.

Cc: Dirk dePagter, Vice President, M.D.C.M.
Jamey Schuler, Secretary/Treasurer, M.D.C.M.



03/12/2024

Dear County Planning Commission,

The intent of the Future Land Use Map is to identify potential land uses in the region. Paired with San Miguel County Land Use Zoning Code, the EEMP is intended to be a long-lasting visionary planning document. As such, it is imperative that the maps contained within the contents of the EEMP document are labeled consistently and in a manner that is both accurate and useful for future planning generations. Due to the unusual nature and history of Irregular Parcels A and B located between highway 145 and Fox Farm Road in the Ski Ranches, the TSRA HOA feels it is of the utmost importance to identify the properties correctly on all maps contained within the EEMP, and as they are specifically zoned, F-Zone/Ag.

The County's history of Irregular Parcels A and B demonstrates that they are and have always been F-zoned. Your planning staff has acknowledged this. Additionally, the County has acknowledged that these parcels do not have any development rights, which is stated in the County's certification of the 2005 Land Survey Plat for that area.

Irregular Parcels A and B were intended for conservation. This is clearly stated in BOCC Resolution 2005-24 and Exhibit A attached to that Resolution, which were both recorded with the 2005 Land Survey Plat cleaning up the Fox Farm Road area.

The County records also reflect that these Irregular Parcel conservation areas-lying between the highway and Ski Ranches, were intended for limited infrastructure, such as drainage and acceleration/deceleration lanes for Fox Farm Road. 1993

Through the EEMP process, we have noted Irregular Parcels A and B appearing in different colors on the EEMP Maps. For clarification, and to aid the identification of future housing development opportunities, they require **consistent labelling** on all the EEMP maps as **conservation area** (light green). Alternatively, and at a minimum, these two parcels could be labelled as Residential Low (light orange). As noted, Irregular Parcels A and B have no future development potential and are currently zoned F-Zone/Ag.

Including Irregular Parcels A and B in the EEMP Maps designated as Medium Residential (color coded orange) implies the properties are compatible with CH Zone overlay, and that they have future potential high density work force housing. It is contrary to the actual zoning status, it misrepresents the established development rights and suggests that there is future development potential in the two parcels. It is confusing and contradicts the actual status of the properties. Please revise it.

Thank you,

Fran Berg President
Telluride Ski Ranches Association



Kaye Simonson <kayes@sanmiguelcountyco.gov>

EEMP

1 message

'Bonnie Beamer' via SMC Planning <planning@sanmiguelcountyco.gov>

Mon, Mar 11, 2024 at 10:26 AM

Reply-To: Bonnie Beamer <bmbdds@icloud.com>

To: planning@sanmiguelcountyco.gov

We are opposed to high density rezoning of neighborhoods currently zoned as single family.
We are opposed to high density development of Diamond Ridge.
Our county representatives have an obligation to listen to all of their constituents.

Bonnie Beamer and Richard Young, property owners

Sent from my iPad



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Comment for CPC EEMP Worksession 3-14-24

1 message

'Emily Masson' via SMC Planning <planning@sanmiguelcountyco.gov>

Tue, Mar 12, 2024 at 10:26 AM

Reply-To: Emily Masson <emasson@mac.com>

To: nicolak@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov

According to the intergovernmental meeting held on 02-12-24 there are at least 600-700 affordable housing units already in progress countywide. None of those units need the Community Housing zone because they are all either within the incorporated towns of Mountain Village and Telluride or are in a high density zone like Ilium which can achieve their affordable housing objectives via the AH PUD process.

The point of the CH Zone adopted in December 2021 and the changes made to TRAMP and 5-1803 also adopted in December of 2021, was to precisely add the language "high density shall not be considered incompatible" with any neighborhood or some variation thereof. These sudden changes in attitude toward high density being appropriate anywhere are reflected **EIGHT TIMES** in the aforementioned documents. This is no surprise since academics have been preaching that single family zoning is the reason for the so called housing crisis since at least 2019.

I beg to differ. The reason for housing shortages is complex and related not only to the mortgage crisis which evicted nearly **TEN MILLION** people, but also, to developers, like hotels, not being held responsible for building an appropriate percentage of affordable housing units to offset their demand for labor. San Miguel county had a record breaking foreclosure list for years on end. We lost many local families during that time frame. Many of those distressed properties foreclosed upon were picked up by Investment Groups. These same Investment Groups are the ones pushing these radical zoning changes (through academia and lobbying) because they have access to capital to harness the power of high density building and cheap manufactured construction. When combined with a firehose of dollars from governments (like DOLA grants), the potential for changing the landscape forever and rapidly is unprecedented. We have seen this first hand all over the country.

What protects us from radical change from outside investment groups who view themselves as "**STAKEHOLDERS**" other people's communities? Zoning.

When the Diamond Ridge rezone was declared to be spot zoning by a judge in December 2022, the decision read:

The BOCC further argues that the Master Plan is merely advisory and need not be followed in every instance. However, the Master Plan becomes binding once it is incorporated into the zoning regulations. Section 30-28-106 (3) (a)"C.R.S. a master plan "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..." The LUC states that all high density development within Telluride must comport with the Master Plan. Section 5-302(A), LUC. The BOCC misapplied the law by disregarding the Master Plan because there has been no meaningful change in the character of the neighborhood to justify such a radical departure from the Master Plan. See Clark 362 P.2D at 163 ("Property owners have the right to rely on existing zoning regulations when there has been no material change in the character of the neighborhood which may require re-zoning in the public interest.") Therefore, the Court agrees with Plaintiffs' position that the Diamond Ridge Property was illegally spot zoned .

In other words all those "High Density" edits to TRAMP, 5-1803, and the newly created CH Zone 5-324 in December 2021, did not go far enough to justify the radical change in zoning as applied to Diamond Ridge.

