

SAN MIGUEL COUNTY PLANNING COMMISSION REVISED AGENDA

January 8, 2020

**Miramonte Building, Second Floor Meeting Room, 333 West Colorado Ave.,
Telluride**

- 9:00 AM Approval of Minutes, Planning Commission and Staff Comments
Election of Officers for 2020, Set Planning Commission 2020 meeting
dates
- 9:15 AM First Annual Review of the Schmid Family Ranch LLC: Sporting Uses
and Social & Scenic Uses Special Use Permit approval granted
December 3, 2018
- 9:30 AM Worksession: Discussion regarding 2020 major Planning projects

Adjourn

**For more information on the above proposals please contact the
Planning Department at (970) 728-3083**

**Times are approximate; items may begin earlier (except public hearings)
or later than scheduled.**

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

October 9, 2019

Glockson Building, County Offices, 1120 Summit St., Norwood

Present: Lee Taylor, Chair
Pamela Hall, Vice-chair
M.J. Schillaci, Secretary
Josselin Lifton-Zoline, Member
Matthew Bayma, Sr. Alternate
Tobin Brown, Jr. Alternate

Absent: Ian Bald, Member

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

County Staff Present: Amy Markwell, County Attorney
Nancy Hrupcin, Legal Assistant, County Attorney's Office
Ryan Righetti, Road and Bridge Director

9:30 a.m. Site Visit: 1265/1789 County Road 44Z S, Valentine Farm / Jubilee Stables, Norwood

10:30 a.m. Chair called the meeting to order.

Valentine Farm and Jubilee Stables Guest Ranch & Special Events Special Use Permits, 1789 and 1265 County Road 44Z S, San Miguel County, Colorado

Lee Taylor disclosed for the record that he leases office space to the True North Youth Program, which is listed as a possible user of the facilities under the potential special use permit, but that he does not consider it disqualifying. Josselin Lifton-Zoline stated for the record that she resides near the Applicant's property, but does not think it will affect her ability to fairly consider the application. The Planning Commission did not raise any concerns regarding the above statements.

Those who addressed the Commission:

John Huebner, Associate Planner
Kaye Simonson, Planning Director
Ryan Righetti, Road and Bridge Director
Mark Dollard, Applicant
McKay and Nina Belk, owners of Valentine Farm and Jubilee Stables
Mike Lintz, employee of Valentine Farm

Others present: Meehan Fee, Telluride Unveiled

John Huebner, Associate Planner, presented a Power Point Presentation titled Valentine Farm & Jubilee Stables Guest Ranch / Special Events Special Use Permits San Miguel County Planning Commission Meeting October 9, 2019 (**Attachment A**).

Kaye Simonson, Planning Director, discussed that the driveway entrance for 1265 County Road 44Z S should be widened from 19 feet to 24 feet. Ryan Righetti, Road and Bridge Director, stated that the minimum unobstructed commercial driveway width including shoulders should be at least 24 feet. Kaye stated that the driveway apron should also be widened and a gravel surface applied from the gate to the roadway. Ryan stated that the existing driveway culvert would need to be extended when the driveway apron is widened. Mark Dollard, Applicant, acknowledged that the gate would need to be widened and the driveway apron expanded and surfaced with gravel and the existing culvert extended.

Josselin Lifton-Zoline asked if a 9:00 p.m. music cutoff was a county recommendation or if it was requested by the Applicant. John Huebner replied that Planning staff had suggested a 9:00 p.m. cutoff time in response to a comment received from a neighbor. Pam Hall asked if it was realistic to expect a wedding event to cut off music at 9:00 p.m. McKay Belk, Valentine Farm and Jubilee Stables owner added he also thought it was a little early. Mark Dollard stated that he thought the neighbor had suggested a 10:00 p.m. event cutoff. Lee Taylor clarified that the comment email does not specify a time. Nina Belk, Valentine Farm and Jubilee Stables owner related that the noise complaint stemmed from an event that included outside music and more attendees than were represented. She stated they have retained the services of an event planner, Meehan Fee, Telluride Unveiled to handle those issues. Kaye Simonson suggested that 11:00 p.m. is too late in her experience. Josselin stated that we need a distinction between inside and outside music. Tobin Brown commented that amplified music at an event is usually the noise issue rather than the people attending the event. Kaye stated that the Planning Commission condition could revise # 7 to cut off outdoor amplified music past 10:00 p.m.

Pam Hall asked how long it will take the Applicant to get the commercial water right (well) perfected, and if events would be held before that. Mark Dollard replied that their water attorney had estimated the process would be completed by January 1, 2020, and that no overnight guests would be hosted until that is completed. Lee Taylor added that approval of the Special Use Permit would be contingent on receiving the commercial well permit. Lee Taylor asked for clarification if this was the second commercial well to be permitted. Kaye Simonson clarified that there is already a commercial well separately permitted for the Jubilee Stables already in operation. McKay Belk further clarified this well is for the southern parcel and addresses the building visited at today's site visit.

Josselin Lifton-Zoline asked if it made sense limiting the number of events per month to minimize impacts to the neighborhood, for example if all the events permitted for the year were held in two months. Lee asked the Applicant to address this question during their presentation.

Mark Dollard, Applicant, reiterated that the goal is not to overuse the property, but the whole focus is sustainability and to share the property with the community as much as possible. John Huebner asked for further clarification on weddings activities proposed at Valentine Farm. Mark replied that the Applicant did not intend to advertise the location for weddings but would consider it if someone requested to hold a wedding at the venue that included an equestrian aspect. Kaye clarified that a wedding would count toward one of twelve annual events, but not as a community related event. Matthew Bayma asked what prompted the Applicant to propose opening their property to these types of events. Nina Belk commented that they chose this property because it lent itself to

achieving a purposeful use of the property. Mark Dollard said for the property to be sustainable it needs to bring in some revenue to work (i.e. overnight stays).

Lee Taylor asked what level of specificity is needed by the Road and Bridge Department in the motion to address the driveway issues. Ryan stated he did not wish to adversely impact the Applicant by requiring an engineered design and major driveway improvements, but rather see it improved so two vehicles can pass each other and there is less congestion at the intersection with CR 44Z S. He said this can be accomplished by widening the northern driveway approach (apron) and the gate opening.

Mike Lintz, employee of Valentine Farm, commented that he has always appreciated working with the Planning Commission. He asked if the county is agreeable to widening the gate opening to 30 feet and installing two fifteen foot gates. Ryan agreed that would work.

MOTION by Josselin Lifton-Zoline to approve the Valentine Farm LLC Guest Ranch Special Use permit to allow for overnight stays on its 45-acre parcel for groups attending equestrian-related events, clinics and retreats occurring at the Jubilee Stables LLC's commercial equestrian facility located on the contiguous 75-acre parcel to the north, and to amend the Jubilee Stables LLC Commercial Stable and Horse Boarding Facility Special Use Permit to allow a limited number of special events hosted on behalf of community and local non-profit and profit organizations, and to amend the Jubilee Stables Special Use Permit approved by the CPC Resolution 2018-003 to include the 45-acre parcel, based on the finding that the uses as proposed in the application are consistent with and comply with the review standards in Land Use Code Sections 5-319 E. Uses Allowed Subject to One-step Planning Commission Special Use Permit Review, 5-319 K. Review Standards for all WM Zone District Special Uses, 5-407 Wildlife Habitat Areas, and 5-10: Special Uses, and the County Master Plan, with the following conditions:

1. The Special Use Permits are issued to the Applicant, Valentine Farm LLC, and Jubilee Stables LLC, and do not run with the Land.
2. The applicant is required to obtain a commercial well permit from the Colorado Division of Water Resources for the proposed commercial uses. If required by CDPHE, a water treatment system shall be installed.
3. The total number of overnight group stays at the Guest Ranch shall be limited to twelve (12) events annually, and the total number of guests per stay shall not exceed twelve (12) persons. Each stay shall be for a single group. Lodging shall not be provided to multiple parties or unrelated groups or individuals.
4. All guests dogs on the applicant's property shall be controlled so as not to be a public nuisance or danger to other domestic or wild animals or persons.
5. The total number of large community events (i.e. fundraisers) is limited to three (3) annually, for up to three hundred (300) guests.
6. The applicant shall notify the Planning Department 4 weeks prior to large community events. Adequate porta-potties with hand washing stations and trash and recycling containers shall be provided. All necessary licenses and agency approvals, i.e. health, liquor, Colorado State Patrol, shall be obtained. The Norwood Fire Protection District and the San Miguel County Sheriff's Office shall be notified and the applicant shall provide fire protection, EMS and security as required. All parking shall occur on-site; there shall be no parking on County Roads.

