

SAN MIGUEL COUNTY PLANNING COMMISSION

MINUTES – REGULAR MEETING

January 11, 2023

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
Tobin Brown, Sr. Alternate
Galena Gleason, Alternate

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

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

3:00 p.m. Chair called the meeting to order.

APPROVAL OF MINUTES

MOTION by M.J. Schillaci to approve the December 14, 2023 minutes

SECONDED by Ian Bald motion **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
Tobin Brown	Aye	Nay	Abstain	<u>Absent</u>
Galena Gleason	<u>Aye</u>	Nay	Abstain	Absent

PLANNING COMMISSION AND STAFF COMMENTS

Kaye Simonson, Planning Director, updated the commission. There will be a joint work session with the BOCC and the Planning Commission on Wednesday January 24th at 9 am at dual locations in Norwood and Telluride. The Community Housing Zone District will be discussed in the morning and Solar Regulations will be discussed in the afternoon. The Planning Commission will continue working on the EEMP at their February 8 meeting working on Chapters 1-4. The first half of the meeting will be held in Norwood regarding the La Sal Vista Subdivision and the

second half will be in Telluride for an EEMP work session. There will be an application for an RV park in March.

3:15 P.M. PUBLIC HEARING: LAND USE APPLICATION

Applicant: Telluride Regional Airport

Location: 1500 Last Dollar Road

Parcel size: 327 acres

Zone District: Public

Proposal: Airport Master Plan Update

John Huebner, Senior Planner, presented the Regional Airport Master Plan update

Lee Taylor asked if there is anything coming out of the 2016 Airport Master Plan.

John responded that after construction of the new terminal the original terminal will be demolished.

Mathew Bayma asked if we have been through this process with any other public entities in regards to mitigation for employee housing.

Kaye Simonson responded that there are variety of special districts and public entities i.e. the hospital district, that have not been required to follow the employee mitigation impact standards.

Mathew asked since the airport is exempt from housing mitigation, can we make that a condition of approval?

Kaye Simonson responded no.

Amy Markwell, County Attorney, followed up by stating this is a statutory case.

Galena Gleason asked if there is anything written into the Public Zone District regarding climate action and if we could potentially condition the inclusion of a solar panel array.

Kaye responded that a Planning Commission recommendation/ condition to include solar could be made.

Kenny Maepa, Telluride Airport Manager, responded that they use a blended aviation fuel to lower their carbon footprint. He continued that they were the first customer of the adjacent solar garden. They were contemplating using their original terminal building as a source of solar, and they are supportive of employee housing off-site. As they upgrade the fire facility they are planning to build a bunk room for employees who have a 3 or 4 day work week.

Matt commented that he did not see any updated studies on whether this would increase the number of flights per day. Will these changes eliminate the wait list for planes landing?

Kenny responded that all these proposed changes are merely enhancing service to the airport's current customers and lowering their carbon footprint. There is currently one hanger that can hold medium aircrafts, so pilots are taking an extra flight to Montrose or Grand Junction to house planes.

M.J. Schillaci asked, regarding the 2016 Masterplan, it appears the short-term goals have been accomplished, how many of the mid-term goals have been achieved or do you expect to accomplish besides the specifics in this new update.

Kenny responded that the new hanger is at the front of priorities, parking, potentially a second taxi way, and then a new terminal.

M.J. commented that paving a south access road so that a runway crossing wouldn't be necessary makes sense, as well as a fueling station on the south side of the airport. She asked what was happening with the proposed berm.

Kenny responded that they are planning for it.

Josselin Lifton-Zoline asked what is driving the expansion of fire suppression, if the current state is sufficient.

Kenny responded that when the new hanger is built as well as the new terminal, we will need to enhance our capabilities and adequate service of water.

Josselin commented that Kenny mentioned a bunk room accommodation for employees. Are we looking at that currently?

Kenny responded that in the future fire building design they would like to consider this.

Josselin asked if there are more storage needs envisioned now than in 2016.

Kenny responded that they want to maximize the current space for the current demand of the storage of aircrafts.

Galena asked where the proposed water source for the pump house is.

Kenny responded that there is a 500,000 gallon storage tank at the airport, which is fed by two wells. The airport also has the ability to drill two additional wells if needed.

Lee asked if the Federal Aviation Administration is going to allow a bunk house on-site

Kenny responded that it is common for there to be bunkrooms and firehouses at airports.

Lee asked whether the 11 airport employees includes TSA employees.

Kenny responded that there are 13 TSA employees. 2 live here and the rest commute.

Lee asked if there would be issues with reflectivity with the FAA regarding potential solar panels on the terminal building's rooftop

Kenny responded that there could be but he doesn't foresee that. They had a good experience with the solar garden north of the airport.

Kaye added that many airports are installing solar panels at their facilities.

Kenny stated that hangers don't use much energy, to heat or cool the space but in regards to the new terminal he would like to include solar panels.

Kaye added that onsite generation is not included in the SMPA cap on alternative energy.

John added that the airport will have to meet County lighting and building guidelines.

Ian Bald asked if this hanger would be the last proposed hanger.

Kenny responded that the airport does not foresee any additional large or medium size hangers being added. Further, anything that is done from this point forward requires federal review.

4:10 pm The Chair opened the floor for public comment

Shellie Duplan commented that Aldasoro Ranch was not included on the agency referral list, she asks that they be included in the future, and that she is concerned about the scope and size.

Doug Tooley commented that the airport is a great place for a solar battery. He asked what is the total airport traffic, and how will this affect the road. He also commented on the County lobbying regarding housing.

Public Comment Closed at 4:16 pm

Kaye responded that Aldasoro will be included as a referral agent in the future, and there shouldn't be a big increase in traffic impacts as a result.

MOTION by Josselin Lifton-Zoline to **DENY** the Airport master plan update

SECONDED by Ian Bald. **VOTE FAILS 2-3**

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

M.J. commented that what is being proposed is not much different than what was being proposed in 2016.

MOTION by Lee Taylor to **APPROVE** the Airport master plan update with the following conditions;

1. A recommendation that upon executing the Master Plan the airport make all possible efforts to mitigate their impacts to residential housing in the East End.
2. Pursue all possible forms and sources of renewable energy.
3. As expansion continues that discussions with SMART regarding regional transportation are vigorous and ongoing.

SECONDED by Mathew Bayma. **VOTE PASSED 2-3**

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

Recessed at 4:32 pm.

Reconvened at 4:47 pm.

4:50 PM EAST END MASTER PLAN WORKSESSION

The Commission discussed and made edits regarding Chapter 5 of the East End Master Plan.

6:22 pm The Chair opened the floor to public comment.

Pam Bennet commented that she would like to work with George Greenbank regarding the cultural and historic preservation section. The plan tips its hat to the indigenous community but skips over the history of miners, ranchers and the ski resort.

Doug Tooley commented that he wanted to correct his earlier statement referring to Olympia as the capitol of Colorado.

6:25 pm public comment closed.

MOTION by Lee to **APPROVE** proclamation 2024-1 honoring Tobin Brown's service to the Planning Commission.

Motion **PASSED** by acclamation.

6:30 p.m. Adjourned.

Respectfully Submitted,



Nicola Kerr (Feb 9, 2024 16:26 MST)

Nicola Kerr, Associate Planner

Approved on 2/08, 2024.

SAN MIGUEL COUNTY PLANNING COMMISSION



Mary Jo Schillaci (Feb 9, 2024 18:20 MST)

M.J. Schillaci, Secretary

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