In October 2022, as this decision was looming, the renewed effort to drastically change the master plan, now called "the East End Master Plan", was pursued. The public cannot reasonably be expected to believe that this decision was not part of the effort to create a new overlay that incorporated the newly created high density CH Zone anywhere and everywhere within the unincorporated areas of the Telluride R-1 school district.

We have sat through hours of meetings and attended hours of "pop ups" with zero relevant maps or visuals presented.

Table 8 is the glue where the "rubber meets the road" showing the CH ZONE as a potential land use in almost all zones. We need to see that the CH Zone has been pulled as a potential land use district out of not only all low density areas, but also, all medium density areas.

We need to see that the language "high density shall not be considered incompatible" or **ANY VARIATION THEREOF. Has been taken completely out of the EEMP.**

Being high density, the CH Zone, as it relates to the EEMP is only compatible with High Density.

Please consider a place that you all love that has been radically changed overnight with over development and unmitigated growth. Unless you keep the zoning protections in place and intentionally only place high density with high density, it will be on you, the current planning commission, to fend off aggressive development. You all have already shown the willingness to gift developers a pass on their affordable housing responsibilities. Once the character of a neighborhood has been changed with a high density zone, other adjacent property owners will pursue the same and we will be off to the races with unbridled development and unmitigated growth.

There is no net zero policy that can offset exponential growth. No one who is serious about the environment would consider allowing high density all over the unincorporated areas of the Telluride R-1 district.

As evidenced by the 600-700 affordable housing units (that is approx. 1500 more people a 20% growth in population in short order) already in progress, we do not need the CH Zone at all. There is no crisis.

Please, I am begging you all, to remove the CH Zone as a potential land use in all areas of low **AND MEDIUM DENSITIES**. Please **REMOVE (NOT "SOFTEN")** any and all language pertaining to High Density not being considered a reason it is incompatible with any neighborhood.

Thank you for your consideration.

Sincerely,
Emily Masson



Kaye Simonson <kayes@sanmiguelcountyco.gov>

EEMP

1 message

Ford Drummond <forddrummond@gmail.com>
To: planning@sanmiguelcountyco.gov

Sun, Mar 10, 2024 at 8:19 PM

We are residents of Ski Ranches and are very concerned that the EEMP would allow CH zoning to be applied virtually anywhere and especially in inappropriate areas of lower density, including Ski Ranches.

We are also concerned by the process that has allowed this CH zoning to proceed without adequate public input and debate. San Miguel County owes it to residents to be transparent and open when proposing changes of this magnitude.

We ask that the County Planning Commission slow down this process to ensure adequate public participation and to consider the enormous impact the proposed changes could have on the character of our community - including unintended consequences.

Sincerely,

Ford and Vanessa Drummond
872 Saddle Horn Lane
Ski Ranches

Sent from my iPhone



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Re: Time Sensitive Request: 3/14/24 CPC Letter mailing

1 message

Fran Berg <fberg60@icloud.com>

Tue, Mar 12, 2024 at 2:09 PM

To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Thanks for checking.

Fran Berg

[Fberg60@icloud.com](mailto:fberg60@icloud.com) 🦋

From my iPhone

On Mar 12, 2024, at 2:05 PM, Kaye Simonson <kayes@sanmiguelcountyco.gov> wrote:

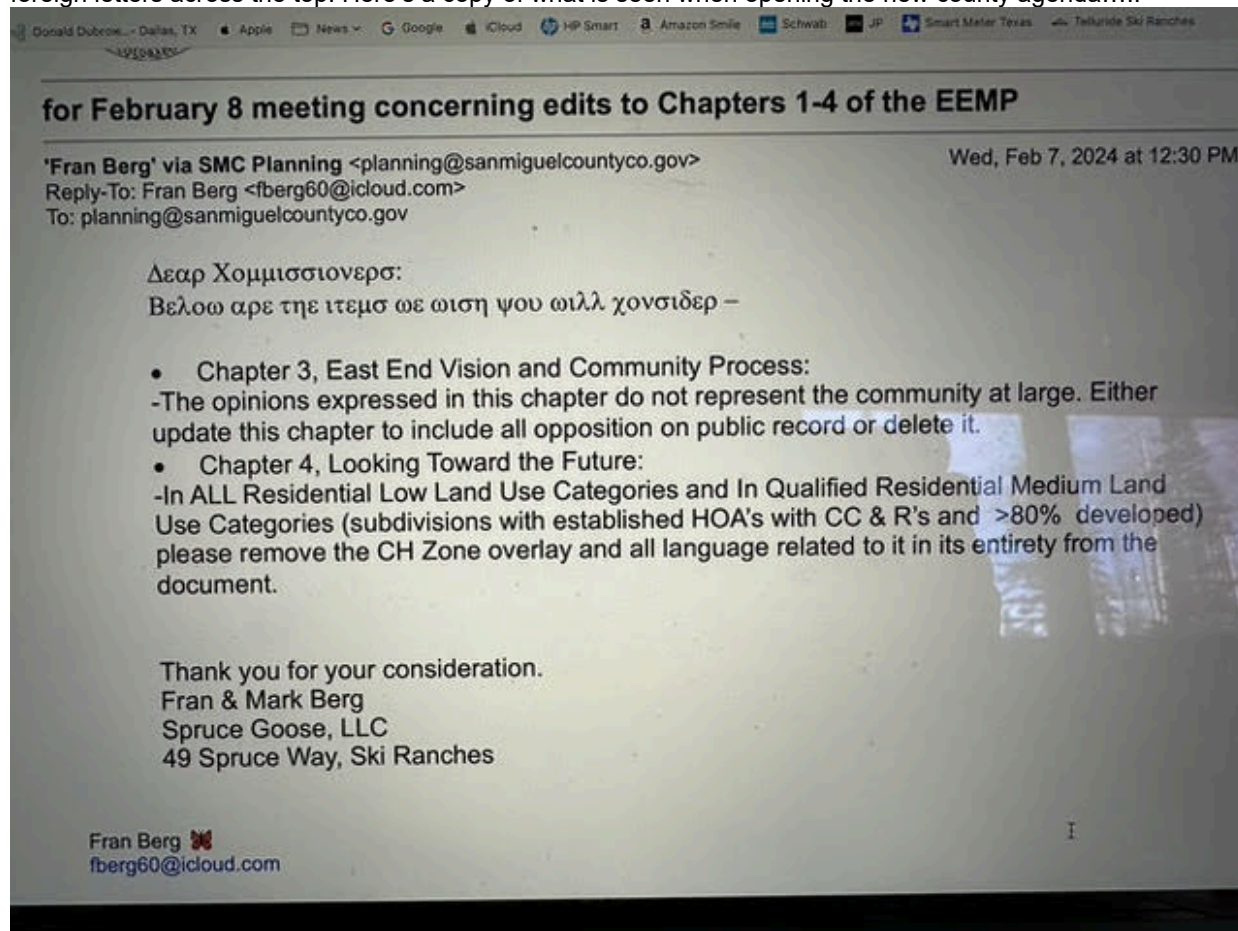
I will double check. Somehow, your prior email came through with the first part literally in Greek. Such are the vagaries of Google.

