A total of two community open house events were held on March 21, 2023. The Open House events were held in the Wilkinson Public Library in Telluride. Open House events were advertised via email and print, radio, and a social media campaign in the week prior. The project planning team, including county staff, members from the Advisory Group, the County Planning Commission, and the Design Workshop team staffed the events and interacted with community members. The engagement materials were provided in English and Spanish, and a Spanish translator was present during all events. A youth engagement activity was also provided.

The below table shows the events and the total number of participants.

<table>
<thead>
<tr>
<th>Event Time</th>
<th>Place</th>
<th>Event</th>
<th>Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td>11:00 am – 2:00 pm</td>
<td>Wilkinson Public Library</td>
<td>Open House Event 1</td>
<td>40+ people</td>
</tr>
<tr>
<td>4:00 pm – 7:00 pm</td>
<td>Wilkinson Public Library</td>
<td>Open House Event 2</td>
<td>60+ people</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Wilkinson Public Library</strong></td>
<td><strong>Open House Event Summary</strong></td>
<td><strong>100+ people</strong></td>
</tr>
</tbody>
</table>

The following summarizes the feedback received from the Open House Engagement Events.

The results of the Open House Event Summary are categorized by the engagement boards in the following order:

1. Mapping Results
2. Draft Vision Statement
3. Draft Themes and Goals: Housing Access, Sustained Natural Environment & Expanded Transportation Options, Varied and Abundant Recreational Options, Vibrant Arts and Culture & Connected, Cooperative, and Welcoming Community, Balanced Natural and Built Environments & Diverse and Resilient Economic Opportunity
4. Other Boards
5. A Little More About You
**Mapping Results**

During the Open House Events, participants were asked to place stickers throughout the East End identifying where they would like to see different elements. There were four maps covering land uses, housing, transportation, and parks/open space. The maps reflected areas that are more and less suitable for development based on existing environmental constraints and existing development patterns and policies.

The key findings from these mapping exercises are outlined below. The composite maps as well as comments from participants are included in Appendix A.

**Land Use Map Results**

Community members were asked to place stickers where different land uses are desired. The stickers represented a variety of land use types, including residential, commercial, essential services, and conservation. The placement of stickers on this map illustrates areas that are potentially appropriate for different land uses, as well as areas that should be conserved or protected.

**Key Takeaways**
- Land use type identified most frequently: residential, commercial, and parks, open space or conservation area
- Commercial uses identified in San Bernardo and Ophir
- Parks, open space or conservation areas identified in Deep Creek/Deep Creek Mesa area and Pandora
- Housing and commercial uses identified in Lawson Hill, Ilium Two Rivers, and Ilium Valley

**Housing Map Results**

Community members were asked to place stickers where housing growth is desired. The stickers represented a variety of housing types, including single-family and multi-family housing types, as well as affordable housing and free-market housing.

**Key Takeaways**
- Housing types identified most frequently: accessory dwelling units (ADUs), multifamily housing, townhomes, and affordable housing for rent and for sale.
- Affordable housing is identified in all geographic areas.
- All housing types are identified in east Deep Creek Mesa; ADUs, affordable housing for rent, and single-family homes are identified in west Deep Creek Mesa.
- All housing types except townhomes and free-market housing are identified in Lawson Hill.
- All housing types except tiny homes are identified in Aldasoro Ranch.
- Opportunities for multi-family, townhomes, ADUs, tiny homes and more affordable housing options identified in and around Hillside/Valley Floor, Ilium Two Rivers/West Meadows, Ilium Valley/The Preserve, San Bernardo, Ophir and Pandora. Community members did not identify single-family homes in these areas.

**Transportation Map Results**

Community members were asked to place stickers where different types of transportation are desired. The stickers represented a variety of transportation investments, including trails, roads, and gondola connections. Additionally, areas outside of the East End were included on this board to understand if any new or adjusted transportation improvements should be made to connect these outlying communities.

**Key Takeaways**
- Transportation modes identified most frequently: multi-use paths for walking, biking, more comfortable/safe walking conditions, more frequent transit service, expanded transit hours.
- Identified need for all transportation types along Highway 145 through Lawson Hill, the Valley Floor, Eider Creek and Hillside.
• Multi-use paths for walking and biking, new transit lines, expanded transit hours, carpool/ride share parking, and electric vehicle charging stations identified as needed to serve San Bernardo, Trout Lake, and Ophir.
• Pedestrian and biking infrastructure needed in Trout Lake/Lake Fork, Ilulium Valley/The Preserve/Ames and Pandora.
• Ideas for expanding the gondola to Ilulium Two Rivers and Deep Creek Mesa.
• Identified need for more frequent transit service to Ilulium Two Rivers.
• Identified need for connections and transit availability to Norwood, Montrose, Ridgeway/Ouray, and Rico.

Recreation Map Results
Community members were asked to place stickers where different recreation amenities are desired. The stickers represented a variety of recreation investments, including camping, trails, and conservation areas.

Key Takeaways
• Recreation opportunities identified most frequently: Conservation areas, trailhead improvements, and dispersed and developed camping.
• Conserve natural areas around Deep Creek, Trout Lake, San Bernardo Mountain and Lake Fork.
• Trout Lake identified as having opportunities for water access and camping.
• Trails, trailhead improvements, dispersed camping, developed camping, conservation areas, and parks identified around Ophir.
• Parks identified as needed around Hillside, Valley Floor, and Ilulium Valley
• Trails and camping opportunities identified in Pandora
• Dispersed and developed camping opportunities identified in Alta

Vision Statement
Participants were asked to provide comments on a draft Plan Vision Statement by placing a dot on a scalebar to signify how accurately the draft statement reflected their vision for San Miguel County’s East End. The responses are on a scale of 0 Not Accurate to 10 Very Accurate. By placing dots on a scale bar between 0 and 10, participants were able to reflect how closely the Vision Statement reflects their vision for the future. The weighted average for how well the Vision Statement reflects community desires was 5.88, scoring lower than all themes and goal statements. The following draft Vision Statement was presented at the open house:

“Eastern San Miguel County is a forward thinking, connected, and caring community. We embrace big ideas and new concepts, and endeavor to lead by example in the region. From protecting the natural environment to supporting long-time and new residents, our local history, traditions, and values create a culturally rich and supportive community. We are an outdoor recreation hub and are committed to maintaining recreational assets. We are proud of our home and rural lifestyle and are committed to being a welcoming place now and into the future.”

