

**SAN MIGUEL COUNTY BOARD OF COUNTY COMMISSIONERS
MINUTES
WEDNESDAY, JANUARY 8, 2025**

1. 9:00 a.m. Call to Order

(Any of the stated items in this agenda may involve an Executive Session C.R.S. 24-6-402(4))

4. 9:00 a.m. - 9:30 a.m. Agenda setting discussion with the Commissioners and Staff

9:04 a.m. Recessed for agenda-setting session.

In attendance during the agenda-setting:

Lance Waring, Commissioner

Anne Brown, Commissioner

Galena Gleason, Commissioner-Elect of District 3

Mike Bordogna, County Manager

2. Roll Call

9:32 a.m. Reconvened.

Present:

Lance Waring, Chair

Kris Holstrom, Vice Chair

Anne Brown, Commissioner

Staff Present:

Mike Bordogna, County Manager

Jarrold Biggs, Assistant County Manager

Maura Fahey, County Attorney

Nancy Willis, Paralegal

Carmen Warfield, Chief Deputy Clerk

3. Moment of Silence

5. Review of Agenda

6. Public Comment for Items Not on the Agenda

Please limit comments to 3 minutes. If comments are not related to an item on the agenda, there will be no Board response or action taken since the topic was not posted with proper notice and any comment could potentially violate the Colorado Open Meetings Law.

7. Consent Agenda

- a. Acceptance of the Multi-Family Housing Covenant re-recorded to correct the exhibits.

- b. Approval of Chair's signature on the Authorization for the Emergency Management Performance Grant (EMPG).
- c. Approval of the Chair's signature on a Professional Services Agreement with Bintel, Inc. for a Community Wildfire Protection Plan
- d. Approval of Chair's signature on a San Miguel County Behavioral Health Solutions Grantee Agreement with Tri-County Health Network in the amount of \$75,569.12 for the budget year 2025 as detailed in the scope of work.
- e. Approval of the Chair's signature on a contract with ValueWest & SMC Assessor for commercial appraisal
- f. Approval of the Chair's signature on an Amended Gravel Mining Agreement between Road & Bridge and the T.L.Bar Ranch (Zadra gravel pit)
- g. Ratification of Chair's signature on the Certification of Levies and Revenue budget year of 2025.
- h. Acceptance of the November 2024 Road Report
- i. Approval of Commissioner's signatures on the 2024 Highway Users Tax Fund (HUTF) mileage sheet.
- j. Approval of Minutes: November 20, 2024 and December 5, 2024.

Motion by Kris Holstrom to approve the consent agenda as presented. Seconded by Anne Brown. PASSED 3-0.

8. Administrative Matters

- a. Consideration of Chair's signature on Proclamation 2025-01 proclaiming January 8, 2025 as Kris Holstrom day./MOTION

Motion by Anne Brown to approve the Chair's signature on Proclamation 2025-01 proclaiming January 8, 2025 as Kris Holstrom Day. Seconded by Lance Waring. Passed 3-0.

- b. Discuss BLM's business plan for charging fees at recreation sites with the Uncompahgre Field Office.

Presented by: Dan Ben-Horin, Bureau of Land Management

Public Who Addressed the Board:
Douglas Tooley

9. Planning Matters

10:05 a.m. Recessed.

10:10 a.m. Reconvened.

- a. Consideration of Chair's signature on Resolution 2025-001 on an Insubstantial Amendment for Lot 3 Deep Creek Placer, Ownership Moorhead Family Trust. / MOTION

Presented by: Nicola Kerr, Associate Planner; Dan Collins, Representing the Applicant

Motion by Kris Holstrom to approve the proposed Insubstantial Amendment for Lot 3 Deep Creek Placer and to update the development agreement recorded under resolution 2017-009, as presented, to authorize the Chair's signature on the corresponding Board of County Commissioner **Resolution No. 2025-01**, finding that the proposed Insubstantial Amendment is in compliance with all applicable Land Use Code standards in Section 5-1502, Insubstantial Amendments, as presented.
Seconded by Anne Brown. **PASSED 3-0.**