Kaye

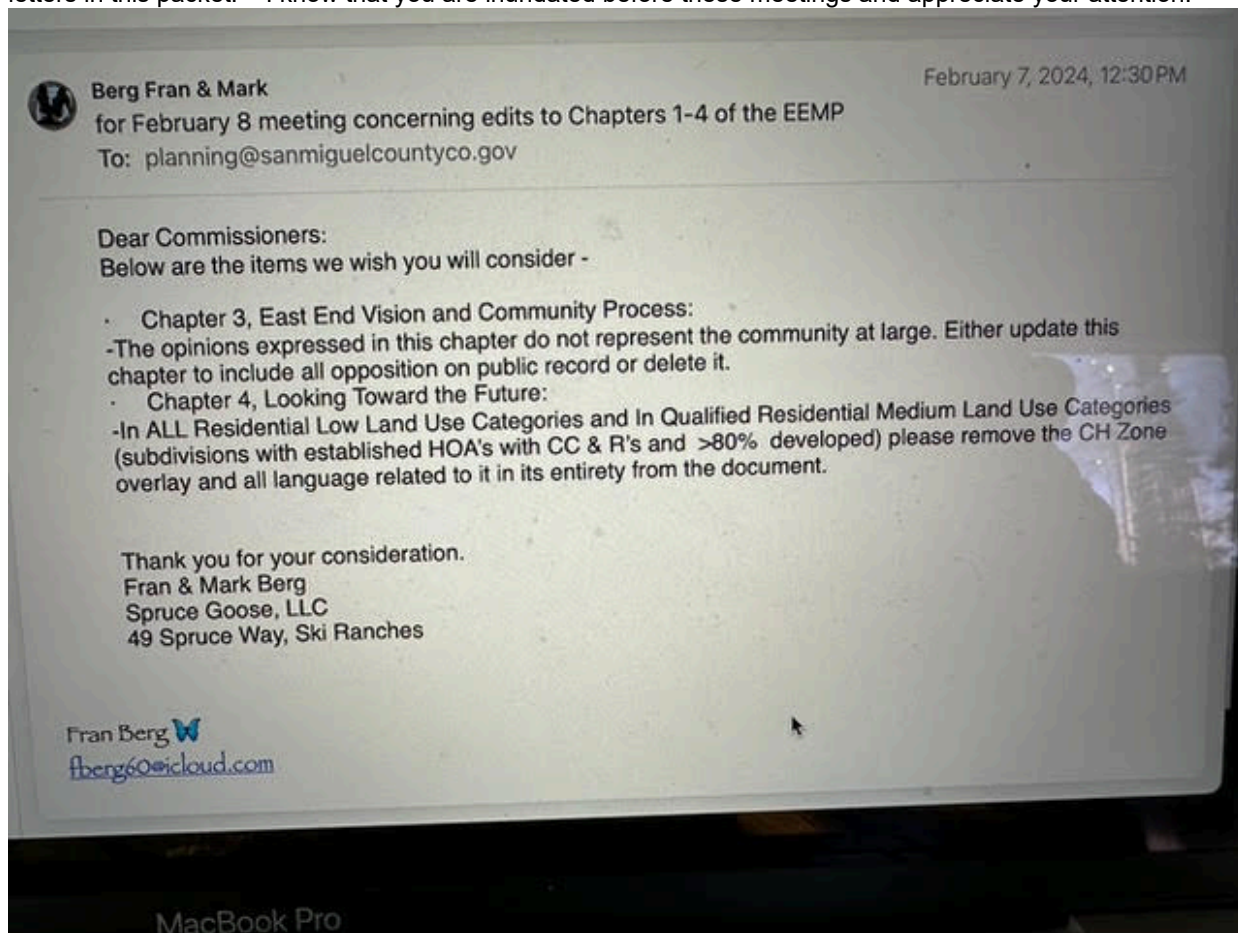
On Tue, Mar 12, 2024 at 12:14 PM Fran Berg <fberg60@icloud.com> wrote:

I just saw it. My email overlapped when yours came through! thanks for acknowledging.

Attached to the agenda sent out on Friday evening, three letters were included - one was mine. But, only half of my letter showed up. The top half had weird foreign letters across the top. Here's a copy of what is seen when opening the new county agenda.....