Summary of Comment Feedback
This draft statement performed the lowest of all draft statements and received the most feedback. Feedback included many call outs noting that it did not feel specific enough to the East End, and that certain aspects needed removed or added. Ideas of what should be added to the statement included topics of industry such as mining, agriculture, and green energy promotion, etc., commitment to recreation spaces and open spaces, adaptivity and resiliency, remote should be replaced by the word rural, creation of a specific parking and housing plan, specific climate change impacts, and including acknowledging indigenous history and local history. Some participants suggested that the statement needed to better incorporate ideas related to limiting and managing growth. Specific comments from participants are included in Appendix B.
Draft Themes and Goals Statements

Draft Themes and Goal Statements Results

The Draft Themes and Goal Statements boards asked community members to place a dot on a scalebar to signify how accurately the drafted statements reflect their vision for San Miguel County's East End. The responses are on a scale of 0 Not Accurate to 10 Very Accurate. Table 3 at right displays these results as a weighted average (note that the goal statements supporting each theme can be found below). Results demonstrate that drafted statements for Sustained Natural Environment, Diverse and Resilient Economic Opportunity, and Varied and Abundant Recreational Options most resonated with participants.

Community members were encouraged to leave written comments on the draft Themes and Goals & Vision Statement boards, prompted by the questions, “What would you change about this goal statement?” and “What do you like about this goal statement?”

Specific comments from participants on each statement are included in Appendix B.

### Sustained Natural Environment | Weighted Average: 8.52

“The scenic and environmental qualities that make Eastern San Miguel County special are preserved now and for future generations through restoration efforts, land use regulations, and proactive and intentional countywide policies. This includes the high country, clean air and water, county and local open spaces, and public lands surrounding our region. In collaboration with partners, the County will identify ways to address and mitigate impacts of climate change and instability, reduce the risk of natural disasters, and provide planned responses to emergencies.”

Summary of Comment Feedback

The Sustained Natural Environment draft statement had the highest weighted average score. Participants provided some comments on how to improve that statement. Comments reflect the conflicted sentiment of community members, where some call for housing growth to support affordability while others desire to slow growth. Other comments mentioned the need to expand bike infrastructure, the addition of restorative/rewilding efforts, and the need to support wildlife habitat. Participants supported the inclusion of climate change in the statement. Specific comments from participants are included in Appendix B.

### Diverse and Resilient Economic Opportunity | Weighted Average: 7.58

“San Miguel County maintains a stable workforce by upholding inclusive housing policies, connecting people to their jobs through transit options, and supporting efforts for employment, job training, education and economic diversification. The County will engage its citizens to understand and adapt to climate change as it affects the regional economy, recreation, natural resources, and quality of life.”

Summary of Comment Feedback

<table>
<thead>
<tr>
<th>Draft Statement</th>
<th>Weighted Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sustained Natural Environment</td>
<td>8.52</td>
</tr>
<tr>
<td>Diverse and Resilient Economic Opportunity</td>
<td>7.58</td>
</tr>
<tr>
<td>Varied and Abundant Recreational Options</td>
<td>7.56</td>
</tr>
<tr>
<td>Connected, Cooperative, and Welcoming Community</td>
<td>7.27</td>
</tr>
<tr>
<td>Expanded Transportation Options</td>
<td>7.15</td>
</tr>
<tr>
<td>Housing Access</td>
<td>6.94</td>
</tr>
<tr>
<td>Balanced Natural and Built Environments</td>
<td>6.85</td>
</tr>
<tr>
<td>Vibrant Arts and Culture</td>
<td>6.68</td>
</tr>
</tbody>
</table>

Table 3: Draft Themes and Goal Statements Weighted Average Totals (All Open House Events combined)
Participant comments included the need to understand employer and employee needs as well as those who are not in the workforce (young people, retirees, etc). Some participants identified the importance of including overall community in the statement, rather than focusing primarily on workforce-related items. Specific comments from participants are included in Appendix B.

**Varied and Abundant Recreational Options | Weighted Average: 7.56**

“Parks and trails in Eastern San Miguel County will be maintained and enhanced, balancing recreation access with the long-term viability of ecological and cultural conditions. To support healthy lifestyles, San Miguel County and public and private partners will work to provide year-round recreational opportunities, diversify programming and resources for all, and support sustainable recreation practices.”

**Summary of Comment Feedback**

The Varied and Abundant Recreational Options goal statement was ranked third most accurate by participants. Comments included support for emphasizing sustainability and maintaining natural recreation opportunities such as trails, open space, and wilderness areas. There were conflicting comments between county residents stating that there should be both an expansion and limitation of future recreational opportunities, indicating that a balance in recreational opportunities is needed. Specific comments from participants are included in Appendix B.

**Connected, Cooperative, and Welcoming Community | Weighted Average: 7.27**

“Individual towns within Eastern San Miguel County maintain their unique qualities, sense of place, and small-town atmosphere. Community members have access to quality schools and education, healthcare, public facilities, services for aging populations, and bilingual resources. The County and Towns within the eastern region work together to develop, coordinate, and sustain a framework of cooperative services, infrastructure, resources, and regulatory practices.”