10. Natural Resources and Climate Resilience

Update and other, as needed.
Star Jamison, Director

- a. Brief overview of the 2025 Natural Resources and Climate Resilience Work Plan.
Presented by: Starr Jamison, NRCR Director

Public Who Addressed the Board:
Douglas Tooley

11. Affordable Housing Updates

Presented by: Mike Bordogna, County Manager; Jarrod Biggs, Assistant County Manager

1. The San Bernardo HOA is reviewing a draft Memorandum of Understanding (MOU) to create a test water well to serve the San Bernardo HOA and the Pathfinder development.
2. The Iluim on-call Housing Development continues to work on access, including widening the intersection. The next step is to request that the lot line between the vacant land and the Sheriff's building be vacated.
3. The county is progressing with designs and an improvement agreement with CDOT for the Deep Creek parcel.
4. Staff is waiting for the executed grant contract before posting the Housing Coordinator position. The hope is to post this job the last week in January.

12. Manager Matters

Update and other, as needed
Mike Bordogna, County Manager

Presented by: Mike Bordogna, County Manager

1. Staff met with the parties involved in the lawsuit over Ballot Measure 3A.
2. There is an Accessibility refresher course available weekly for all staff, including the Commissioners.
3. Specific staff will be attending a High-performance Leadership course with NACO within the next couple of months.
4. San Miguel Regional Housing Authority is transitioning due to looking to replace the Director.
5. There is no Commissioner meeting on January 15th due to the Commissioner's prior commitments.

Presented by: Jarrod Biggs, Assistant County Manager

1. Next week is KOTO County Lines.
2. The county has several job opportunities, and interested parties can check the website.

13. Commissioner Updates

Anne Brown - Update on Outside Meetings.

Kris Holstrom - Update on Outside Meetings.

Lance Waring - Update on Outside Meetings.

Anne Brown - In attendance at a meeting concerning the H2b Visas, Telluride Foundation Leadership Council Meeting, Senior Lunch in Telluride, Accessibility Refresher, Elected Officials Lunch, Colorado Counties Inc. focusing on Modular Housing, Meeting with Chief Brody on the co-responder program

Lance Waring - CC4CA, Dolores Conservation

- a. Consideration to appoint Commissioners to the 2025 Boards and Committees./MOTION

Motion by Kris Holstrom to approve the appointment of the Commissioners to the 2025 Boards and Committees as discussed. **Seconded** by Anne Brown. **PASSED 3-0.**

14. Attorney Matters

(Any of these items may involve an Executive Session C.R.S. 24-6-402(4))

Presented by: Maura Fahey, County Attorney

1. Update on the lawsuit concerning Ballot Measure 3A.
2. Maura Fahey has passed the Colorado Bar Examination. It will not be necessary for her to have Lane Thomasson's oversight. The Attorney's office will update the engagement agreement for Lane's services.

15. Adjournment

Motion by Kris Holstrom to adjourn the meeting. **Seconded** by Lance Waring. **PASSED 3-0.**

12:03 p.m. Adjourned.

Respectfully submitted,

Approved 2/5/2025 Carmen R. Waring
BOARD OF COUNTY COMMISSIONERS

L. Waring
ATTEST:
Michelle Bonfante

**Proclamation of the Board of County Commissioners
of San Miguel County, Colorado, Proclaiming
January 8, 2025, as Kris Holstrom Day**

Proclamation 2025-01

Whereas, Kris Holstrom arrived in San Miguel County in 1987 and took up residence in a cabin on Last Dollar Road. Her life was simple back then – chop wood, keep the mice out of the oatmeal bin, and Nordic ski to work at the brand new airport if the snowplow didn't arrive; and

Whereas, Kris met her husband, John, at the Roma Bar, and begat two bright, beautiful children, Kirk and Kelsey, and established Tomten Farm to practice permaculture on Hastings Mesa; and