7. Any outside amplified music shall end by 10:00 p.m. with no additional restrictions on inside events.
8. The applicant shall not add additional outdoor lighting to conduct outdoor riding events.
9. Early morning riding prior to 8:00 a.m. shall be by appointment or guests only.
10. The applicant shall construct the requested improvements to the ingress, egress location where access to the Jubilee Stables equestrian facilities intersect with the County Road and ROW to allow 2-way traffic. The approach and radius of the location will need to be all-weather surfaces. The intersection improvements shall be subject to the approval of the County Road and Bridge Department.
11. The Special Event Permits will be reviewed in one year for compliance with all conditions.
12. This approval shall replace in its entirety Resolution No. 2018-003.
13. 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 Motion.

SECONDED by M.J. Schillaci.

Lee Taylor asked if the Planning Commission had any question regarding the proposed motion. Pam Hall asked if the 10:00 p.m. cutoff for amplified music in condition 7 allowed for the rest of the event to continue to a later time such as midnight. Josselin stated that she thinks that is appropriate for outdoor amplified music to end at 10:00 p.m. but to put any additional restrictions on the Applicant given there are only three events a year did not make sense to her. Josselin offered that the rationale for her motion is that what the applicant is proposing is in line with the Wrights Mesa Master Plan Vision Statement and Goals and is therefore appropriate. M.J Schillaci agreed. Matthew Bayma agreed that it complies with the Land Use Code and that he thinks the applicant has the right team in place for the logistics to workout with all stakeholders.

VOTE PASSED 5-0.

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

Approval of Minutes

MOTION by Matthew Bayma to approve the September 11, 2019 meeting minutes as drafted.

SECONDED by Pam Hall. **VOTE PASSED 7-0.**

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

Kaye Simonson and Amy Markwell, County Attorney introduced Nancy Hrupcin, Legal Assistant, County Attorney’s Office to the Planning Commission.

Planning Commission and Staff Comments

Kaye Simonson, County Planning Director updated the Planning Commission on various matters.

11:26 a.m. Adjourned.

Respectfully Submitted,

John Huebner, Associate Planner

Approved on _____.

SAN MIGUEL COUNTY PLANNING COMMISSION

M.J. Schillaci, Secretary

[Z:\Planning Folders\PC Planning Commission\PC Minutes\2019\pc.10.19.minutes]

DRAFT

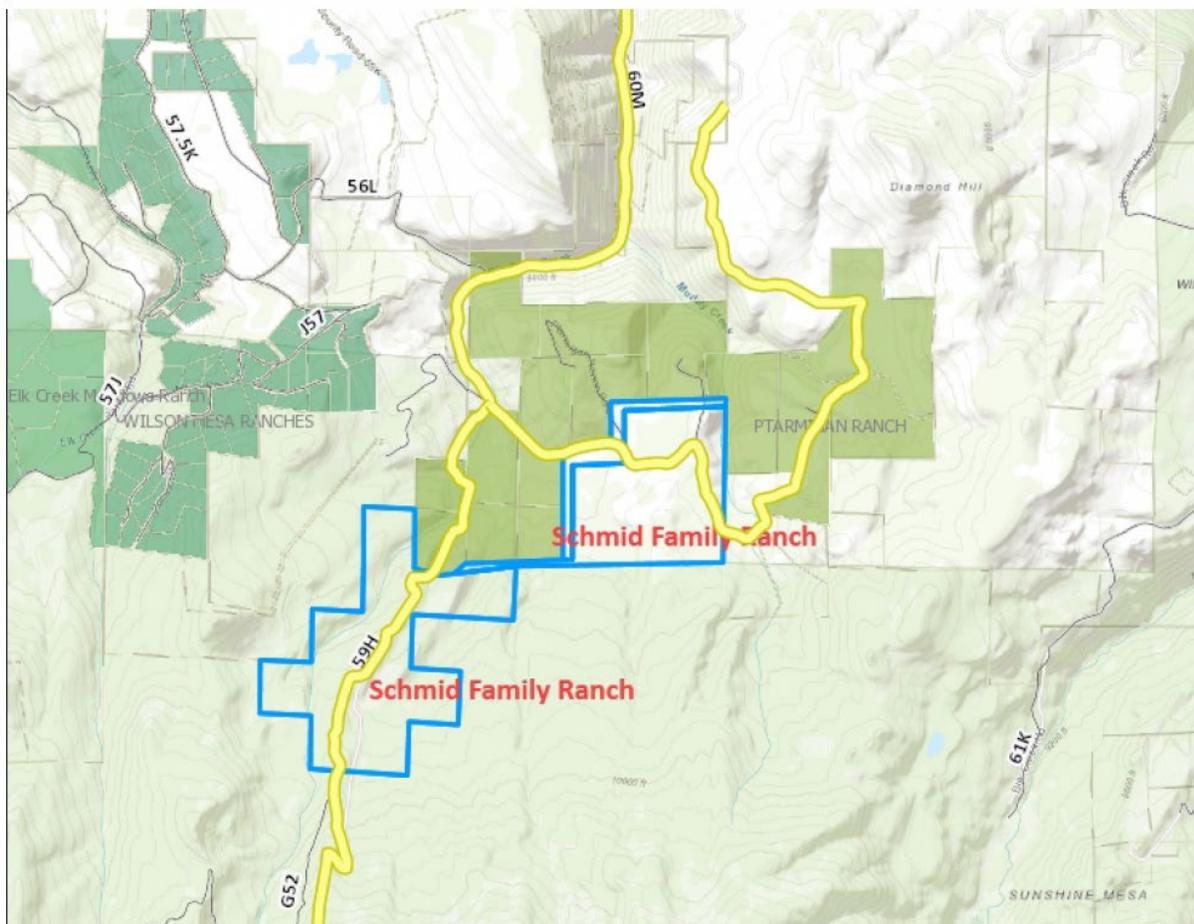
MEMORANDUM

TO: San Miguel County Planning Commission
FROM: John Huebner, Associate Planner
RE: Schmid Family Ranch, LLC Sporting and Social and Scenic Uses Special Use Permit First Annual Review
DATE: January 8, 2020 [Z:\Applications\2018_Schmid Family Ranch Sporting Social Scenic Uses_SUP_Wilson Mesa\CPC Review Report Schmid Family Ranch 010220.docx]

Background

The Board of County Commissioners in December 2018 conditionally approved a Sporting and Social and Scenic Uses Special Use Permit (SUP) for the Schmid Family Ranch (SFR), an 836.79-acre parcel on East Wilson Mesa in the Rangeland Grazing Zone District (BOCC Resolution 2018-030 is attached). An annual review is required of this Special Use Permit by the San Miguel County Planning Commission and Board of County Commissioners after each of the first two full calendar year of operation in January 2020 & January 2021.

Location Map (portion of County Roads 60M and 59H shown in yellow; SFR parcels shown in blue)



Permittee Report

A report summarizing the various civic activities, sleigh/wagon rides, photo and commercial film

shoots, hunting, and weddings was submitted to the Planning Department by Kayla Brack, Ranch Foreman for the Schmid Family Ranch.

Public Noticing

Planning Staff sent notice of the first annual review of the Schmid Family Ranch SUP by the San Miguel County Planning Commission (CPC) and Board of County Commissioners (BOCC). An email notice was sent on October 21, 2019 to the neighbors and individuals who commented on this SUP application, and they were requested to make known their support, questions, comments or concerns regarding SFR's first year of operations following approval of the SUP.

No review comments were received from any individuals.

A Notice of the 1/8/20 CPC Public Meeting was published in the Telluride Daily Planet and in the Norwood Post on Wednesday, January 1, 2020.

Referral Agencies

The review notice was also sent to the Ptarmigan Ranch HOA Board, members of the East Wilson Planning Committee, Wilson Mesa Ranches HOA Board, the Bureau of Land Management, the Telluride Fire Protection District for review and comment.