Can you please include in your final packet the full letter that I submitted as evidenced below..... I know that there were many other letters that were submitted at that time. I hope that you will include all of those public letters in this packet. I know that you are inundated before these meetings and appreciate your attention.



Fran Berg 🦋
fberg60@icloud.com

On Mar 12, 2024, at 11:47 AM, Kaye Simonson <kayes@sanmiguelcountyco.gov> wrote:

Fran, it was received and I replied to Tony about 15 minutes ago.

Kaye

On Tue, Mar 12, 2024 at 11:38 AM Fran Berg <fberg60@icloud.com> wrote:

Kaye and Planning Commission:

The below letter was sent this morning to be included in the agenda and packet for the commission meeting on Thursday. I am resubmitting because we have not received confirmation from the County.

Please confirm receipt and inclusion in the meeting packet for Thursday, March 14th planning meeting.
Thank you.

Fran Berg 🦋
fberg60@icloud.com

Begin forwarded message:

From: Tony Quinlan <tony@tellurideconsulting.com>
Subject: RE: Time Sensitive Request: 3/14/24 CPC Letter mailing
Date: March 12, 2024 at 10:33:55 AM MDT
To: Scott Bengé <scott@tellurideconsulting.com>, Fran Berg <fberg60@gmail.com>
Cc: Lauren Murray <murraypartners@gmail.com>, "Scott Bengé, TSRA Admin Asst" <SkiRanches@gmail.com>, Michael Johnson <jandjllp@gmail.com>, Randy Lieber <JRL@lgplaw.com>, Lynn Cranford & Lynn White <lcra2709@yahoo.com>, Robin L Van Gelder <robynbirdsong21@gmail.com>

The letter has been sent to the CPC email planning@sanmiguelcountyco.gov as of 10:31AM.

Thank you,

Tony Quinlan

Community Association Manager
Telluride Consulting, LLC
Telluride Homeowner & Association Management, LLC

PO Box 518
Telluride, CO 81435
Cell: (970) 666-6259
Office: (970) 729-8911
www.tellurideconsulting.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](#)

--

Kaye Simonson, AICP
Planning Director
San Miguel County Planning Department
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Cell: (970)729-9929
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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](#)



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Objection to EEMP

1 message

Harvey Roisman <hbroisman@gmail.com>
To: planning@sanmiguelcountyco.gov

Tue, Mar 12, 2024 at 7:26 AM

Dear Planning Department,

Given the recent UNPARALLELED tax increases - which, in the commercial arena, will lead to yet to be felt significant increases in the prices of goods, services, food and most significantly rent. Many San Miguel residents are already panicked by the increase in their taxes. Most non-property owners are in for a surprise - if the cost of goods and services are currently considered to be high - their increases will likewise be UNPARALLELED.

As such, I would ask the planning group - just how much will the infrastructure to support - say, Diamond Ridge, cost? And don't forget, to add in the four story 960 car parking garage.

Sincerely
Harvey Roisman

Sent from my iPad Pro



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Re: objection to the EEMP as it is written.

1 message

James Caruso <jcaruso505@gmail.com>

Tue, Mar 12, 2024 at 2:17 PM

To: planning@sanmiguelcountyco.gov

Planning Dept. Commission and Commissioners:

Regarding the EEMP, it is clear that a large majority of east end county owners and residents object to this plan and the CH Zone overlay.

Also, please note that these people and the majority of HOAs have voiced their objection either verbally or in writing in the last several months AND these objections are cumulative, they do not "zero-out" every time the Planning Dept, Planning Commission or County Commissioners meet to discuss the proposed EEMP and CH Zone. It often feels like the County is looking for these objections to be re-stated month after month which is not appropriate. Once an objection is made, it does not need to be re-stated every month. If a person or HOA objected in the recent past, not hearing from them again does NOT mean they now agree with this plan.

It is not until a "significantly modified" EEMP is created that does not include the CH zone overlay can the county go back to the public to look for additional support.

Thank you...

Regards,
JimJames Caruso, PhD
970-708-0159

On Tue, Mar 12, 2024 at 11:36 AM James Caruso <jcaruso505@gmail.com> wrote:

I strongly object to the current version of the EEMP.

Not only do I object to the EEMP with the overlay of the CH Zone but the vast majority of east end owners object to this including virtually all of the HOAs like Aldasoro, Ski Ranches, The Preserve, Elk Run, etc.

These objections have already been voiced over and over again - it is time for the county to scrap the EEMP with the CH Zone overlay and start again.

The housing issue is complex and requires a complex solution to the problem. The EEMP is desperate over-reach and highly over simplistic solution to this complex problem.

Thanks,
Jim

--

James Caruso, PhD
970-708-0159
jcaruso505@gmail.com

--

James Caruso, PhD
970-708-0159

3/12/24, 2:28 PM

San Miguel County Mail - Re: objection to the EEMP as it is written.

jcaruso505@gmail.com



Kaye Simonson <kayes@sanmiguelcountyco.gov>

objection to the EEMP as it is written.

1 message

James Caruso <jcaruso505@gmail.com>

Tue, Mar 12, 2024 at 10:36 AM

To: planning@sanmiguelcountyco.gov

I strongly object to the current version of the EEMP.

Not only do I object to the EEMP with the overlay of the CH Zone but the vast majority of east end owners object to this including virtually all of the HOAs like Aldasoro, Ski Ranches, The Preserve, Elk Run, etc.

These objections have already been voiced over and over again - it is time for the county to scrap the EEMP with the CH Zone overlay and start again.

The housing issue is complex and requires a complex solution to the problem. The EEMP is desperate over-reach and highly over simplistic solution to this complex problem.