**Summary of Comment Feedback**

Feedback on this statement included the identification of many specific locations of historic interest, such as historic mining areas, towns and geographical areas. Participants identified concerns related to the impact of new residents/crowding and how this impacts the character, sustainability, and quality of life of the region. There is a sense that the COVID-19 pandemic has created shifts in the community which should be reflected in the plan. Specific comments from participants are included in Appendix B.

**Expanded Transportation Options | Weighted Average: 7.15**

“Eastern San Miguel County’s multi-modal transportation network will expand to include transit service with more frequency and places served, multi-use paths for walking and biking, and electric vehicle infrastructure. San Miguel County will work with regional partners to create an interconnected road network.”

**Summary of Comment Feedback**

Participant comments included a desire to reduce private vehicle travel and expand bikeability, public transit, and walkability. In terms of walkability, comments included a desire to increase housing near town and to increase affordable rentals in an effort to reduce overall transportation impacts and not lose the workforce community. Other comments suggested more clarity is needed regarding what an “interconnected road network” means, and a desire to ensure all roads are respectful of the natural environment. Specific comments from participants are included in Appendix B.

**Housing Access | Weighted Average: 6.94**

“Eastern San Miguel County is a place where people of all socioeconomic status and backgrounds are able to live. San Miguel County and public and private partners support the creation of affordable and workforce housing within
the region. The County will make an effort to ensure housing is located near transit lines and supports equitable access to jobs, educational opportunities, healthcare, and other essential services.”

Summary of Comment Feedback
Comments were primarily related to the placement of housing, the link between housing and access to transportation and job centers, and the variety of type and cost of housing. Also mentioned were changes needed to the zoning or building codes to support more flexibility in development options. Some participants linked housing and commuting with housing availability and location. Some participants questioned if the word “all” should be used to describe who is able to live in the region, as that might not be realistic when considering the amount of growth possible / desired in the East End. Specific comments from participants are included in Appendix B.

Vibrant Arts and Culture | Weighted Average: 6.68
“Arts and culture in Eastern San Miguel County is known worldwide. The community supports an appreciation of the arts and fosters representation of its local identity through a vibrant festival and music scene, arts, and accessible creative outlets. Protection of the natural environment inspires current and future creators.”

Summary of Comment Feedback
Feedback on this board included increasing support for local artists and limiting major events that draws tourism to the area if it affects locals’ quality of life. Specific comments from participants are included in Appendix B.

Balanced Natural and Built Environments | 6.85
“Growth and development in Eastern San Miguel County is managed through progressive zoning designations and housing initiatives, while also ensuring environmental resources are protected. Eastern San Miguel County recognizes its environmental assets while ensuring there is adequate housing for a thriving and sustainable local community. This is balanced through careful management of infrastructure resources and transparent application of land use regulations.”

Summary of Comment Feedback Many of the comments mentioned the implications of growth and the impact it has on natural resources, wildlife, quality of life, and the need to introduce the concept of carrying capacity. There were comments critiquing the use of the term “progressive zoning.” Specific comments from participants are included in Appendix B.

A Little More About You

A Little More About You Results The ‘A Little More About You’ board asked Open House participants to voluntarily identify their age and where they live. It should be noted that not all community members present at the event engaged with this board. Those who did participate with this board were primarily from Telluride, Lawson Hill/ Ilium/ Two Rivers, and Aldasoro Ranch/ Deep Creek Mesa. The age ranges 50 – 59, 70 – 79, and 40 – 49 were the most selected.
Other Boards

Some participants provided comments on information boards, including the Master Plan Boundary, Demographics, and Survey Summary. Comments included a request to examine demographic data related to race / ethnicity and a potential census undercount of Latinx community members. Comments related to the mapping boundary focused on the overall display of information, including map colors, inclusion of additional geographic data such as PUDs, and the addition of water-related information. Specific comments from participants on these boards are included in Appendix C.

Next Steps

The Open House Events were the final community engagement activities in this phase of work. These results will be combined with those from earlier engagement efforts including focus groups, pop-up events, and the survey. Using these results, as well as existing conditions data and mapping, an initial draft East End Master Plan will be prepared. The draft East End Master Plan will contain a Future Land Use Map showing desired land use categories for future growth and preservation efforts. It will also contain recommended action items to guide the development of policies, programs, and initiatives to support the vision and goals contained in the plan. This draft will be publicly available and additional community participation opportunities are anticipated, including through the public hearing process.
Appendix A - Mapping Exercises

The following four exhibits provide a summary of community feedback received from the map-based sticker exercise, organized by topic (land use, housing, transportation, and recreation). The callouts relay the stickers that were identified for different geographic areas in San Miguel County.
Which recreation types are appropriate and where?

**Recreation Areas**

- **OPHIR**
  - Trails
  - Trailhead Improvements
  - Dispersed Camping
  - Developed Camping
  - Conservation Areas
  - Parks

- **PANDORA**
  - Trails
  - Trailhead Improvements
  - Dispersed Camping
  - Developed Camping
  - Conservation Areas
  - Parks

- **SUNNYSIDE RANCH/HILLSIDE**
  - Trails
  - Trailhead Improvements
  - Dispersed Camping
  - Developed Camping
  - Conservation Areas
  - Parks

- **DEEP CREEK/ALDASORO RANCH**
  - Conservation Areas
  - Trails
  - Developed Camping
  - Parks

- **ILIUM VALLEY/LAWSON HILL**
  - Parks
  - Dispersed Camping
  - Trails
  - Water Access

- **ALTA**
  - Developed Camping
  - Dispersed Camping

- **AMES**
  - Parks
  - Water Access

- **SAN BERNARDO**
  - Developed Camping
  - Trails
  - Trailhead Improvements

- **TROUT LAKE**
  - Water Access
  - Conservation Areas
  - Developed Camping
  - Trails

- **SOUTHWEST TROUT LAKE**
  - Developed Camping
  - Dispersed Camping

- **LAKE FORK/ SOUTH HIGH COUNTRY**
  - Conservation Areas
  - Trails
  - Trailhead Improvements

*Icons Key*
- Developed Camping
- Dispersed Camping
- Trails
- Trailhead Improvement
- Water Access
- Parks
- Conservation Areas
Which transportation types are appropriate and where?