Rob Roberts provided an email dated November 4, 2019 on behalf of the Ptarmigan Ranch Homeowners Association Board of Directors. He stated there were no significant issues with the SUP activities, and that Kayla has been great in responding to their neighbors. He requested that commercial vendors associated with weddings at the “Upper Place” be reminded to control the speed of their vehicles and be respectful of other vehicles on CR 59H.

Jim Boeckel, Telluride Fire Marshal, Telluride Fire Protection District, had no objections or comments about the renewal of this special use permit.

Recommendation

Staff recommends that no changes be made to the Schmid Family Ranch Sporting Uses and Social & Scenic Uses Special Use Permit.

Sample Motion:

I move to recommend to the Board of County Commissioners that no changes be made to the approved Schmid Family Ranch Sporting Uses and Social & Scenic Uses Special Use Permit, based on the finding that the administration and oversight of the approved Special Uses has complied with the terms and conditions of approval.

**RESOLUTION OF THE BOARD OF COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
CONDITIONALLY APPROVING A SPORTING USES AND SOCIAL & SCENIC USES
SPECIAL USE PERMIT, RANGELAND GRAZING ZONE DISTRICT,
FOR SCHMID FAMILY RANCH, LLC ON EAST WILSON MESA**

Resolution 2018-030

WHEREAS, Kayla Brach, Ranch Foreman on behalf of the Schmid Family Ranch, LLC (Applicant), owner of the Schmid Family Ranch, an 836.79-acre parcel on East Wilson Mesa in the Rangeland Grazing (RG) Zone District, seeks a Special Use Permit (SUP) to allow Sporting Uses (hunting, cross-country skiing, horse-drawn sleigh/wagon rides) and Social and Scenic Uses (weddings, meetings, retreats, reunions / photo shoots, and commercials). The main ranch headquarters is located at 4553 Silver Pick Road (CR 60M), approximately 5 miles south of State Hwy 145 and approximately 10 miles west of the Town of Telluride;

WHEREAS, the Schmid Ranch lies north of and is adjacent to the Uncompaghre National Forest, in close proximity to Lizard Head Wilderness Area. The property to the west includes the Lizard Head Wilderness Ranch, formerly known as “Faraway Ranch; and Wilson Mesa Ranches. Those properties are zoned Forestry, Agricultural, and Open (F). The properties adjoining and neighboring the Schmid Ranch are parcels within Ptarmigan Ranch, which are zoned Rangeland Grazing. The properties to the east consist of relatively large parcels, some of which are owned by several original members of the East Wilson Mesa Planning District. Those properties are primarily used for cattle grazing with a few residences;

WHEREAS, the Schmid Ranch is subject to a Conservation Easement (CE), administered by the San Miguel Conservation Foundation (SMCF). The provisions of this Conservation Easement, which was accomplished in 2004 & 2005, among other things retired seventeen (17) Development Rights, i.e. 35-acre parcels and their associated residential development. The purchase of this Conservation Easement was made possible by the Schmid Family’s willingness to enter into this CE through a bargain sale of development rights to SMCF, private donations from local individuals, including Wilson Mesa neighbors, and funding from SMCF, San Miguel County, The Nature Conservancy, and Great Outdoors Colorado. SMCF is the holder of the permanent Conservation Easement on the Schmid Ranch, which is intended to protect, preserve, and maintain the ongoing private ranching, agricultural and historic use of the property in perpetuity;

WHEREAS, the First Deed of Conservation Easement, Schmid Family Ranch, Wilson Mesa, Colorado dated June 9, 2004, is recorded at Document ID 366992, and the Amendment to the First Deed of Conservation Easement and Second Deed of Conservation Easement, Schmid Family Ranch, Wilson Mesa, Colorado dated January 7, 2005, is recorded at Document ID 371621;

WHEREAS, the Rangeland Grazing Zone District was adopted by the BOCC in 1979 and only applies to specific properties on East Wilson Mesa known as the “East Wilson Mesa Planning District”. Carolyn Homewood, Orville Schmid and Kirk Alexander were the original members of

the East Wilson Mesa Planning District Commission. One of the reasons this Planning District was formed and the RG Zone District was created at the time by the large ranching landowners on East Wilson Mesa was to prohibit the development of a hotel, convention and corporate retreat center on the mesa and to protect and preserve the ongoing agricultural and ranching uses on the mesa. The RG Zone District is intended for the grazing of livestock, and for other uses related to, attendant to, and compatible therewith. The RG Zone District also allows Single-family residences on at least 35-acres;

WHEREAS, in 2006 the RG Zone District was amended by the Board of County Commissioners (BOCC), per BOCC Resolution 2006-33, to allow specific Sporting and Social/Scenic Uses by Special Use Permit subject to Two-step Planning Commission and Board of County Commissioner Review subject to specified review standards. To be eligible to apply for a Special Use Permit to allow the referenced "Special Uses" the subject property must be 320 acres or larger in size and must be subject to a permanent Conservation Easement, or a similar legally binding preservation instrument, that is intended to protect, preserve and maintain the ongoing private ranching, agricultural and historic use of property in perpetuity;

WHEREAS, the terms and standards for allowing Special Uses in the RG Zone District were drafted to reflect and be consistent with the intent and terms of the Conservation Easement on the Schmid Family Ranch that is held by the San Miguel Conservation Foundation. If such SUP is granted, because of the unique terms of the RG Zone District requiring a CE, it is granted specifically to the applicant and/or the owner, does not run with the land, and is not transferable to another owner. The RG Zone District also identifies Uses that are Expressly Prohibited. For example General Commercial Uses including but not limited to hotels, motels, restaurants, mobile home parks and convention retreat centers are expressly prohibited;

WHEREAS, a prime review standard for approving a Special Use Permit to allow both Sporting Uses and Social/Scenic Uses, as identified in the RG Zone District, and CE, is determining that such uses are consistent with the historic uses and frequency of use of the property and the terms of the conservation easement. The language in the applicable SMCF CE in listing potential commercial uses, collectively Sporting and Social-Scenic Uses includes a further statement regarding "Consistent Use of the Property" "as well as other commercial uses which have historically occurred on the property or as may be approved by Grantee (SMCF) if the conservation entity finds all such uses are conducted in a manner consistent with the purposes of the Easement and Conservation Values"; i.e. preserving a working ranch;

WHEREAS, Special Use Permits in the RG Zone District are subject to Two-Step Planning Commission and Board of County Commissioner Review in accordance with Land Use Code Sections 5-318-D. Uses Allowed in the RG Zone District by Special Use Permit, 5-318-E. Review Standards for all RG Special Uses and 5-10 Special Uses;

WHEREAS, on July 30, 2018 the Planning office received the Schmid Family Ranch, LLC's application for a Special Use Permit. On August 10, 2018 the Planning Director issued an application complete letter certifying that the submitted application met the minimum submission requirements for an SUP in the RG Zone District. On August 29, 2018 and again on September 5, 2018 Kayla Brack submitted updated information as a supplement to the original

SUP application. A copy of the original SUP application and supplements are included in the Public Hearing Record for this SUP application;

WHEREAS, the SUP application was referred to the County Attorney, County Environmental Health Specialist, County Road & Bridge Director, San Miguel Conservation Foundation, Colorado Parks & Wildlife, the Norwood District Forest Ranger, Telluride Fire Protection District, Ptarmigan Ranch Homeowner's Association Board, Wilson Mesa Ranches Homeowners Association, and East Wilson Mesa Planning Committee for review and comment;

WHEREAS, in an August 6, 2018 letter, Christopher Hazen Executive Director of the San Miguel Conservation Foundation (SMCF), states he is writing concerning the Schmid Family Ranch, LLC (SFR) Special Use Permit application and the relevant terms of the Conservation Easement (CE) on the SFR lands. The CE has a specific set of allowed/restricted uses for the SFR and these limitations are binding in perpetuity, thus limiting the revenue opportunities on the property. The continued presence of the Schmid Family (on their historic ranch) is of paramount importance to SMCF and we remain an active partner with the management team at SFR to help advance their operating capacity while ensuring the terms of the CE are upheld, as required by law. The proposed special uses at SFR, identified in the SUP, are compliant with the terms of the CE based on defined general uses and commercial "Sporting Uses", certain latitude exists in the CE language to determine if uses are occurring in a manner "*consistent with the historical use and frequency on the Property*". The interpretation of the CE language requires a level of reasonable/rational agreement between the parties, and SMCF finds that the proposed activities and their proposed frequencies are consistent with historic activity levels. The proposed uses and their frequency are based on business planning and proforma exploration to meet baseline revenue goals for the ongoing operations at SFR. SMCF is in agreement with the revenue targets for operations at SFR and wishes to see the issuance of the SUP to help ensure the future solvency of SFR;