Thanks,
Jim

--

James Caruso, PhD
970-708-0159
jcaruso505@gmail.com



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Zoning meeting comments

1 message

'Jerry Moore' via SMC Planning <planning@sanmiguelcountyco.gov>

Mon, Mar 11, 2024 at 5:27 PM

Reply-To: Jerry Moore <jerrymooremesa@icloud.com>

To: planning@sanmiguelcountyco.gov

1. I am opposed to up zoning single family lots to multiple family units because it reduces the value of the neighboring properties with no compensation. Also , such actions change the open space nature of the landscape and are in direct conflict with the reasons current residents purchased their properties.
2. Are the new low income facility rents going to cover the entire costs of utilities and rising property taxes ??
3. Are the new people wanting to move to Telluride being advised of the significantly higher cost of food, fuel, utilities and taxes in Telluride vs the costs when they now live??
4. Who is going to pay for the new capital cost of water, sewer, roads, electrical service, fire department Medical and extra law enforcement? The answer is, the current payers of property tax.
5. We have had many opportunities to provide employee housing in the past, for example, the High and Middle Schools, the Wilkerson Public Library and other commercial buildings. But it didn't happen.
6. Commuting to work is not a punishment. Many people who work in large cities choose to live in the suburbs and a hour commute is not uncommon.
7. Lastly, the size of a unit for a single occupant can be very small. In the 1960's a large percentage of temporary workers in ski towns lived in bunkhouse or hostel type accommodations.

Jerry Moore



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Public Input to CPC Work Session on the East End Master Plan (EEMP), March 14, 2024

1 message

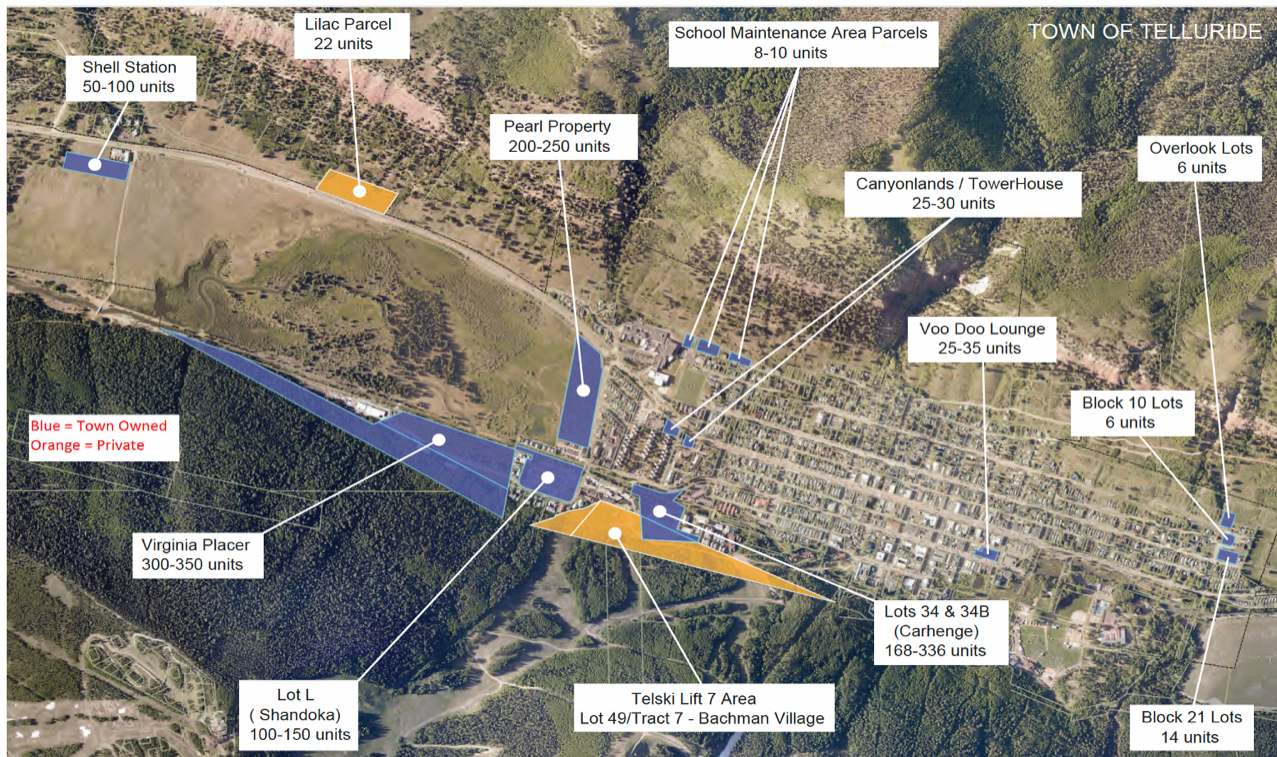
'Jim Farrar' via SMC Planning <planning@sanmiguelcountyco.gov>
 Reply-To: Jim Farrar <jimfarrar2001@yahoo.com>
 To: planning@sanmiguelcountyco.gov

Tue, Mar 12, 2024 at 9:15 AM

You must eliminate the CH zone because it will destroy the rural quality of life of every neighborhood that will be adjacent to a CH zoned suburb; it's unnecessary because the town of Telluride owns enough property to solve their workforce (WF) housing shortage, and you already have the AH zone which was properly developed and is adequate for lawful and responsible planning; and it will create a traffic disaster for the entire east end. During his interview with Denver 7 ABC on February 7th, Gov Polis said: *"If you're going to have more places for people to live, you want to make sure it's not at the expense of our quality of life for those of us who live here with more traffic, so it has to be done in a way where it's near work and on transit corridors."*

The Town of Telluride owns 11 properties in town that can provide 1,000+/- units of WF housing. The Town can and should solve their own shortage on their own property by letting our work force live right in town. Why do you insist on shunting middle income residents into suburbs outside of town when there is ample space for them to live right in town?