Icons Key
- More comfortable/safe walking conditions
- Multi-use paths for walking and biking
- Gondola expansion
- Improved Road Network Connections
- More frequent transit service
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

Transportation

Norwood
- Multi-use paths for walking and biking
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

Montrose
- Multi-use paths for walking and biking
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

Ridgway/Ouray
- Multi-use paths for walking and biking
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

Nucla/Naturita
- Multi-use paths for walking and biking
- New transit lines
- Expanded transit hours
- Electric vehicle charging stations

Transportation
Which transportation types are appropriate and where?

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Housing

Which housing types are appropriate and where?

DEEP CREEK MESA (WEST)
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Single-family homes
- Tiny homes

ALDASORO RANCH
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Free-market housing
- Single-family homes

SUNNYSIDE RANCH
- Accessory dwelling units
- Affordable: for sale
- Free-market housing

HILLSIDE/VALLEY FLOOR
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny Homes

PANDORA
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny Homes

DEEP CREEK MESA (EAST)
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Single-family homes
- Tiny homes

LAWSON HILL
- Accessory dwelling units
- Affordable: for sale
- Multi-family
- Single-family homes
- Tiny homes

ILIUM TWO RIVERS/WEST MEADOWS
- Affordable: for Rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny homes

ILIUM VALLEY/THE PRESERVE
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Townhomes
- Tiny homes

AMES
- Accessory dwelling units
- Affordable: for sale
- Townhomes
- Free-market housing
- Single-family homes

SAN BERNARDO
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Tiny homes

TROUT LAKE
- Accessory dwelling units
- Affordable: for sale
- Multi-family
- Townhomes
- Single-family homes
- Tiny homes

Icons Key
- Accessory dwelling units
- Affordable: for rent
- Affordable: for sale
- Multi-family
- Townhomes
- Free-market housing
- Single-family homes
- Tiny homes

Prepared by
DESIGNWORKSHOP
Land Uses

Where would you like to see different Land Uses?

Prepared by

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OPHIR
- Residential Uses
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Agricultural Uses

PANDORA
- Residential Uses
- Parks, Open Space, or Conservation Area
- Industrial Uses

HILLSIDE
- Residential Uses
- Mixed Use
- Hotel/Lodging Uses
- Commercial
- Agricultural Uses

ILIUM TWO RIVERS
- Residential Uses
- Mixed Use
- Hotel/Lodging Uses
- Commercial
- Agricultural Uses

LAWSON HILL
- Mixed Use
- Hotel/Lodging Uses
- Commercial
- Essential Services
- Industrial Uses

ILIAM VALLEY/ SAN BERNARDO
- Residential Uses
- Mixed Use
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Agricultural Uses

ALDASORO RANCH
- Residential Uses

TROUT LAKE
- Residential Uses
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Essential Services
- Agricultural Uses
- Industrial Uses

DEEP CREEK MESA
- Residential Uses
- Mixed Use
- Parks, Open Space, or Conservation Area
- Industrial Uses

WEST MEADOWS/SKI RANCHES/SKYLINE RANCH
- Residential Uses

ELK RUN AND RASPBERRY PATCH
- Residential Uses
- Agricultural Uses

OPHIR
- Residential Uses
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Essential Services
- Agricultural Uses

Icons Key
- Residential Uses
- Mixed Use
- Hotel/Lodging Uses
- Parks, Open Space, or Conservation Area
- Commercial
- Essential Services
- Agricultural Uses
- Industrial Uses

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Appendix A - Mapping Exercise Comments
Written comments from the mapping exercises are organized by map topic and differentiated between the two (AM and PM) community Open House sessions.

Land Use Map
AM Comments:
- Valley floor and surrounding areas good for residential multi family.
- Protect and preserve wildlife access to valley floor.
- Above cemetery off Salems Way- no cars, inclined elevator.
- Above school pedestrian no cars or share steep hillside plan for elk.
PM Comments:
- How many full time employees will be required to build Diamond Ranch? Where will they be housed? (associated with housing sticker)
- Stop- figure out where we are! Density, water infrastructure, etc.
- Retail shops and restaurants in Lawson along with proposal of Med Center- lower retail rent, variety/competition
- Down valley is a food desert. More options. Please
- Slow and even stop growth- think water!!
- When is enough enough? Carrying capacity needs to be considered.