WHEREAS, in an August 23, 2018 email, Betty Miller, President of Wilson Mesa Ranch Homeowners Association (HOA), stated that the Wilson Mesa HOA has no objections to a special use permit for the Schmid Ranch for weddings and special events. We are in favor of the granting of the special use permit;

WHEREAS, in an August 31, 2018 letter Rob Roberts on behalf of the Ptarmigan Home Owner's Association (HOA) Board states that the Ptarmigan Ranch HOA fully supports the Schmid Family's Ranch desire to have a SUP that covers some low-impact commercial activities that support the family ranching operation. The HOA Board's letter goes on to state however that HOA and neighbors in Ptarmigan Ranch have some concerns with the application as it is presented, as it lacks specifics that are necessary for the HOA Board to fully evaluate what is being requested. This letter goes on to list some of the concerns with some of the specific uses being proposed and identifies specific limits recommended for these various uses to include requests for further specification. The letter from the HOA Board also asks that if the SUP is approved at some point it's requested that there be some kind of compliance process enacted and an opportunity for neighbors to provide feedback to the County on the impact of these activities on the area. There is also a statement that they believe a continuation is warranted pending receipt of an updated application that allows for additional comments;

WHEREAS, in a letter dated August 31, 2018 from Cameron, Leland and Tegan Jones, David & Kerry Alexander, and PK Homewood provides their comments on the Schmid Ranch LLC's application for a Special Use Permit. The letter states that not enough information has been provided to determine the extent of impacts on neighboring properties and are requesting that the Planning Department delay any ruling on this application until SFR has provided more detailed information concerning each of the various types of events that are proposed and being requested as part of this SUP application;

WHEREAS, in a September 7, 2018 email, Chris Smith, County Environmental Health Specialist, states the Schmidt Family Ranch application does not require food establishment regulation. Licensed caterers, and mobile food service facilities are equipped to provide food and beverages in remote locations safely. They use regulated facilities for food preparation and storage, and for servicing water use. Similarly, licensed childcare providers are equipped and trained to assure hand hygiene for disease prevention when students are working with animals and food;

WHEREAS, the applicant sent Notice of the proposed application which indicated that the application was scheduled for consideration by the County Planning Commission (CPC) at a public meeting to be held in Placerville on September, 12, 2018, to all property owner's within 500 feet of the subject property and to additional owners of property on Wilson Mesa as identified and requested by the Planning Department. The applicant also posted a sign on the property to provide Notice concerning this application including information on the time, date and location of the September 12, 2018 meeting in Placerville. A copy of the mailing list and Notice to Property Owners is included in the Public Hearing Record, a copy of the Public Hearing Record is attached to this resolution as Exhibit "A";

WHEREAS, the Planning Department received letters from Rob Blakney, Manager of the Lizard Head Wilderness Ranch, Mark Shambaugh, Diane & Stanley Kipfer, and Lois Duncan Lyon, neighboring landowners on East Wilson Mesa in support of the Schmid Ranch application for a Special Use Permit;

WHEREAS, in a letter dated August 31, 2018 Amy Cannon, neighboring landowner, states the Schmid Family Ranch's desire to have a Special Use Permit that covers some low-impact commercial activities that support the family ranching operation is a reasonable pursuit and I am in favor, generally, of their goals. As adjoining neighbors to the upper place, I have a particular interest in road safety, hunting practices, no trespassing on our property, prompt cleanup of balloons and other road signs so not to become ground trash, compliance with county fire ban regulation for party campfires and a respectful noise level with a time limit on music in evening hours during special events. I feel these are sensible and achievable concerns to accommodate. I agree with the letter submitted from the Ptarmigan Ranch Board President, Rob Roberts, to the Planning Commission. It clarifies our concerns for more details, which need to be defined for these uses. In brief, we support the Schmid family's ability to conduct limited, low-impact commercial operations to provide supplemental income to the working ranch;

WHEREAS, the Planning Department Memorandum for the CPC's September 12, 2018 meeting included an overview / summary of the SUP application including supplemental information submitted by Kayla Brack, Ranch foreman and a member of the Schmid Family Ranch (SFR), LLC Owners / Board of Managers. The staff memo also discussed the original purpose and subsequent 2007 amendment to the Rangeland Grazing Zone District, the Schmid Ranch property and the Conservation Easement administered by the San Miguel Conservation Foundation, the SUP Review Standards, Comments from Referral Entities including the Ptarmigan Ranch Homeowners Association and the East Wilson Mesa Planning Committee, written Public comments and finally County Planning Department Comments and the recommendation to continue this matter to allow time to clarify several matters and allow time for the Planning staff to present specific recommended conditions of approval for the CPC's consideration;

WHEREAS, at the September 12th County Planning Commission meeting held in the Placerville School House following a site visit, discussion, and hearing public comment, the CPC voted unanimously to continue its consideration of this SUP application to its next regular meeting to be held on October 10, 2018 at 10:00 am in the BOCC meeting room in Telluride;

WHEREAS, prior to the October 10, 2018 CPC meeting the Planning Director provided a 2nd staff memorandum to the CPC dated October 10, 2018. This 2nd Memo to the CPC sets out the various Special Uses that have been applied for by the SFR, identifies each of the proposed uses and recommends specific limits and conditions for each of these uses or activities for the CPC's review and consideration in making its recommendation to the BOCC. This Memo also discusses and proposes a Review Period for this particular Special Use Permit application;

WHEREAS, one of the Planning staff's considerations in making a recommendation to the CPC concerning this Special Use Permit application was striking a fair and reasonable balance acknowledging the requests from the Ptarmigan Ranch Home Owner's Association Board and the East Wilson Mesa Planning Committee Owners for the applicant to provide more detailed information or specifics concerning the proposed uses, frequency of such uses, and where these uses will occur on the ranch; while considering comments from a number of neighbors who not only supported the application but asked the Planning Commission to provide the Schmid's some flexibility as to allowed uses, frequency, etc. and not be over regulatory in applying limits and conditions on this SUP so they can generate enough income to support the operation of this private "historic" "working ranch into the future;

WHEREAS, the back-up material for the CPC's October 10, 2018 meeting included written comments from Ryan Righetti, Road and Bridge Director, Rob Roberts, President of the Ptarmigan Ranch HOA Board, as well as, a letter from Pepper Raper on behalf of the Telluride Historical Museum in support of the application;

WHEREAS, in an October 8, 2018, letter Ryan Righetti, County Road and Bridge Director, states that Road and Bridge has reviewed the Special Permit Application for Sporting and Social/Scenic Uses submitted by the Schmid Family Ranch and has determined that there will be minimal impacts to the County Road or Right-of-Way. Under the definition and description submitted in the travel plan for these events, additional vehicular traffic will not require warning

or advisory signage for motorists on County Road 60M. Road and Bridge requests a one year review upon issuance of any Special Use Permit to monitor impacts of the County Road and Right-of-Way. If no problems are observed and use is consistent with the descriptions submitted per plan, then no special or additional conditions will be required. If impacts from any event may require use of the County Road or Right-of-Way that has been determined to be above normal use, or if the County Road or Right-of-Way is used for storage or parking of vehicles or equipment, the applicant will be required to submit a request for a Special Construction Permit for each event;

WHEREAS, in an October 9, 2018 letter Mr. Roberts, on behalf of Ptarmigan Ranch HOA, states that they appreciate the work that Kayla Brack and others from the Schmid family have done to further clarify and define the requested activities; overall, the Ptarmigan Ranch HOA supports the recommendations made by the Planning Director in his October 10, 2018 memo --- we realize what Mike has offered provides a compromise to the sometimes competing interests of the different parties. Since those in Ptarmigan are most affected by these commercial uses, they appreciate being heard and their concerns considered. The letter then identifies two specific concerns: 1. It is requested that the cap on the number of guests at weddings at the Upper Place should be reduced from 250 to 200 2. It is requested that rather than allowing amplified music until 12:00 am that as a compromise the HOA is requesting to have the music stop by 10:00 pm. The letter explains the reasoning / rationale for both requests in some detail. Finally, Ptarmigan Ranch reiterates its support for a feedback and compliance process over the indefinite period of time the SUP would be in effect and supports the Review Period (procedure) spelled out in staff's October 10th memo to the CPC;