If the Town creates WF housing in town, there is no need for Diamond Ridge. And if Diamond Ridge is cancelled, there is no need for the CH zone.



Thank you for your consideration,

Jim Farrar



Kaye Simonson <kayes@sanmiguelcountyco.gov>

East End Master Disaster

1 message

jim.lucarelli via SMC Planning <planning@sanmiguelcountyco.gov>

Tue, Mar 12, 2024 at 12:01 PM

Reply-To: jim.lucarelli@compass.com

To: planning@sanmiguelcountyco.gov

Commissioners,

As you have probably surmised by now the community in general has greeted this process with a great deal of DERISION. There is a very palatable distrust and lack of credibility in our community with County Staff and the whole smelly process. A dearth of credibility continues to linger in the air as this meritless process drags on.....

Please help save integrity and civility in our County, abort this process immediately, CH zoning anywhere and everywhere is simply not planning and is a tremendous discredit to all involved.

Respectfully Submitted,

Jim Lucarelli**Compass****Past President Telluride Association of Realtors**

970-728-0213 office

970-708-2255 mobile

www.JimLucarelli.com

California
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Telluride, CO

/ / / / — COMPASS



Kaye Simonson <kayes@sanmiguelcountyco.gov>

3/14/24 Letter of CPC Workshop

1 message

Lauren Murray <murraypartners@gmail.com>

Tue, Mar 12, 2024 at 11:54 AM

To: Planning@sanmiguelcountyco.gov

Cc: kayes@sanmiguelcountyco.gov

Hello Commissioners and Planning Department,

My first request relates to the community letters that were compiled for the Joint BOCC/CPC Workshop scheduled for March 1, 2024. Since the meeting was cancelled and has not yet been rescheduled, please consider including all of those letters in this packet. Right now, there are 3. Since the meeting content is not aligned, it would appear to make sense to either include all of them, or none of them. I think it would be appropriate to include all of them.

Secondly, I want to revisit the 2/8/24 CPC workshop discussions of the Future Land Use Map. The inconsistencies in the EEMP FLU Maps used in that meeting were concerning to both staff and community. A series of contradictory directives were discussed until Council Person Zoline-Lifton noted that Kaye was referencing the wrong map. The properties central to the issue and conflicting color coding were Irregular Zoline Parcels A and B that abut the Ski Ranches neighborhood on Route 145 and Fox Farm Road. In light of this, revisions regarding Irregular Parcels A and B require further consideration.

Kaye noted a few things of importance in the discussion. She explained that the most recent EEMP FLU map shows the area (Irregular Parcel A and B) a residential medium, consistent with its land use status under the '89 plan. Kaye also noted that these parcels have a plat note that says they have no developable rights associated with them. She further commented that the future land use status of these parcels is not carved in stone, could be changed by council and that many people have requested that it be change. The current status of it is unchanged. It continues to be identified as it was in the 1989 TRAMP document.

My question is why? The property history is complicated and has required extensive records research. In December 2023, all County records and documents confirmed the properties' designation as F-Ag/Conservation. One could argue that the 1989 designation was not made intentionally, but made unknowingly by a misunderstanding of the zoning. Regardless, the proposed EEMP creates the perfect opportunity for clarification and to set the record straight.

Including Irregular Parcels A and B in the EEMP Maps designated as Medium Residential (color coded orange) implies the properties are compatible with CH Zone overlay, and that they have future potential high density work force housing. It is contrary to the actual zoning status, it misrepresents the established development rights and suggests that there is future development potential in the two parcels. It is confusing and contradicts the actual status of the properties. To add validity, accuracy and clarification on both the actual zoning and the lack of future development potential of the Irregular Parcels A and B, please revise the EEMP FLU Map to reflect it's actual status of F-ag/Conservation and color it light green.

Thank you for all of your hard work and consideration my comments,

Lauren Murray
42 Promontory Lane



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Fw: 3/4/24 Meeting Response Raspberry Patch

1 message

'raspberrypatchhoa' via SMC Planning <planning@sanmiguelcountyco.gov>

Mon, Mar 11, 2024 at 8:46 AM

Reply-To: raspberrypatchhoa <raspberrypatchhoa@protonmail.com>

To: "planning@sanmiguelcountyco.gov" <planning@sanmiguelcountyco.gov>, "nicolak@sanmiguelcountyco.gov" <nicolak@sanmiguelcountyco.gov>

Sent with [Proton Mail](#) secure email.

----- Forwarded Message -----

From: raspberrypatchhoa <raspberrypatchhoa@protonmail.com>

Date: On Sunday, March 10th, 2024 at 6:46 PM

Subject: 3/4/24 Meeting Response Raspberry Patch

To: anneb@sanmiguelcountyco.gov <anneb@sanmiguelcountyco.gov>, lee@tellword.com <lee@tellword.com>, clerkcomments@telluride-co.gov <clerkcomments@telluride-co.gov>, BOCC@sanmiguelcountyco.gov <BOCC@sanmiguelcountyco.gov>

Ms. Browne and Mr. Taylor

Thank you for coming to speak to Raspberry Patch on 3/4/24. All homeowners were brought up to date on the meeting this past week for those unable to attend.