Housing Map
AM Comments:
- We need an assessment of employee needs in this community to better assess the need.
- Immediate changes. Deed restricted. Local workers rent or sale.
- Losing units to STRs. Workers losing housing.
- Ideas are a good idea but should be optional for homeowners.
- I support development of housing in all locations of all kinds.
- ADUs are a good idea but should be optional for homeowners.
- More local housing. Close to and within Telluride. Less cars on roads with more time with kids.
- Pearl property: for local families kids walk to school. Everyone rides bikes to work. 300 units and a rec center!
- Take back West Meadows! 1500 person density for locals. Not locked gates for Lifton-Zoline properties.
  - I agree.
- Car Henge! Valley Floor! Telluride East End.
- Seniors housing block 21 between Colorado Avenue and River Trail.
- On Kentucky place above school to Coronet Creek. Small, no car, hill-o-vator.
PM Comments:
- Please calculate the total resource demands of all remaining buildable parcels before upzoning any forest/ag parcels
- Another Lawson- for rent townhomes, for sale homes, vacant land
- We need to restrict short term rentals not only in rich growth main street part of town. No more short term licenses in entire town of Telluride is need, to allow more long term rental.
- If the affordable housing uses- are given dispensation or public funding DO NOT sell.
- Repurpose Idarado Mill for affordable housing.
- WEST MEADOWS sprinkles of ALL HOUSING TYPES, gondola and chondola win! Win!
- Develop liium properties now and valley floor
- Affordable housing not affordable to build in Diamond Ridge
- Deep Creek is not forward thinking- forward thinking is condensing not expanding look at cities they are moving forward getting away from urban sprawl
- No housing inappropriate (agriculture/open space) too much $$$
- Consider government purchases of vacant lots for infill- duplexes and triplexes.
- How about requiring that every huge house in Mountain Village that is empty most of the time has an affordable rental unit for people who work in Mountain Village or Telluride
- Ignoring wildlife considerations (associated with townhome sticker)
- How many full time employees will be required to build ‘Diamond Ranch? Where will they be housed?

**Transportation Map**

**AM Comments:**
- Noise regulations for motorcycles.
- Park out and bus in. (Concerned about) congestion.
- Charge visitors local pass free or reduced cost
- Standing room only 7 to 9 key work hours 4 to 6
- Workers commuting from Montrose need more transit opportunities that are not controlled or owned by their employers. Because power and leverage are used to make people’s commute more challenging and less comfortable. When they can leave or not leave their jobs. Workers commuting from Montrose need more transit opportunities that are not controlled by their employers. Give more autonomy back to the workforce.
- From airport to TOT & MV frequent transit
- Transportation improvements to/ from:
  - Montrose
    - Commuter train
    - 2 new transit lines stickers
  - Rico
    - A lot of workforce
    - Bus stop at Ophir town hall, include on the bus service to Rico (SMART)
    - 1 new transit lines sticker

**PM Comments:**
- Monorail running from Lawson/Society turn to town- view wildlife, cut down on cars/traffic, access to amenities in Lawson, connect Lawson and town.
- More van, flexible, dial-a-ride type service (associated with other sticker)
- Norwood transit hours, Montrose Norwood train or gondola
- We need a way to have visitors and out of town workers park outside of town and have public transit into town. No cars on Colorado. Monorail/EV's for public transport
- Bike path needs to be world class- like Summit County (associated with bike sticker)
- Tunnel under HWY 145 Meadow Trail to Lawson Hill Connect (associated with pedestrian sticker)
  - YES!
- Can we return to having postal service delivery to decrease vehicle traffic in town all day long going to post office?
- Need public transit to/from airport (associated with expanding transit lines)
- Trout Lake, San Bernardo and Ophir- Bus runs at times that get people to work on time in the AM and home at the end of the day! Electric from solar or hydrogen
- Transportation improvements to/ from:
  - Montrose
    - More frequent transit service sticker (1)
    - Improved road network connections stickers (2)
    - New transit lines (2)
  - Rico
    - More frequent transit service sticker (1)
    - Improved road network connections stickers (2)
    - New transit lines (2)
Norwood
- More frequent transit service sticker (2)
- Improved road network connections stickers (2)
- Expanded transit hours sticker (1)
- Carpool/ride share parking (1)
- New transit lines (1)

Ridgway/Ouray
- Carpool/ride share parking (1)
- New transit lines (2)

Recreation Map

AM Comments:
- More bike trails in the south portion of the County. We lost so much in Alta. Sheep Mountain trails!
- Waterfall access
- Keep density with density deep Creek Mesa. We cannot afford to lose this critical elk corridor both morally and in terms of the tourist attraction of elk in the valley floor.
- Carrying capacity: box canyon cannot support unlimited housing and traffic we must balance these or lose all.
- More challenging mountain bike downhill trails. Don't dumb down trails for all users. Imagine ski areas with only green runs!
- For mapping look at USFS maps for some additional detail.
- I want to see more camping options in the area but not paved RV parking lots. Currently USFS options are only good for RVs and sprinter vans.
- If the east end is to develop/increase access to camping, it should be done through developed campsites not dispersed camping because areas like blue lakes outside of Ridgeway have been harmed by a number of people not following the rules.
- Identify trails on maps. Local names. With condition bridges. Historic sites, mines and events.

PM Comments:
- We have any housing we need.
- Another beginner bike trail/pump track on valley floor
- Stop dispersed camping along galloping goose and hope lake road.
- Groomed bike trail on valley floor b/n Town of Lawson for easy beginner riding
- Bike path- creates privacy b/n road and bike path, - easier to ride, not so much incline.
- Cabin/Huts along valley floor- recreational stops in winter and summer- can get drinks, reserve for events, have programs; fireside chats/local history, horse drawn sleigh rides (winter and summer)
- Electric (from solar and wind and hydrogen) buses
- Negotiate with Idarado to purchase or join entrance with Mill site and parking area for repurposing Mill building for affordable housing and septic field paved over for parking, Town can supply water.
Appendix B - Plan Theme and Goals

Written comments received from the Plan Theme and Goal sticker exercise are organized below by plan theme and goal and differentiated between the two (AM and PM) community Open House sessions.

Sustained Natural Environment

“The scenic and environmental qualities that make Eastern San Miguel County special are preserved now and for future generations through restoration efforts, land use regulations, and proactive and intentional countywide policies. This includes the high country, clean air and water, county and local open spaces, and public lands surrounding our region. In collaboration with partners, the County will identify ways to address and mitigate impacts of climate change and instability, reduce the risk of natural disasters, and provide planned responses to emergencies.”