WHEREAS, in making its recommendation to the CPC, Planning staff noted that the recommended caps or limits on the number of events and special uses are the maximum number(s) allowed and it is not anticipated that the SFR will always have this number of events and special uses at the ranch in each given calendar year;

WHEREAS, during the CPC's consideration of this SUP application at its October 10, 2018 meetings it was asked if the number of events being proposed in this application, for example with a limit of nine (9) weddings to include events, reunions and meetings is there enough of these commercial uses and activities to sustain the private ranching operation. This issue and question was responded to by Chris Hazen, SMCF, at the October 10th meetings where he commented that the numbers in the application were developed collaboratively with the applicant based on the historic use and best judgement. He then stated he did not think it's appropriate to suggest or recommend more events or frequency of events as a part of this SUP application. Mr. Hazen requested the CPC consider the application as presented and not to suggest an "uptick" in the number of weddings or similar events;

WHEREAS, at its regular meeting held on Wednesday October 10, 2018 following its consideration of this application, along with referral comments and public comment provided prior to and during this public meeting, the County Planning Commission unanimously recommended conditional approval of the Schmid Family Ranch, LLC Special Use Permit application subject to specific recommended terms and conditions for each of the listed Sporting and Social/Scenic Uses in the SFR SUP application. In making its motion the CPC made a

finding that the Schmid Family LLC (SFR) Special Use Permit (SUP) application is consistent with the intent of the Rangeland Grazing (RG) Zone District and meets the Review Standards for all RG Special Uses as set forth in LUC Section 5-318 E. I. through IV. The CPC also made a finding that the proposed Special Uses, as requested, are consistent with and compatible with the Character of the Neighborhood and surrounding land uses, and found that their recommendation includes terms and conditions to minimize adverse impacts associated with these uses and activities in accordance with the LUC 5-10 Special Use Review standards.

WHEREAS, the CPC's recommended terms and conditions of approval of the SFR SUP application are set forth in the minutes from the October 10, 2018 CPC meeting and are also included within the Planning Director's November 13, 2018 Memorandum to the Board of County Commissioners;

WHEREAS, a Public Hearing Notice for the proposed SUP application and the Board of County Commissioners meeting to be held on November 13, 2018 was published in the Norwood Post and the Telluride Daily Planet on October 24, 2018;

WHEREAS, the Applicant sent Notice of the proposed application and the Board of County Commissioner (BOCC) Public Hearing to be held on November 13, 2018 to all property owners within 500 feet of the subject parcel and to additional property owners on East Wilson Mesa that were identified by the Planning Department, and a sign was posted on the property Noticing the proposed use and the BOCC meeting to be held on November 13, 2018;

WHEREAS, in a November 12, 2018, email Ryan Righetti, County Road and Bridge Director, states that my response, to Ptarmigan Ranch HOA asking the County or the Schmid Family Ranch LLC to commit to additional summer maintenance to 59H (e.g.) road grading if needed due to the extra traffic, would be that to my recollection, the permit would be approved with the understanding that a one year review would be done. If we determine that damage to the road is occurring from additional traffic caused by the Schmid Ranch's Special Use, Road and Bridge would require corrective action and road repair. In addition, a permit would be required for future uses with conditions attached to address any related issues and ensure mechanisms are in place to repair damage to the roadway. From our initial review of the permit and proposed activities, Road and Bridge does not feel the additional impact to the roadway will cause premature breakdown of the road surface or structures. Road and Bridge will respond to calls or complaints when received or if problems are occurring and documented;

WHEREAS, in a November 13, 2018 letter Mr. Roberts, on behalf of Ptarmigan Ranch HOA, states that our greatest concern at this point is that the eventual SUP that is granted does not violate the Rangeland Grazing Zone that specifically limits the SUP to commercial activities that have occurred historically in frequency and kind. The limits outlined in the Planning Commission's recommendation are at (or above) the maximums that have actually occurred in the past (according to our own observations, and to what has been communicated earlier by Chris Hazen and the Schmid's). We recognize that SFR does not want to have too-low limits that will constrain what they might be able to do for a particular event or season. But all have acknowledged that these limits set an upper bound and are not intended to set a new standard for the frequency or size for these inter-related businesses. As stated in the current recommendation:

“I would note that the following recommended caps on the number of events and special uses are the maximum number(s) allowed and it is not anticipated that SFR will always have this number of events and special uses at the ranch in each given calendar year.” We requested that some caps on overall amount of activity be defined. We also asked that a yearly list of commercial activities be submitted to the County for transparency and compliance. The current version of SUP conditions did not include either. The SUP provides for a review process that allows neighbors to provide the County feedback concerning compliance to the terms of the SUP and any problematic impacts that might necessitate a review and possible modification of the SUP. We strongly support maintaining these components of the SUP conditions. We also strongly endorse not further upping the number and size of events that are listed in the Planning Commission’s recommendation. We would again request an earlier stop time than 12 AM. In addition to the noise, the traffic coming down 59H at 1 to 2 AM (and potentially later) is disruptive to neighbors. Finally, we would like the County or the Schmid Ranch LLC to commit to additional summer road maintenance to 59H (e.g., road grading) if needed due to the extra traffic. The road has minimal County maintenance, which makes sense when the usage is minimal, but not when the condition of the road become dangerous due to increased summer traffic;

WHEREAS, the Board of Commissioners of San Miguel County, Colorado, considered this application, along with relevant evidence and testimony, at a public hearing in Telluride on November 13, 2018.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of San Miguel County, Colorado, unanimously approves the Schmid Family Ranch, LLC Special Use Permit application as recommended by the CPC subject to the following specific changes as follows:

- The BOCC struck the reference to corporate events and referred only to events.
- The BOCC added language to condition #5 Weddings to state, “It is recommended and encouraged that the music from bands or amplified music stop at 10:00 pm but it shall stop no later than midnight (12 am)” ... The BOCC also added language to state “The applicant (Ranch Manager) will continue to make a good faith effort to reduce the impact of noise on neighbors from amplified music at the Upper Place.”
- The BOCC added condition #13 Weddings to state “If a scheduled Wedding or Event is planned for 175 or more persons the Ranch Manger shall provide notice of the event to neighbors adjoining the Schmid Ranch and the neighbors who own property along CR 59H, as well as, the Ptarmigan Ranch HOA Board.”
- The BOCC modified language concerning the Review Period to state there shall be an annual review of this conditionally approved Special Use permit after each of the first two full calendar years of operation (January 2020 & January 2021). The BOCC also modified language in this paragraph to state the CPC shall then make its recommendation to the BOCC as to any recommended changes to the approved SUP, if any.

BE IT FURTHER RESOLVED based on the recommended terms and conditions identified below for each of the listed Sporting and Social and Scenic Uses the BOCC finds that the Schmid Family LLC (SFR) Special Use Permit (SUP) application is consistent with the intent of the Rangeland Grazing (RG) Zone District and meets the Review Standards for all RG Special Uses as set forth in LUC Section 5-318 E. I. through IV. The BOCC also finds that the proposed Special Uses, as requested, are consistent with and compatible with the Character of the

Neighborhood and surrounding land uses and include terms and provisions to minimize adverse impacts associated with these uses and activities in accordance with the LUC 5-10 Special Use Review standards. The BOCC approval of the SFR SUP application based upon the above findings is subject to the following terms and conditions:

General Conditions:

1. This SUP consistent with LUC Section 5-318 E. IV is granted specifically to Schmid Family Ranch, LLC and does not run with the land and is not transferable to another owner.
2. The SUP approval is subject to all written representations in the SUP application to include all written supplements unless modified or made more restrictive by the BOCC terms and conditions of approval.