I was unable to attend the last BOCC meeting Wednesday 3/6/24, but I listened to the zoom recording and was very disappointed that in our 11/2 hour zoom meeting all Ms. Browne could say was that one homeowner was relieved that you both talked to us. I would like to remind you that Raspberry Patch did have very definite opinions on the following items:

Raspberry Patch HOA/HOC views:

1. Sell Diamond Ridge and use that money to build CH/Affordable housing on existing property that Town/County have identified.
2. Pull CH zoning out of TRAMP/EEMP and LUC (Land Use Code) and use it ONLY for existing land/properties that are available for SMALL projects. Both EEMP/Tramp and Land Use Code (LUC) documents must all reflect these changes.
3. Stop disenfranchising homeowners with EEMP. Homeowners should not feel discriminated against because of their monetary status. This is a diverse community. Reflect that and restore your wording to "protect property owner from escalating property taxes". (Overall Goals 7.1 from SM County Comprehensive Development Plan.)
4. Change the Diamond Ridge Meeting to "open to the public" with public comment.
5. Earn our trust.
6. Supply the real "numbers" of units built, in the process of being built and what could be built with land available. Put this in writing and include that data in the next meeting so that public can see what the real "crisis" is. Please provide verifiable numbers.

I hope in the future the report of your discussions with subdivisions/HOA's is not "spun" for the temperature of the room or because of politics.

Respectfully submitted
Catherine Winchester MD
President of Raspberry Patch HOA

Sent with [Proton Mail](#) secure email.



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Public Question/Comment - Planning Commission Meeting 3/14/24

1 message

Shellie Duplan <director@aldasororanch.com>

Mon, Mar 11, 2024 at 5:36 PM

To: planning@sanmiguelcountyco.gov

The Aldasoro Ranch Homeowners Company is asking three simple questions in advance of the Planning Commission Meeting worksession scheduled on March 14, 2024, regarding redline changes to the proposed East End Master Plan. Please provide an answer during the worksession meeting for the public record.

The Future Land Use Opportunities section has changed the land use definition for "Conservation" adding new language and Large Lots, which is defined as 1 unit per 35+ acres. Residential Low is also defined as 1 unit per 7-35 acres.

Question #1 – The Diamond Ridge property owned by the County and Town of Telluride is made up of 3 separate parcels (lots 1R, 2R, 3R) each of which are 35 acres in size. The County Assessor's office shows the current class description as "Single Family Residential/Agriculture". Why did the County change the Diamond Ridge property description to "Medium Density" (1 unit per 1-7 acres) when clearly the property definition is incorrect and in conflict with the County Assessor's definition? This property must be redefined as "Residential Low" or "Conservation" to be consistent with the County's own records and other properties of same size and designation.

Question #2 – The same question applies to the definition change to Deep Creek Mesa Ranch from its current County Assessor's "Agricultural" designation to the new "Medium Density" land use. This property must be redefined as "Residential Low" or "Conservation" to be consistent with the changes made by the County for other properties of same definition.

Question #3 - What criteria is the County using to make these unilateral changes to the Land Use Map? No changes have occurred on either one of these properties to permit such a drastic land use definition change. Please provide the criteria analysis to support any such changes.

Shellie Duplan, *Director of Operations*

307 Society Drive Unit C, Telluride CO 81435, Aldasororanch.com

Office 970-728-5191

Mobile 970-729-2355



Kaye Simonson <kayes@sanmiguelcountyco.gov>

East End Master Plan

1 message

'stephen Finger' via SMC Planning <planning@sanmiguelcountyco.gov>

Mon, Mar 11, 2024 at 5:10 PM

Reply-To: stephen Finger <snfinger@mac.com>

To: planning@sanmiguelcountyco.gov

Dear planning commission

I would like to voice my concerns about the process surrounding the east end master plan .

The CA zone district is truly nefarious and leaves the door wide open for corruption. Meaning there is no process and besides the community has lost all trust in our government. It feels underhanded and purposely manipulating to achieve absurd goals . There is a better way to communicate to the public who have concerns of being purposely kept at bay . For instance there has never been a public hearing to date to openly discuss the diamond ridge proposal . Affordable housing is of the utmost importance, however these are separate issues , and for the people who bought property with the knowledge of their legal rights they are being shoved aside . I imagine if people had knowledge that this manipulative behaviors of our government representatives might change everything, they would not have purchased knowing that it's not what it seems

Respectfully, Stephen finger

March 12, 2024

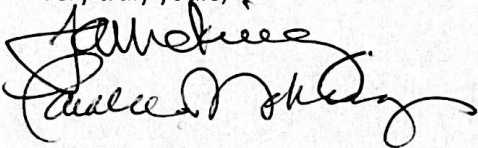
To: San Miguel County Board of County Commissioners, San Miguel County Planning
Commissioners, East End Master Plan Advisory Group

Re: East End Master Plan

The proposed East End Master Plan ("EEMP") presents an overbroad solution to the real problem of increasing the supply of workforce housing in the Telluride area. Allowing the high density CH Zone District to be applied in all three residential Land Use Categories (Residential Low, Residential Medium and Residential High/ Mixed Use") is a drastic step and that language should be removed from the EEMP. Such language could allow the high-density CH Zone to be applied anywhere and everywhere in the Telluride area. I urge the Commissioners to adopt a more narrowly tailored approach to enhancing the supply of workforce housing in the Telluride area than the open-ended language of the proposed EEMP which is ripe for abuse by developers who would be quite willing to sacrifice the unique attributes of Telluride for their own profit.

Telluride is so special due to its large undeveloped and wild areas in close proximity to dramatic scenery, a vibrant and historic Western town, world class skiing and many other outdoor opportunities. The community has fought hard for decades to preserve this unique combination. Please do not open the door to the future spoilation of this beautiful area with overbroad language in the EEMP.

Very truly yours,

A handwritten signature in black ink, appearing to read "T. A. & Paralee McKinney", written over a horizontal line.

T. A. & Paralee McKinney

Lot 44 Ski Ranches, Telluride



Kaye Simonson <kayes@sanmiguelcountyco.gov>

EEMP

1 message

Todd Creel <todd@telluriderealestate.net>
To: planning@sanmiguelcountyco.gov

Tue, Mar 12, 2024 at 11:55 AM

Dear Commission Members:

Thank you for all of your hard work and energy as you collectively update the master plan. I am writing to you as a concerned citizen with regard to the CH zone as it is being contemplated. Whatever changes you make to the master plan, please do not include the CH zone as written. The mesas surrounding Telluride are some of our greatest assets. It is important to preserve them and include the protections within our master plan. The housing problem can be solved without sacrificing our mesas.