Summary of Comment Feedback

Feedback on this board included increasing support for preserving the natural environment and wildlife. Many comments are in support of the overall statement. Other comments mention the importance of the local workforce relating to transportation accessibility and affordable housing.

AM Comments:
- Like that climate change is included.
- We must be very careful with the gift that is Telluride. Preserve our wildlife. Keep density near town.

PM Comments:
- We are overwhelming the environment with the increased density of town site and housing. We have to block vehicles from coming into town and driving around town.
- Ski resorts are not very environmental!
- Restorative and rewilding efforts where appropriate to recover natural/native conditions.
- Slow or even stop growth – think water.
- We need expanded bike paths for commuting, all the way from Placerville.
- If we get rid of the local workforce we will not have community. Not everyone can own here but they should be able to live here.
- Affordable housing should be within walking distance of town!

Diverse and Resilient Economic Opportunity

“San Miguel County maintains a stable workforce by upholding inclusive housing policies, connecting people to their jobs through transit options, and supporting efforts for employment, job training, education and economic diversification. The County will engage its citizens to understand and adapt to climate change as it affects the regional economy, recreation, natural resources, and quality of life.”

Summary of Comment Feedback

Participant comments included the need to understand employer and employee needs as well as those who are not in the workforce (young people, retirees, etc). Some participants identified the importance of including overall community in the statement, rather than focusing primarily on workforce-related items.

AM Comments:
- We need to understand the needs of businesses for employees.
- With the rise of ADR, we need to be proactive in finding the priorities of our economy. Continue to increase or control accessibility/affordability.

PM Comments:
- You guys are forgetting about community.
- How does this account for non-working community members? Youth, retirees, second homeowners/non-contributors
- Need to ensure people who work in Telluride/Mountain Village can live here to minimize commuting.
• I love that the statement connects community thriving with environmental goals so well.

**Varied and Abundant Recreational Options**

*Parks and trails in Eastern San Miguel County will be maintained and enhanced, balancing recreation access with the long-term viability of ecological and cultural conditions. To support healthy lifestyles, San Miguel County and public and private partners will work to provide year-round recreational opportunities, diversify programing and resources for all, and support sustainable recreation practices.*

**Summary of Comment Feedback**

The Varied and Abundant Recreational Options goal statement was ranked third most accurate by participants. Comments included support for emphasizing sustainability and maintaining natural recreation opportunities such as trails, open space, and wilderness areas. There were conflicting comments between county residents stating that there should be both an expansion and limitation of future recreational opportunities, indicating that a balance in recreational opportunities is needed.

**AM Comments:**

- More than ballparks! Mountain parks, improve trails, wildlife area, respect wilderness, sustainable - survival, we need more designated trails.

**PM Comments:**

- No expansion of trails into pristine-ish areas or wildlife. More than human habitats.
- More trails! Expand valley floor trails.
- Greater local and visitor populations will negatively impact recreational access, degradation and affordability.
- We have abundant recreational opportunities.
- Maintain but do not expand and some areas need to be closed off to humans or decrease numbers to lessen impacts.
- Providing/building more specific-use trails is an excellent return on investment for permanent residents and visitors. Biking, hiking high-use, high country. More trails to help provide access to natural spaces.
- Community space for adults so we can meet not in bars or church. A pool like in Moab would be great.
- We need to keep what few parks we have in town. Where are kids supposed to play when everything is so dense and there are no parks? Answer in the streets close to cars.
- What about our youth? The youth rec center that will be built hopefully is only 800 sq ft. How is that adequate for all of our youth?
- Skate ski/valley floor parking! No place to access in winter makes no sense. Not abundant options if you can’t access.

**Connected, Cooperative, and Welcoming Community**

*Individual towns within Eastern San Miguel County maintain their unique qualities, sense of place, and small-town atmosphere. Community members have access to quality schools and education, healthcare, public facilities, services for aging populations, and bilingual resources. The County and Towns within the eastern region work together to develop, coordinate, and sustain a framework of cooperative services, infrastructure, resources, and regulatory practices.*

**Summary of Comment Feedback**

Feedback on this statement included the identification of many specific locations of historic interest, such as historic mining areas, towns and geographical areas. Participants identified concerns related to the impact of new residents/crowding and how this impacts the character, sustainability, and quality of life of the region. There
is a sense that the COVID-19 pandemic has created shifts in the community which should be reflected in the plan.

AM Comments:
- Not everyone should be welcome! This used to be a community where people made conscious decisions versus the ultra rich luxury playground of houses as commodities!
- Airport. Breckenridge cabin is historic. Deep Creek school. Collins Place mine.
- Individual towns. Pandora, Legacy. Town of Telluride. West Telluride. Lawson Hill. Telluride is a town. Ames is a ghost town or power plant.

PM Comments:
- The more people are stuffed into town and we lose our quality of life
- Not a connected community. Our lovely pandemic rules broke the community and a part of it never rebounded.
- Healthcare for aging populations/elderly doesn’t work at this elevation. Montrose….
- Maintain community and sustainability keep noise and crowds down.
- Need more trails- Most hiking and biking trails are quite crowded- So much nature and very few ways to access it. Very few musicians when I moved here there was live music on every corner of main street- now quiet and not a connected community.

Expanded Transportation Options
“Eastern San Miguel County’s multi-modal transportation network will expand to include transit service with more frequency and places served, multi-use paths for walking and biking, and electric vehicle infrastructure. San Miguel County will work with regional partners to create an interconnected road network.”

Summary of Comment Feedback
Participant comments included a desire to reduce private vehicle travel and expand bikeability, public transit, and walkability. In terms of walkability, comments included a desire to increase housing near town and to increase affordable rentals in an effort to reduce overall transportation impacts and not lose the workforce community. Other comments suggested more clarity is needed regarding what an “interconnected road network” means, and a desire to ensure all roads are respectful of the natural environment.