Weddings:

1. Weddings are to primarily occur at the Upper Place, as a seasonal use, between May through November when CR 59H is open and doesn't require winter maintenance (snow plowing).
2. The maximum number of Weddings that may be held, which also includes Events, Reunions and Meetings, shall be limited to a maximum of nine (9) per calendar year.
3. The maximum number of guests or attendees at a Wedding at the Upper Place or the other uses identified above is set at a cap of 250 persons.
4. If the Wedding or Event is planned to have more than 30 persons, or if the event includes having a bar to serve guests alcohol, the wedding party or event planner shall make arrangements for carpooling guests in vans (e. g. Telluride Express or Mountain Limo) consistent with the terms of the use agreement with the SFR. The pick-up points for transit shuttles shall be from locations in Telluride or other locations not to include pick-up and parking on lower Silver Pick Road.
5. It is recommended and encouraged that music from bands or amplified music stop at 10:00 pm but it shall stop no later than midnight (12 am) unless an arrangement has been made with the neighboring property owner to the north located at 634 CR 59H to extend such music to a later hour. The applicant (Ranch Manager) will continue to make a good faith effort to reduce the impact of noise on neighbors from amplified music at the Upper Place.
6. The Schmids are providing the location for these Weddings and Events but the wedding party or event planner is responsible for the catering, providing sanitary facilities (portapotties), packing out trash, and using signs to direct guests to the Upper Place.

7. Any and all events at the Upper Place shall comply with the applicable provisions of Fire Restrictions that may be in place at the time of the event.
8. The SUP application as represented indicates the Schmids are not planning or proposing to construct any new buildings or structures specifically to house or facilitate Weddings or other types of Events identified herein,
9. The parking for Weddings and similar Events shall be provided on the ranch property and not within the County Road Right-of-Ways.
10. Of the maximum number of Weddings, Events, Reunions and Meetings, (9) per calendar year, no more than two (2) Weddings or similar Events of more than 30 persons but not more than 200 persons shall take place at the main ranch headquarters per calendar year. This limit does not include weddings or events held for family members where the SFR is not charging a fee for use of the property or barn.
11. Weddings and/or Events, Reunions, and Meetings, held at the main ranch headquarters are subject to the same standards as Weddings or Events held at the Upper Place as set forth herein except for the limits on the number of Weddings and above referenced Events (2) and the maximum number of persons that may attend (200).
12. Music from bands or amplified music at the main ranch headquarters shall occur within the barn and shall stop no later than midnight (12:00 am) unless an arrangement has been made with the neighboring property owners within Ptarmigan Ranch, i.e. a written agreement with the Ptarmigan Ranch HOA Board.
13. If a scheduled Wedding or Event is planned for 175 or more persons the Ranch Manager shall provide notice of the event to neighbors adjoining the Schmid Ranch and the neighbors who own property along CR 59H, as well as, the Ptarmigan Ranch HOA Board.

Hunting:

1. The Schmids host hunters on their property at the Upper Place each of the CPW hunting seasons except for one reserved for family use. There are four to five hunting seasons a year (Archery, Muzzle loading, 1st rifle, 2nd rifle, 3rd rifle and 4th rifle; CPW occasionally adds a 5th season in Unit 70. The length of seasons vary, and there is a short break between each season. Archery season starts in August and if there is a 5th rifle season it ends in December.
2. The hunters hunt on the ranch for a fee but the Schmid Family Ranch LLC is not outfitting or guiding; rather they show hunters the property boundaries, inform them that there is no hunting on neighboring properties, and watch to see that they are following the CPW wildlife and hunting rules. They may assist in packing out a guest's animal.

3. If hunting is to occur on portions of the ranch, such as the “hay” field that adjoin lots in Ptarmigan Ranch, where hunting is not permitted, instructions and care should be given so hunters do not trespass on neighboring properties either to access hunting areas or retrieve animals.
4. There is a maximum of 10 hunters with hunting tags per each season and the hunters stay at the Upper Place on the ranch using the existing cabin, roads and parking; some of the hunters may camp in and around the Upper Place. This limit does not include non-hunters who may be cooking for or assisting the hunters with tags.

Photo Shoots & Commercials:

1. The maximum number of photo shoots and commercials combined per calendar year on the ranch is nine.
2. The maximum number of persons on-site for photo shoots and commercials is limited to 30 people on-site per shoot or commercial for a maximum of one week in length.
3. These photo shoots and commercials are not to include extensive night lighting to conduct the photo shoot or commercial.

Film movies, such as the “Hateful Eight”

1. Are not an activity or use requested or allowed within the scope of this Special Use Permit application. A film movie request, photo shoot or commercial that exceeds the duration and/or number of persons identified in Photo Shoots & Commercials require approval of a separate Special Use Permit application from the Schmid Family Ranch LLC and would be subject to Two-step Planning Commission and Board of County Commissioner review in accordance with the provisions in the RG Zone District.

Cross-country Skiing

1. The Cross-country skiing will take place at either the ranch headquarters or the “Linker Place” on the east side of the ranch. The applicants have indicated that this activity is intended to occur during day light hours, may occasionally occur during a full or bright moon, but will not include exterior or outdoor lighting.
2. The proposal concerning commercial or for-fee cross-country skiing limits the number of persons to 20 people per event with not more than 12 events during the winter season.
3. The Cross-country skiing at the ranch is not intended to become an event center for the Telluride Nordic Association or host large events, races or competitions. Cross-country skiing, such as a race for charity, where the Schmidts are not charging a fee for use of the property, shall be treated as “Civic Events” and are not subject to limits as to number, frequency or other matters, except that if the civic cross country skiing activity/event is planned to have more than 30 persons the event planner / sponsor shall make

arrangements for “carpooling” guests in vans e.g. (Telluride Express or Mountain Limo) similar to what is required for Weddings.

4. The parking and skiing for any and all cross-country skiing activities shall be provided on the ranch property and not within the County Road Right-of-Ways.

Horse drawn sleigh/wagon rides

1. These sleigh or wagon rides occur a couple times a year, usually during the holidays or a special event and the sleigh and wagon is limited to 14 people at a time. These rides take place on the ranch property not on County roads.

“Civic Activities”

The SUP application identifies a number of on-going “Civic Activities” uses that have historically and routinely occurred on the ranch. These include hosting kids associated with the Wild West Fest; Telluride Schools, the Telluride Academy, and the Telluride Museum and similar educational or social organizations which they do not charge a fee for or are paid to host these activities. It is recommended that the Board of County Commissioners (BOCC) treat these Civic Activities, as well as, charitable, not for fee cross-country skiing, which are not “commercial” in nature separately from the Sporting and Social-Scenic Uses that require approval of a Special Use Permit. The approval of this SUP application does not include or apply specific limits as to the number or frequency or other matters pertaining to these Civic Activities hosted by the Schmid family Ranch LLC for which they are not renting their property or charging a fee.

Review Period:

1. There shall be an annual review of this conditionally approved Special Use Permit after each of the first two full calendar year of operation (January 2020 & January 2021). Prior to the annual review by the Planning Commission and Board of County Commissioners, Notice shall be provided to neighbors and individuals who have commented on this SUP application, to include the Ptarmigan Ranch HOA Board, the members of the East Wilson Mesa Planning Committee, and the Wilson Mesa Ranches HOA Board, so they may make their support, questions or concerns known to the CPC and BOCC. The CPC shall then make its recommendation to the BOCC as to any recommended changes to the approved SUP, if any. The BOCC may then take action to allow the uses to continue as approved, add conditions, reduce the allowed uses/ frequency of uses, or even revoke the SUP for non-compliance with terms and conditions of approval. As a part of its consideration 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 or not.

The BOCC’s conditional SUP approval includes a provision that if the Ranch Forman, Kayla Brack, who is the person that made this SUP application on behalf of SFR, and who is responsible for administering and overseeing the conditionally approved Special Uses, changes,

the Schmid Family Ranch, LLC. shall notify the Planning Director of this change. Following such notification a meeting will be scheduled between the new Ranch Foreman and the Planning Director to go over the terms and conditions of the SUP, and identify any issues that may need to be resolved. If deemed appropriate during the review with the new ranch foreman the Planning Director may then refer the conditionally approved SUP to the BOCC for their review and consideration to add or extend an appropriate review period to ensure that the SUP is being conducted in accordance with the terms and conditions of the BOCC approval.

DONE AND APPROVED by the Board of County Commissioners of San Miguel County, Colorado, on December 3, 2018.