Thank you for your consideration.

Todd Creel

Sent from my iPhone



Kaye Simonson <kayes@sanmiguelcountyco.gov>

EEMP

1 message

tomboone via SMC Planning <planning@sanmiguelcountyco.gov>

Mon, Mar 11, 2024 at 5:37 PM

Reply-To: tomboone@aol.com

To: planning@sanmiguelcountyco.gov

Memo

March 11, 2024

To: San Miguel Planning Commission

From: Tom Boone, full time San Miguel County resident

Re: East End Master Plan

It is impossible to have a clear understanding of the future without knowledge of the present. The current Working Draft of the EEMP Identifies 14 studies that should be completed to understand our current position. A clear vision document has little meaning without the completion of these studies. The EEMP should not be completed before these studies are available for the community to review.

The current draft leads with a statement of vision that I am sure many of us could agree with:

"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 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."

Notwithstanding this vision statement, the document proceeds to state that the primary goal of our community is to provide more affordable housing. The Plan then identifies many of our existing neighborhoods that Planning Commission believes could accommodate high density projects.

- **The document does not state a housing unit goal or define the quantity units needed in the short, medium, or long term.**
- **The document does not identify the cost of providing subsidized housing or how it will be funded.**
- **The document does not identify how many affordable housing units are in process, planned or currently proposed.**
- **Since the document does not set a goal for the number of affordable housing units it is impossible to determine the infrastructure required to support the growth. Is the required infrastructure affordable or even possible??**
- **Is there a limit to the residential units that should exist in our valley so that our "majestic mountain setting" can be maintained?**
- **Should commuting for work in our community be encouraged? What can be done to help these employees?**

Bottom line is EEMP as currently drafted does not reflect the primary goals of the entire community. The plan lacks information about the current needs, plans and constraints of the community and therefore cannot accurately provide a clear vision.

If accepted as currently drafted this plan will create a direction for the county that is not equitable and would lead to the destruction of the Telluride, we all know and love.



Kaye Simonson <kayes@sanmiguelcountyco.gov>

EEMP Meeting 3-14-24

1 message

Virginia Lucarelli <virginialucarelli@gmail.com>

Tue, Mar 12, 2024 at 10:57 AM

To: SMC Planning <planning@sanmiguelcountyco.gov>

To: San Miguel County Planning Commission

via E-mail: planning@sanmiguelcountyco.gov

Re: East End Master Plan Worksession 3/14/24

As we prepare for yet another EEMP meeting I respectfully ask that you please take a step back and consider what we've learned through this process. Many members of the public have repeatedly commented that this master plan update is happening in a backward fashion.

The following points have been made over and over again:

1. We need to address carrying capacity. What is the plan for this? It seems to be being kicked down the road with no real plan for who will be tackling this or how.
2. We need to understand existing and planned/in process affordable housing supply. A new housing assessment needs study is being commissioned but seems to be delayed. What is happening here? A recent IG meeting indicated there are 6-700 units in the pipeline. Why is it so hard to identify and list these (and existing housing) in a public place?
3. CH Zone is flawed. What is the plan for addressing this?

Until some of these items are addressed, moving forward with the EEMP is irresponsible. Stop compartmentalizing things and start addressing our issues globally. Isn't this the very definition of a master plan? Approving a revised master plan that allows for massive upzoning through a flawed CH Zone before the above issues are tackled makes no sense.

If you insist on moving forward with the EEMP, remove the CH Zone from Residential Low **and** Residential Medium zones.

Additionally, the FLU classifies Diamond Ridge as Residential Medium. Based on the current F Zone/Ag status of this and adjacent parcels, and its inclusion in the 1991 Aldasoro Planned Unit Development (Resolution #1991-06), please don't categorize Diamond Ridge as Residential Medium but instead identify it as Residential Low with the rest of Diamond Ranch.

Thank you.

Virginia Lucarelli
970-728-6394 home
970-708-0753 cell

**Kaye Simonson** <kayes@sanmiguelcountyco.gov>

EEMP

1 message

Jennifer Barker <jenniferbarker9@me.com>
To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Wed, Mar 13, 2024 at 11:59 AM

Dear Commissioners,

Please consider the intent of the original master plan as you move forward in making revisions. The Citizens who crafted the original master plan 30 years ago had very specific intentions. The results of their intent can be seen throughout San Miguel county and we have them to thank for our valuable open spaces. They would no doubt be horrified by the proposed CH spot zoning. It is important for any commission to carefully consider the long-term goals and objectives of the founders of the master plan while making any amendments. The primary duty of the planning commission is to ensure proper planning, and above all, to preserve and protect the county and the goals of the original drafters of the plan. The notion that an updated plan could obliterate their work is something which should be carefully considered and not taken lightly. We all recognize there is a housing need in our county. Please do not sacrifice our pristine mesas in a short sighted attempt to satisfy the misguided voices of a vocal group who want housing at any cost. Many of them are transient and will be gone in a few years and should not be making policy that determines the future and the soul of our county.

Any amendments to the master plan should be drafted with very careful consideration of total carrying capacity of the county, traffic impacts, cost of utilities, and the impacts associated with any new development. The CH Zone flies in the face of all of these concerns.

Any actions of the current commission should serve to reinforce the intentions of the original master plan, not dilute or destroy them. I know your job is not an easy one. We hope that you'll collectively restore our faith in government with your impending decisions.

Respectfully,

Jennifer Barker