Whereas, running the farm, raising a family, and managing the crew of interns kept her busy but Kris still found time to serve her community in many ways. She sat on the County Planning Commission for over 20 years, created the Telluride Farmers Market, was a key part of the Mushroom Festival, and helped guide the Telluride Institute. She sat on the board of the Telluride Foundation. Kris further solidified her nonprofit legacy by founding the New Community Coalition, which morphed into the current regional sustainability organization EcoAction Partners; and

Whereas, Kris was elected to the District 3 County Commissioner's seat in 2016. She took new commissioners under her wing, sharing history and backstories, and was always available to answer questions; and

Whereas, Kris exhibited steady and clear leadership whenever she chaired commissioner meetings and always maintained a calm, kind, thoughtful presence at every public meeting she attended; and

Whereas, during her eight years as a commissioner, Kris also served as the County's representative on various outside boards. She sat on the SMART Board of Directors, Telluride Regional Airport Authority, and CDOT's Gunnison Valley Transportation Planning Region. Her hands-on experience as an agricultural producer made her a valuable member of the Southwest Water Conservation District and the San Miguel Watershed Coalition. She joined other Western Slope counties and municipalities at Club 20 meetings and worked at the state level on CO-CEWL, which is an awkward acronym for Colorado's soil health working group; and

Whereas, Kris has perpetually given her time, wisdom, and leadership to improve our county without asking for any favor or fanfare. Because of this invaluable dedication, she will go down in history as someone who not only improved our community but made an impact on many people personally through her selfless service and giving to others.

Now therefore, be it resolved that the San Miguel County Board of County Commissioners proclaims January 8, 2025, as Kris Holstrom Day. Commissioner Holstrom made this County a better place to live. Current and future commissioners will aspire to continue her efforts.

Done and approved by the Board of Commissioners of San Miguel County, Colorado, at a duly noticed public meeting held in Telluride, Colorado, on January 8, 2025.

Board of County Commissioners
San Miguel County, Colorado

Lance Waring
Lance Waring, Chair

Attest:

Carmen Warfield
Carmen L. Warfield, Chief Deputy Clerk to the Board



Vote:

Anne Brown	<u>Aye</u>	Nay	Abstain	Absent
Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Lance Waring	<u>Aye</u>	Nay	Abstain	Absent

**RESOLUTION OF THE BOARD OF COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
GRANTING AN INSUBSTANTIAL AMENDMENT FOR LOT 3 DEEP CREEK
PLACER AND UPDATING RESOLUTION 2017-009
Resolution 2025-001**

WHEREAS, Dan Collins submitted an application on behalf of the Morehead Family LLC, owner of Lot 3 Deep Creek Placer, also known as Parcel #456326400027, according to the legal description in Exhibit “A”, seeking an Insubstantial Amendment to amend Note 5 of the Plat. The parcel is zoned Forestry Agriculture and Open. The parcel is located near the intersection of County Road 62L and CO State Highway 145.

WHEREAS, Note 5 will be amended to read in part “The Telluride Fire Protection District approved a Fire Access / Driveway Variance for Lot 3 of the SE Plat. This Variance was approved conditioned upon developer providing either the installation of an approved residential fire sprinkler system (recommended) or a dry horizontal standpipe....”, as approved by Scott Heidergott, Fire Marshall, and as shown in Exhibit “B”. The purpose of this Insubstantial Amendment is to provide the option to install a horizontal stand pipe in place of a residential sprinkler system which is made necessary by the nonconforming driveway, and to update the development agreement recorded under Resolution 2017-009.