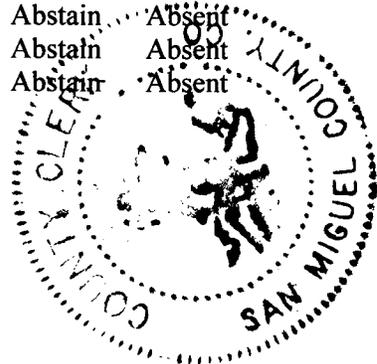
**SAN MIGUEL COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS**

By: Kris Holstrom
Kris Holstrom, Chair

Vote:	Joan May	<u>Aye</u>	Nay	Abstain	Absent
	Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
	Hilary Cooper	<u>Aye</u>	Nay	Abstain	Absent

ATTEST:

By: Carmen Warfield
Carmen Warfield, Chief Deputy Clerk



[text/word/schmid.sporting.social.scenic.sup.reso]

“EXHIBIT A”

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Public Hearing Record

Board of County Commissioners

Application: Schmid Family Ranch LLC

Special Use Permit: Sporting Uses and Social & Scenic Uses, Rangeland Grazing
(RG) Zone District

Date: November 13, 2018

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 Mike Rozycki, County Planning Director dated November 13, 2018.
4. Public Hearing Notice published in the Norwood Post and Telluride Daily Planet on October 24, 2018.
5. Memorandum to the San Miguel County Planning Commission from Mike Rozycki, County Planning Director dated September 12, 2018.
6. Minutes of the September 12, 2018 County Planning Commission meeting.
7. Memorandum to the San Miguel County Planning Commission from Mike Rozycki, County Planning Director dated October 10, 2018.
8. Minutes of the October 10, 2018 County Planning Commission meeting.
9. Board of County Commissioner Resolution 2006-33 “Adoption of an Amendment to the San Miguel County Land Use Code Regarding the Rangeland Grazing (RG) Zone District.”
10. Letter received from Rob Roberts, President of the Ptarmigan Ranch Homeowners Association, to Board of County Commissioners and County Planning Commission dated June 1, 2006.
11. Board of County Commissioner Resolution 1979-23 “Creating the Rangeland Grazing (RG) Zone District.”
12. San Miguel County Land Use Code Application Review Standards: Section 5-318 Rangeland Grazing (RG) and Section 5-10: Special Uses.
13. SMC Maps of Rangeland Grazing Zone District and Schmid Family Ranch.

“EXHIBIT A”

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14. Application submitted by Schmid Family Ranch LLC dated July 30, 2018, and amendments to application received August 29, 2018 and September 5, 2018.
15. Applicant’s “Certification of Compliance with the Public Noticing Requirements” of C.R.S. § 24-65.5-103(1) and County Land Use Code Section 3-9 dated August 13, 2018, and October 16, 2018.
16. Certification of Application Completeness from Mike Rozcyki, County Planning Director, to Kayla Brack, Ranch Foreman, dated August 10, 2019.
17. Memorandum from John Huebner to Referral Agencies dated August 10, 2018.
18. Email received from Jim Boeckel, Telluride Fire Marshal, to John Huebner, Associate Planner dated August 13, 2018.
19. Email received from Matt Zumstein, Norwood District Ranger, to Mike Rozcyki, County Planning Director and John Huebner dated August 13, 2018.
20. Email received from Chris Smith, County Environmental Specialist, to Mike Rozcyki and John Huebner dated August 16, 2018.
21. Email received from Elizabeth Miller, President of the Wilson Mesa Ranch Homeowners Association, to John Huebner dated August 23, 2018.
22. Letter received from Rob Roberts, President of the Ptarmigan Ranch Homeowners Association, to County Planning Commission dated August 31, 2018.
23. Email from Mike Rozcyki to Rob Roberts, Neighbor, dated August 17, 2018.
24. Email received from Rob Roberts, Neighbor, to Mike Rozcki and John Huebner dated August 25, 2018.
25. Email string between Rob Roberts, Neighbor, and Mike Rozcyki dated August 25, 2018.
26. Email from Mike Rozcyki to Rob Roberts, Neighbor dated August 29, 2018.
27. Email received from Rob Roberts, Neighbor, to Mike Rozcki dated August 29, 2018.
28. Email sent from Mike Rozcyki to Cameron and Leland Jones, Neighbor dated August 21, 2018.
29. Email sent from Mike Rozcyki to Kayla Brack, Applicant dated August 21, 2018.
30. Email sent from Mike Rozcyki to Cameron and Leland Jones dated August 23, 2018.

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31. Email sent from Chris Hazen, SMCF, to Cameron / Leland Jones dated August 23, 2018.
32. Letter received from Cameron, Leland and Tegan Jones, David & Kerry Alexander, The Alexander Ranch LLC, and PK Homewood, The Homewood Family LTD Partnership to County Planning Commission dated August 31, 2018.
33. Email sent from Mike Rozycki to Kayla Brack, Applicant dated September 4, 2018.
34. Letter received from Rob Blakeny, Manager, Lizard Head Wilderness, LLC, to Whom It May Concern, dated July 12, 2018.
35. Email received from Mark Shambaugh, Neighbor, to Kayla Brack, Applicant dated May 18, 2018.
36. Letter received from Mark Shambaugh, Neighbor, to John Huebner dated August 22, 2018.
37. Letter received from Diane and Stanley Kipfer, Neighbor, to San Miguel County Planning Department dated August 21, 2018.
38. Email received from Jim and Shelly Kennett, Adjacent Neighbor, to San Miguel County Planning Department dated August 21, 2018.
39. Email sent from Mike Rozycki to Jim and Shelly Kennett dated August 22, 2018.
40. Email received from Lois Duncan Lyon, Neighbor, San Miguel County Planning Department dated August 29, 2018.
41. Letter received from Amy Cannon, Adjacent Neighbor, to San Miguel County Planning Commission dated August 31, 2018.
42. Email received from Chris Smith, County Environmental Specialist, to Mike Rozycki and John Huebner dated September 7, 2018.
43. Letter received from Ryan Righetti, County Road and Bridge Director, to Mike Rozycki dated October 8, 2018.
44. Letter received from Rob Roberts, President of the Ptarmigan Ranch Homeowners Association, to County Planning Commission dated October 9, 2018.
45. Email received from Pepper Raper, Telluride Historical Museum, to County Planning Department dated October 9, 2018.
46. Letter received from Gregory Larson, BLM Uncompahgre Field Office Manager, to County Planning Department received October 31, 2018.

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47. Board of County Commissioner Resolution 2014-22 “Approving a Special Use Permit for Filming of the “Hateful 8” Film as a Temporary Use on the Schmid Ranch in the Rangeland Grazing (RG) Zone District.”
48. Letter received from Rob Roberts, President of the Ptarmigan Ranch Homeowners Association, to County Planning Commission dated November 13, 2018.
49. Email received from Jeanine Saperstein, Ptarmigan Ranch HOA, to Mike Rozycki dated November 12, 2018.
50. Email received from Ryan Righetti, County Road and Bridge Director, to Mike Rozycki dated November 12, 2018.
51. First Deed of Conservation Easement, Schmid Family Ranch, Wilson Mesa, Colorado dated June 9, 2004, Recording Document ID 366992 (By Reference Only).
52. Amendment to the First Deed of Conservation Easement and Second Deed of Conservation Easement, Schmid Family Ranch, Wilson Mesa, Colorado dated January 7, 2005, Recording Document ID 371621 (By Reference Only).



John Huebner <johnh@sanmiguelcountyco.gov>

Schmid ranch SUP

1 message

Kayla <schmidranch@gmail.com>

Sat, Nov 16, 2019 at 12:25 PM

To: John Huebner <johnh@sanmiguelcountyco.gov>

Schmid Family Ranch Special Use Permit

Good Day

I have talked to all of the family members of the ranch and we have all said the same thing we do not wish to make and changes to the permit at this time as we are still happy with it all

Civic Activities

All of the **Civic Activities** have went very well I have received lots of thank you from Wild west Fest Telluride Academy, and the 4H they all cannot believe how much they learn and how magical the experience is they have here

The sleigh rides/ wagon rides

The have went off with a Wow we have had some great reviews and they are short and sweet here are a couple of reviews that you can find on the internet about it

***The concierge recommended the sleigh ride and dinner at the Schmid Ranch, so we made a reservation. Wow! What a great experience we had. Noah really cares for his horses and goes above and beyond to make sure the experience is a memorable one. Had a great ride behind Chance and Charlie. Kayla is an 8th generation Schmid family rancher and a very gracious hostess. There is a lot of fascinating history at the Ranch, and Kayla has some great stories! Really wasnt expecting much as far as dinner goes. Surely didnt expect the prime rib spread complete with homemade apple pie. Easily the best meal we have had in Colorado! Cant wait to do this again next time around. Thanks Noah and Kayla!