AM Comments:
- Expand rail, visual rail. Reduce car traffic.
- The road network is driven by the topography.
- Interconnected Road network? The statement doesn’t make any sense.

PM Comments:
- Interconnected road network? This statement doesn’t make any sense.
- The road network is drawn by the topography.
- Yea paths
- Electric (from wind and solar), and hydrogen (from solar and wind) buses, (??trains??)
- If housing focused within walking distance to town, expanded transit will be less of an issue.
- Please be sure “an interconnected road network” does not mean more roads! And definitely no roads/tunnels through wild mountains!
- The massive number of buses in the half of Telluride (south of Pacific, is destroying livability for the visitors and removing long-term housing from half of the town. We need restrictions on warehouse districts.

Housing Access
“Eastern San Miguel County is a place where people of all socioeconomic status and backgrounds are able to live. San Miguel County and public and private partners support the creation of affordable and workforce housing within
the region. The County will make an effort to ensure housing is located near transit lines and supports equitable access to jobs, educational opportunities, healthcare, and other essential services.”

Summary of Comment Feedback
Comments were primarily related to the placement of housing, the link between housing and access to transportation and job centers, and the variety of type and cost of housing. Also mentioned were changes needed to the zoning or building codes to support more flexibility in development options. Some participants linked housing and commuting with housing availability and location. Some participants questioned if the word “all” should be used to describe who is able to live in the region, as that might not be realistic when considering the amount of growth possible / desired in the East End.

AM Comments:
- Last sentence should go beyond “near transit lines” to say “housing located next to existing infrastructure and walking/biking distance to urban/town core.”
- Concern about all socioeconomic and all backgrounds is included. This does not seem realistic.
- Town of Telluride two bedroom is $850,000.
- What about senior housing?
- Bandit (illegal) apartments in houses in town adjusts demand, zoning code needs to include standards for upkeep of rental units.
- Housing located adjacent or as close as possible to platted town (Telluride and Mountain Village.)
- Keep density near town TRAFFIC will ruin our lives. KEEP Telluride WILD that is our appeal.

PM Comments:
- We need to ensure that people who work in Telluride can live in Telluride. The massive commuting needs to stop so our climate (i.e. snow) does not implode!
- How about not upzoning and rezoning. Instead buy up free market properties and convert them to deed restricted local’s housing?
- Not everyone that works here should live here.
- Subsidized/affordable housing should be walkable distance to jobs. Town of Mountain Village and gondola
- Almost 50% of our year-round residents currently reside in some form of subsidized housing. How much more can we really afford, both in terms of money and growth?
- Ignoring existing holdings suitable for development.
- Keep affordable housing within walking distance of the Town of Telluride.
- Build another Lawson
- Re-purpose the Idarado Mill building for affordable housing.
  - Great idea!
- How will climate change affect our great planning? Drought, water, transportation.
- High density housing development with deed restriction to first home buyers and or long-term rental restriction is a thoughtful solution to reducing the carbon footprint of housing and transportation while providing access to more affordable housing
- Maintain and develop all new affordable housing within walking distance to town

Vibrant Arts and Culture
“Arts and culture in Eastern San Miguel County is known worldwide. The community supports an appreciation of the arts and fosters representation of its local identity through a vibrant festival and music scene, arts, and accessible creative outlets. Protection of the natural environment inspires current and future creators.”

Summary of Comment Feedback
Feedback on this board included increasing support for local artists and limiting major events that draws tourism to the area if it effects locals’ quality of life.

AM Comments:
• Festivals: only locally owned festivals! Bluegrass should be taken over by the town and run for local profit only. Out of town/state operators should not be profiting from our park and community.

PM Comments:
• Event size, frequency and growth are subordinate to the quality of life impacts.
• Need to include health care as a high priority.
• Support artists from all walks of life and ethnicities.
• 12,000 people for festivals is way too many. Jazz fest is a great size. During Covid non-festival summer, sales tax revenue was steady.

Balanced Natural and Built Environments
“Growth and development in Eastern San Miguel County is managed through progressive zoning designations and housing initiatives, while also ensuring environmental resources are protected. Eastern San Miguel County recognizes its environmental assets while ensuring there is adequate housing for a thriving and sustainable local community. This is balanced through careful management of infrastructure resources and transparent application of land use regulations.”

Summary of Comment Feedback
Many of the comments mentioned the implications of growth and the impact it has on natural resources, wildlife, quality of life, and the need to introduce the concept of carrying capacity. There were comments critiquing the use of the term “progressive zoning.”

AM Comments:
• We don’t need to continue to grow.
• What economy: mining, MFG, ranching, history
• Government should NOT ignore application of land use regulations *NO MORE BACK DOOR DEALS
• PRESERVE OUR WILDLIFE CORRIDORS
• Prioritize ownership and capital
• Recognition that we have a maximum carrying capacity
• Not sure about “through progressive zoning designations.” Private ownership and capital interests Drive decisions.

PM Comments:
• Progressive zoning is too nebulous of a term and sets up potential abuses and conflicts to the intent of the goal statement.
• Progressive zoning should not include condemnation of private covenants, PUD’s or conservation easements.
• No growth is a valid comment. Concern about the carrying capacity. We need to understand this
• High density housing development and sustainable design building codes (electrification, limit exterior snowmelt, limit building square footage) will promote a more climate conscious building culture.
• Water and the environment and wildlife! No Diamond Ridge!
• Spot zoning is still not legal.
• Slow and even stop growth. Think water!
• Real estate and construction are the largest funders of affordable housing.
• Progressive zoning equals more growth. No more.
• Housing need to be adjacent to existing development in town. Illium.

