

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

January 8, 2020

Second Floor, Miramonte Building, County Offices, 333 W. Colorado Ave. Telluride

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

Absent: M.J. Schillaci, Secretary

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

County Staff Present: Nancy Hrupcin, Legal Assistant, County Attorney's Office

9:00 a.m. Chair called the meeting to order.

Approval of Minutes

MOTION by Pam Hall to approve October 9, 2019 meeting minutes with corrections.
SECONDED BY Josselin Lifton-Zoline. **VOTE PASSED 6-0.**

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	<u>Absent</u>
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	<u>Aye</u>	Nay	Abstain	Absent

Election of Officers for 2020

MOTION by Lee Taylor to appoint MJ Schillaci as Secretary for Planning Commission meetings in 2020, to re-appoint Lee Taylor as Chair [nominated by Pam Hall], and to re-appoint Pam Hall as Vice-Chair [nominated by Josselin Lifton-Zoline.] **SECONDED** by Ian Bald.
VOTE PASSED 6-0.

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	<u>Absent</u>
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	<u>Aye</u>	Nay	Abstain	Absent

Planning Commission meeting dates for 2020

MOTION by Pam Hall to approve the second Wednesday of each month as the regular meeting date for the Planning Commission in 2020. **SECONDED** by Matthew Bayma.

VOTE PASSED 6-0.

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	<u>Absent</u>
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	<u>Aye</u>	Nay	Abstain	Absent

Planning Commission and Staff Comments

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

A meeting is tentatively scheduled with the Planning Commissions of the Towns of Telluride and Mountain Village on February 12, 2020 at the Miramonte County Building. A meeting with the Norwood Planning Commission may be planned for this summer.

An application is expected from Genesee Properties for development of the Society Turn Parcel.

New Senior Planner Troy Hangen is expected to start January 28, 2020. John Huebner has also been promoted to Senior Planner.

A Down Valley community meeting regarding water and sewer was held January 7, 2020.

First Annual Review of the Schmid Family Ranch LLC: Sporting Uses and Social & Scenic Uses Special Use Permit

Those who addressed the Commission:

John Huebner, Senior Planner

Kayla Brack, Foreman of Schmid Family Ranch

Maggie Stevens, Mentorship Director, Sheridan Arts Foundation

Chris Hazen, Director of SMCF Land Trust

Others present: Neil Brack, Schmid Family Ranch (SFR); Syd Schmid, SFR; Marvin Schmid, SFR; Julia Caulfield, KOTO; Suzanne Cheavens, Telluride Daily Planet

John Huebner, Senior Planner, presented the Staff report regarding the first annual review of Schmid Family Ranch, LLC Sporting and Social and Scenic Uses Special Use Permit dated January 8, 2020. He noted that an update prepared by Kayla Brack of the activities permitted at Schmid Family Ranch from the past year was included in the packet materials. He stated that a requirement of the review was to reach out to the neighbors, the parties who submitted comments during the review process, the Ptarmigan Ranch HOA and Wilson Mesa HOA, other interested parties to solicit comments on the permit activities in the last years.

John said the three comments received by the Planning Department were generally supportive of the activities at Schmid Family Ranch (SFR) this past year. He pointed out that the access to the

main ranch property is from Silver Pick Road (CR 60M) and then from CR 59H to special events at the ranch's Upper Place. Jim Boeckel, Fire Marshal, Telluride Fire Protection District, commented he had no objections or comments on the renewal of this special use permit. Ryan Righetti, Road & Bridge Director, commented verbally to Planning staff that he had not received any complaints regarding the special permit activities or traffic on Silver Pick Road. Rob Roberts on behalf of the Ptarmigan Ranch HOA wrote that Kayla had especially done a good job and deserved kudos for reaching out to the neighbors when activities occurred. Rob commented that some commercial vehicles were driving too fast on CR 59H, and this had made one of the residents uncomfortable. John suggested that Kayla as part of her operations could remind the wedding vendors to drive safely and observe the posted speed limits and road conditions. John stated that Planning staff does not recommend any changes to the Special Use Permit, and is supportive of the job done by Schmid Family Ranch this past year.

Pam Hall asked if there will be another review of the special use permit every year now. John clarified that annual reviews are required this year (2020) and next year (2021), and that the Board of County Commissioners have the authority to require additional annual reviews. Matthew Bayma asked if the applicant was seeking any changes or increases to activities allowed under the special use permit. Kayla Brack replied not at this time.

Lee Taylor asked if the applicant would like to provide any additional information.

Kayla Brack said that in regard to the comment made by Ptarmigan Ranch HOA in regards to traffic she has become more involved with the whole process; she is talking more to the actual vendors on site and making sure they understand what their responsibilities are, road safety issues, and to respect our neighbors. She added she reaches out to neighbors regularly and that all vendors have been respectful. She said she is always on site and that everything has gone really smoothly this last year. Several wedding ^g nominated Schmid Ranch for the best of Telluride award. The ranch experiences of those with the 4-H Program, Telluride Academy and Wild West Fest were very good this year.

Lee Taylor asked if the public would like to provide any comments.

Maggie Stevens of the Wild West Fest stated her support for the Schmid Family Ranch. She said the program is very successful and very exciting for the inner city kids who really enjoy their overnight ranch stay and ranch activities.

Chris Hazen, San Miguel Conservation Foundation Director, stated that SMCF is the holder of the conservation easement on the Schmid Ranch property. He related his extensive involvement with the applicant and county during the application process. He said SMCF has heard no comments from any neighbors on Wilson Mesa during the subsequent twelve months since approval of the special use permit. He said that the family had done what they said they would do and that SMCF was 100% supportive of their continued special use permit operations.

Lee Taylor closed the meeting to public comments.

MOTION by Matthew Bayma that they recommend to the Board of County Commissioners that no changes to be made to the approved Schmid Family Ranch LLC: Sporting Uses and Social and Scenic Uses Special Use Permit based on the finding the administration and over sight for the approved special uses has complied with the terms and conditions of approval.

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

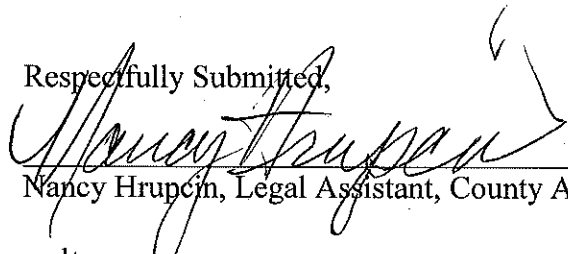
Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
M.J. Schillaci	Aye	Nay	Abstain	<u>Absent</u>
Josselin Lifton-Zoline	<u>Aye</u>	Nay	Abstain	Absent
Matthew Bayma	<u>Aye</u>	Nay	Abstain	Absent
Tobin Brown	Aye	Nay	Abstain	Absent

Worksession: Discussion regarding 2020 major Planning projects

Kaye Simonson, County Planning Director updated the Planning Commission on the 2020 Planning Department Work Program.

10:41 a.m. Adjourned.

Respectfully Submitted,



Nancy Hrupcin, Legal Assistant, County Attorney

and



John Huebner, Senior Planner

Approved on March 11, 2020.

SAN MIGUEL COUNTY PLANNING COMMISSION



M.J. Schillaci, Secretary