****A dream experience. Truly authentic and outstanding hospitality. Fun had by everyone, old and young

Pete H. 9 months ago Reply

Cross-Country Skiing

We did not do any cross country skiing this last year on the ranch!!

Film Movies

We did not do any of these

Photo Shoots & Commercials

We have done 2 photo shoots this last year as one was a small clothing and the other was the historical Marlboro as they to were short and I had no complaints about these. As I was there the whole time watching over everything to make sure everyone was happy neighbors and the companies

Hunting

We did host some hunter this year as not all season were booked the ones that where, we made sure they all know where the property lines are at and made sure the cpw rules were followed as far as I know everything went with no problems

Wedding

Well as Well as the photo shoot I have been involved with all the wedding that have taken place on the ranch as I'm only one person and cant be everywhere at once if something has been brought to my attention have tried to make sure that is on the top of my list and take care of it as I will continue to do so. I have learned more and more about all of the wedding I will still be making changes to make so everyone is happy and the couple can have a very special day. In with me being there all the time and making sure everything goes well I have been able to make the couples very happy as this last summer we were giving the Best in Telluride Award

My only hope is to make thing Better

Thanks Kayla Brack

Ranch Foremen for the Schmid Family Ranch

Sent from [Mail](#) for Windows 10

John Huebner <johnh@sanmiguelcountyco.gov>

Re: Notice of first Annual Review: Schmid Family Ranch's Sporting, Social, and Scenic Uses Special Use Permit (SUP)

1 message

John Huebner <johnh@sanmiguelcountyco.gov>

Mon, Oct 21, 2019 at 3:26 PM

To: Kayla Brack <schmidranch@gmail.com>, Chris Hazen <chris@smcf-landtrust.org>, Rob Roberts <rroberts@du.edu>, Jim Boeckel <jim@telluridefire.com>, Diane Kipfer <dkipfer@telluride-co.gov>, phomewood@skybeam.com, Cameron Jones <cameronlj@gmail.com>, "Dave Alexander (davealexander@montrose.net)" <davealexander@montrose.net>, Mike Shimkonis <shimmytelluride@gmail.com>, Ryan Righetti <ryanr@sanmiguelcountyco.gov>, Amy Cannon <timamycannon@msn.com>, rsblakeney@gmail.com, Matt Zumstein <mzumstein@fs.fed.us>, James Kennett <jim@sailcoolrunnings.com>, Kathi Ream <kathiream@gmail.com>, Pepper Raper <pepper@telluridemuseum.org>, Guy Saperstein <gts@saperstein.com>, Gregory Larson <glarson@blm.gov>

Cc: Kaye Simonson <kayes@sanmiguelcountyco.gov>, Carmen Warfield <carmenw@sanmiguelcountyco.gov>

w/attachment

John Huebner
Associate Planner
P:970-369-5437
E:johnh@sanmiguelcountyco.gov
W:www.sanmiguelcountyco.gov



On Mon, Oct 21, 2019 at 3:25 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

All,

Planning staff is providing you Notice of the first annual review by the San Miguel County Planning Commission (CPC) and Board of County Commissioners (BOCC) of the Schmid Family Ranch (SFR) Sporting, Social, and Scenic Uses Special Use Permit (SUP). This notice is being sent to the neighbors and individuals who commented on this SUP application, and also to the Ptarmigan Ranch HOA Board, members of the East Wilson Planning Committee, and Wilson Mesa Ranches HOA Board. We welcome you to make known your support, questions, comments or concerns concerning SFR's first year of operations following the SUP's approval. Please send your comments to SMC Planning via email to planning@sanmiguelcountyco.gov or by US mail to SMC Planning Department, PO Box 548, Telluride, CO 81435 by November 15, 2019.

The CPC at its January 8, 2020 meeting will make their recommendation to the Board as to any recommended changes to the approved SUP, if any. The BOCC will consider this recommendation at a regular meeting to be determined after they have scheduled their 2020 meetings.

Attached for your information is the list of terms and conditions of the conditional approval of the SFR SUP application as approved by the BOCC in November 2018, and contained in the recorded Resolution 2018-030, and recorded in the Office of the County Clerk and Recorder, recording No. 456158.

If you have any questions regarding this notice or any related matter please do not hesitate to contact me, or Kaye Simonson, County Planning Director, at 970-728-3083 or kayes@sanmiguelcountyco.gov.

Regards,
John

John Huebner
Associate Planner
P:970-369-5437
E:johnh@sanmiguelcountyco.gov

W:www.sanmiguelcountyco.gov



2019.Schmid.Ranch.BOCC.Approval.Conditions FINAL.docx
22K



John Huebner <johnh@sanmiguelcountyco.gov>

Yearly feedback on Schmid Family SUP

1 message

Rob Roberts <rroberts@du.edu>

Mon, Nov 4, 2019 at 3:35 PM

To: "planning@sanmiguelcountyco.gov" <planning@sanmiguelcountyco.gov>

To: The Planning Commission, San Miguel County
From: Ptarmigan HOA Board of Directors
Subject: First year feedback on Schmid Family Ranch SUP
Date: November, 4, 2019

I have talked with the membership of our HOA and no one indicated there were any significant issues with the activities associated with the Schmid Family SUP. Kayla and Neil Brock have been great to work with and they have been appropriately responsive to their neighbors.

The only issue some brought up were a few cases where commercial vehicles associated with weddings at the upper place sometimes drive up and down 59H drive too fast and have required other vehicles to veer off of the road because of their speed and not following appropriate rights of way for uphill and downhill moving vehicles. Thus, perhaps the Schmid's can remind these companies the importance of slow driving and following appropriate rights of way on 59H.

Thanks for reaching out to us.



John Huebner <johnh@sanmiguelcountyco.gov>

Re: Notice of first Annual Review: Schmid Family Ranch's Sporting, Social, and Scenic Uses Special Use Permit (SUP)

1 message

Jim Boeckel <jim@telluridefire.com>
To: John Huebner <johnh@sanmiguelcountyco.gov>

Thu, Dec 26, 2019 at 8:40 AM

John, I have no objections to or comments about the renewal of this special use permit.

On Fri, Dec 20, 2019 at 4:39 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

All,

I have attached the *meeting agenda* for the SMC Planning Commission January 8, 2020 meeting in Telluride. Best regards,

John

John Huebner
Associate Planner
San Miguel County
P:970-728-3083
[333 W Colorado Ave, 3rd Flr
Telluride, CO 81435](http://333.W.Colorado.Ave.3rd.Flr.Telluride.CO.81435)

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On Mon, Oct 21, 2019 at 3:25 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

All,

Planning staff is providing you Notice of the first annual review by the San Miguel County Planning Commission (CPC) and Board of County Commissioners (BOCC) of the Schmid Family Ranch (SFR) Sporting, Social, and Scenic Uses Special Use Permit (SUP). This notice is being sent to the neighbors and individuals who commented on this SUP application, and also to the Ptarmigan Ranch HOA Board, members of the East Wilson Planning Committee, and Wilson Mesa Ranches HOA Board. We welcome you to make known your support, questions, comments or concerns concerning SFR's first year of operations following the SUP's approval. Please send your comments to SMC Planning via email to planning@sanmiguelcountyco.gov or by US mail to SMC Planning Department, PO Box 548, Telluride, CO 81435 by November 15, 2019.

The CPC at its January 8, 2020 meeting will make their recommendation to the Board as to any recommended changes to the approved SUP, if any. The BOCC will consider this recommendation at a regular meeting to be determined after they have scheduled their 2020 meetings.

Attached for your information is the list of terms and conditions of the conditional approval of the SFR SUP application as approved by the BOCC in November 2018, and contained in the recorded Resolution 2018-030, and recorded in the Office of the County Clerk and Recorder, recording No. 456158.

If you have any questions regarding this notice or any related matter please do not hesitate to contact me, or Kaye Simonson, County Planning Director, at 970-728-3083 or kayes@sanmiguelcountyco.gov.

Regards,
John

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Jim Boeckel, Fire Marshal, Battalion Chief

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