WHEREAS, an Insubstantial Amendment may be approved administratively with sign off from the Board of County Commissioner Review pursuant to Land Use Code Sections 3-402 B.I.b. and 5-1502 Insubstantial Amendment;

WHEREAS, the application was referred to the County Attorney, County Manager, Assistant County Manager, County Surveyor, the County Road and Bridge Director, and the Telluride Fire Protection District for review and comment;

WHEREAS, a Public Meeting Notice for the proposed Insubstantial Amendment application and the Board of County Commissioners meeting to be held on January 8, 2025 was published in the Telluride Daily Planet and Norwood Post on December 20, 2024;

WHEREAS, a list of the items included in the Public Meeting Record is attached to this resolution as Exhibit “C”;

WHEREAS, the Board of Commissioners of San Miguel County, Colorado, considered this application, along with relevant evidence and testimony, at a public meeting held in Telluride and on-line on Wednesday, January 8, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of San Miguel County, Colorado, approves the Insubstantial Amendment to amend Note 5 for Lot 3 Deep Creek Place, and to update Resolution 2017-009 accordingly, finding that the Insubstantial Amendment application is in compliance with all applicable Land Use Code standards in Section 5-1502, Insubstantial Amendment, as presented:

DONE AND APPROVED by the Board of County Commissioners of San Miguel County, Colorado, on January 8, 2025.

**SAN MIGUEL COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS**

By: Lance Waring
Lance Waring, Chair

Vote:	Anne Brown	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
	Kris Holstrom	☒ Aye	☐ Nay	☐ Abstain	☐ Absent
	Lance Waring	☒ Aye	☐ Nay	☐ Abstain	☐ Absent

ATTEST:



By: Carmen Warfield
Carmen Warfield, Chief Deputy Clerk

EXHIBIT "A" Legal Description

EXHIBIT "B" Telluride Fire Protection District

EXHIBIT "C" Public Meeting Record

EXHIBIT "A"

Legal Description

Parcel # 456326400027

LOT 3 DEEP CREEK PLACER SUBDIVISION REC JUNE 22 2017 449067 PB1 PG4931-4932
2.72 AC SEC 26 T43N R10W

EXHIBIT "B"

Telluride Fire Protection District Approval



TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

10/29/2024

RE: 236 Deep Creek Rd.
San Miguel County, CO

TFPD approves of an alternative plan to note 5 of the existing plat amendment to install a horizontal standpipe system. The intake and the discharge shall be located at an approved location by the Fire Marshal. All work shall be in compliance with NFPA standards and inspected by the Fire Marshal.

X A handwritten signature in black ink, appearing to be "S. Heidergott", written over a horizontal line.

Scott Heidergott
Fire Marshal

PO Box 1645/131 West Columbia Avenue, Telluride, CO 81435, (970) 728-3801 email: sheidergott@telluridefire.com
"Protecting life, property and the environment, by responding to the emergency needs of our community"

539

11/01/2024

EXHIBIT "C"

Public Meeting Record

San Miguel County Board of Commissioners

Application: Dan Collins on behalf of the Morehead Family Trust

Insubstantial Amendment: Lot 3, Deep Creek Placer

Date: January 8, 2025

1. San Miguel County Land Use Code (Adopted 11/30/90) with all amendments to date (By Reference Only).
2. San Miguel County Comprehensive Development Plan (Adopted 8/3/78) with all amendments to date (By Reference Only).
3. Memorandum to the San Miguel County Board of County Commissioners from Nicola Kerr, Associate Planner dated January 8, 2025.
4. Draft Resolution 2025-001 of the County Board of Commissioners, San Miguel County, Colorado, Granting an Insubstantial Amendment for Lot 3 Deep Creek Placer and amendment to Resolution 2017-009.
5. Approval letter from Planning Director, Kaye Simonson, dated December 23, 2024.
6. Application submitted by Dan Collins, on behalf of The Morehead Family Trust owner of Lot 3, Deep Creek Placer, received November 8, 2024.
7. Resolution 2017-009
8. Public Meeting Notice published in the Norwood Post and Telluride Daily Planet on December 20, 2024.

AGENCY COMMENTS

9. Email from Nicola Kerr, Associate Planner, to Referral Agencies dated December 2, 2024.

PUBLIC COMMENT

None received