Vision Statement
Participants were asked to provide comments on a draft Plan Vision Statement by placing a dot on a scalebar to signify how accurately the draft statement reflected their vision for San Miguel County's East End. The responses are on a scale of 0 Not Accurate to 10 Very Accurate. By placing dots on a scale bar between 0 and 10, participants were able to reflect how closely the Vision Statement reflects their vision for the future. The weighted average for how
well the Vision Statement reflects community desires was 5.88, scoring lower than all themes and goal statements. The following draft Vision Statement was presented at the open house:

“Eastern San Miguel County is a forward thinking, connected, and caring community. We embrace big ideas and new concepts, and endeavor to lead by example in the region. From protecting the natural environment to supporting long-time and new residents, our local history, traditions, and values create a culturally rich and supportive community. We are an outdoor recreation hub and are committed to maintaining recreational assets. We are proud of our home and rural lifestyle and are committed to being a welcoming place now and into the future.”

Summary of Comment Feedback
This draft statement performed the lowest of all draft statements and received the most feedback. Feedback included many call outs noting that it did not feel specific enough to the East End, and that certain aspects needed removed or added. Ideas of what should be added to the statement included topics of industry such as mining, agriculture, and green energy promotion, etc., commitment to recreation spaces and open spaces, adaptivity and resiliency, remote should be replaced by the word rural, creation of a specific parking and housing plan, specific climate change impacts, and including acknowledging indigenous history and local history. Some participants suggested that the statement needed to better incorporate ideas related to limiting and managing growth. Specific comments from participants are included in Appendix B.

AM Comments:
- Remote not rural. Bikeability is not really a rural lifestyle.
- Feels like the statement could be about anywhere- it’s specific to our community.
- I would like it to go beyond “committed to maintaining recreational assets” to also say “and committed to protecting open spaces.” Make a statement against sprawl.
- Additional ideas: mining, railroad, RGS, ranching, agriculture, electric power AC. Social festival and think tanks.
- We embrace money.
- Maintaining recreational assets and significant pristine open space.
- Social festival and think tanks. We need to be adaptive to stay resilient

PM Comments:
- This is so vague and dishonest. We don’t want any more people. Telluride is being trashed by greedy developers, Airbnb owners, and realtors.
- There is no need to be so explicit about “supporting” new residents in such a broad intended vision statement.
- Our surrounding environment, trails and neighborhood, are at best when town is not overrun by traffic and festivals.
- If we are so forward thinking why don’t we have parking? Housing a plan?
- Deep Creek area should be kept low density to preserve its natural beauty and stay in alignment with current zoning.
- Add recreation center.
- Climate change matters. Let’s take it into consideration for any possible growth in this area.
- We are best at “welcoming” people when there aren’t too many of them.
- If we’re using words like “local history and traditions, we need to acknowledge indigenous history.
- Not sure who “we” is. Permanent residents? As far as “forward thinking” we still have a long way to go to lower our carbon footprint, minimize mass of homes, recycling etc.
- Need to add something about reducing our negative impacts on climate chaos and protecting or conserving water.
- Lawson 2.0
- To the extent it emphasizes preservation of real character and legacy
• Vision not true. I have ski town envy everywhere I go- whole deed restricted zones single-family homes (not apartments and duplexes). Rec centers. Many more bike trails. Much better recycling. Get rid of plastic water bottles. Build greenhouses. Put affordable housing on the property lot behind the gas station where people can easily walk to town. On and on.
• I like that our setting has an active role in this.
• Can’t put 10 pound potatoes in a 5 pound bag.
• Maintain environment, low noise, crowds, traffic. No growth.
• No development without a guarantee of adequate and practical water source. Specifically, Diamond Ridge. Leave the environment and wildlife in peace! Other affordable housing locations will be much better for the environment. Not Diamond Ranch.
Appendix C - Other Comments

Additional written comments were provided by community members on exhibit boards depicting the plan boundary, community demographics, and the community survey feedback, as reported below.

Master Plan Boundary Exhibit

Comments:
AM Comments:
- N/A
PM Comments:
- Can you use colors other than yellow?
- Air quality needs to be monitored. We have too many vehicles driving in town.
- Water quality and amount should inform what growth, if any, is needed to keep our economy and environment thriving
- Very incorrect data!
- Any of our water use needs to be addressed
- Ignoring legal realities
- High country needs to include sheep mountain, hope lake, etc.
- Infrastructure? Where is it?
- Need to address urban versus rural versus suburban. Reasonable expectations, needs, landowners
- Master plan should start with data of existing conditions, water, carrying capacity, restrictions, private and public constraints, easements and PUDS

Summary of Comment Feedback
Community members added feedback addressing specific topic concerns, as well as what they believe should be added to the map and edited with mapping display.

Demographics Summary Exhibit

AM Comments:
- Please do not use census data for demographics. It is incredibly skewed and a low count of Latino families in our community because of challenges of census outreach due to Covid in 2020 and following Trump admin impact on our town. School district numbers and medical center numbers will be more reflective of demographics of East End. The more we show census data (12% Hispanic/Latino) to our community members on public platforms the more we skew our own understanding of our community and silence voices of Latino families. Even though the census/government forms use the term “Hispanic” should we use that term for our community and for our own planning documents? The word Hispanic was coined by the Nixon admin to quell the Chicano Movement in the southwest to force people to identify with their colonizers. Is that how people in our community want to identify now?

PM Comments:
- Growth data seems out of whack. 1% per year on 5574 is 55 not in the 1000s.
- Please note tourism!

Summary of Comment Feedback
How data is labeled and gathered was critiqued.
2023 Open Community Survey Summary Exhibit

AM Comments:

- N/A

PM Comments:

- Why increase the workforce? Just to subsidize individuals and corporations who value profits over preservation.
- Add rec center.