SAN MIGUEL COUNTY
EAST END MASTER PLAN

HOUSING CONSIDERATIONS
FOCUS GROUP

November 8, 2022
AGENDA

1. Introductions
2. Project Background & Findings to Date
3. Focus Group Discussion
4. Takeaways & Next Steps
FOCUS GROUP MEETINGS

- Tourism, Recreation, Visitors  Monday, November 7 @ 4
- Housing  Tuesday, November 8 @ 11
- Environmental Stewardship & Priorities  Tuesday, November 8 @ 2
- Mobility & Transportation  Wednesday, November 9 @ 1
- Equity, Inclusion & Livability  Wednesday, November 9 @ 2:30

San Miguel County
East End | Master Plan

DESIGNWORKSHOP
DESIGN WORKSHOP TEAM

Jessica Garrow, AICP
Principal-in-Charge

Callie New
Project Manager

Sarah Horn, AICP
Planner & Facilitator

Eric Krohngold
Economic Development Advisor

Jennifer Pintar
Planner & Engagement Specialist
WHY A MASTER PLAN?

- It’s been over 30 years since the last County Master Plan was prepared
  - Many of the recommendations have been implemented
- Population changes
- Housing challenges
- Transportation needs
- Industry shifts
WHAT A MASTER PLAN IS... AND IS NOT

It is:
- A reflection of the community's vision and goals
- A strategic guidebook to help guide policy decisions and priorities
- An integration of existing planning work
- A long-range tool for planning, legislation, financing and action
- Inspiration for the future
- Required by State Statute

It is not:
- Zoning
- A set of land use code standards
- Detailed budget document
- Specific regulations, requirements or ordinances
MASTER PLAN TIMELINE & PROCESS

Project Start-up & Management
- Project Kick-off
- Bi-weekly Client Team Meetings
- Advisory Group Meetings
- Planning Commission & BOCC
- Project Branding & Website

Existing Conditions
- Previous Plans Review
- Community Profile
- GIS Data Catalogue
- Growth Analysis

Community Outreach
- Focus Group Meetings
- Pop-up Events
- Countywide Online Survey
- Community Workshop
- Final Plan Sharing

Plan Framework
- Future Land Use Map
- Plan Vision Statement, Goals, Strategies
- Implementation Matrix
- Project & Program Prioritization

Plan Creation & Adoption
- 75% Draft Plan
- 85% Draft Plan
- 90% Draft Plan
- Final Plan

DESIGN WORKSHOP
KEY ISSUES & OBSERVATIONS

The area population is projected to grow slightly in the next 5 years

1% by 2027

Household income reflects need for affordable housing options

The area has a healthy proportion of multi-family units

The higher median age of residents means services for an aging population need to be considered

Commuting patterns in Telluride and TOMV, have implications for the regional transportation system and air quality

Service jobs continue to dominate in the region
GROUND RULES

Please share your knowledge

Everyone has a voice

Mutual respect promotes creative thinking

Off-topic comments will be ‘parked’ to discuss at another time
HOW TO USE MENTIMETER

- If possible, use your cellphone for voting
- Follow the instructions on the top of the screen
- Keep your computer screen on Zoom
- If using your computer to vote, keep your computer screen on Zoom unless voting
- When voting, you can use the zoom function to see images and text better
What makes Eastern San Miguel County a great place to live? Visit?

- Stunning scenery
- Beauty of surroundings and access to outdoors
- Variety of the landscape, open roads,
- The geography
- Community, mountain access, uniqueness
- Scenery, recreation, community
- Beautiful scenery and weather
- Natural beauty
- Scenic beauty lack of sprawl wildlife
What makes Eastern San Miguel County a great place to live? Visit?

- The mountains and the beautiful outdoors.
- Natural beauty, passionate community
- Accessibility of natural world
- The unparalleled natural beauty and the wildlife we have left
- Scenery, community
- The dynamic views. The culture of the locals
- Community Oriented. Outdoor opportunities
- Community, culture, and access to the outdoors
- Like minded people who enjoy recreational and cultural opportunities
What makes Eastern San Miguel County a great place to live? Visit?

<table>
<thead>
<tr>
<th>Unique, quirky and majestic.</th>
<th>A beautiful mountain community with lots of recreational options</th>
<th>The East End is a great place to live and raise kids as it is a safe community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to nature, cleaner air</td>
<td>Open space. Lack of urban sprawl. Wildlife</td>
<td>The outdoors and the people</td>
</tr>
<tr>
<td>The natural beauty, live music, and recreational opportunities</td>
<td>The incredible scenery. Used to be a tight community</td>
<td>Skiing</td>
</tr>
</tbody>
</table>
What makes Eastern San Miguel County a great place to live? Visit?

<table>
<thead>
<tr>
<th>Traditionally, has been a strong community. Losing its strength, though.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to nature, trails, outdoor recreation. Small town community living</td>
</tr>
<tr>
<td>Live music</td>
</tr>
<tr>
<td>Scenery, open space that is rural or semi-rural, recreation, lack of traffic and other urban problems</td>
</tr>
<tr>
<td>Juxtaposition between dense, amenity-filled urban core and low density, open space land</td>
</tr>
<tr>
<td>Historic downtown</td>
</tr>
<tr>
<td>Access to outdoor rec</td>
</tr>
<tr>
<td>Not a stop off a destination location</td>
</tr>
<tr>
<td>It’s community.</td>
</tr>
</tbody>
</table>
What makes Eastern San Miguel County a great place to live? Visit?

<table>
<thead>
<tr>
<th>Open vistas</th>
<th>Lack of sprawl and leapfrog development</th>
<th>To live the community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Great culture for a small community w galleries and education in the arts for locals</td>
<td>Climate, wildlife, beauty</td>
<td>Open spaces</td>
</tr>
<tr>
<td>Small so you know lots of people</td>
<td>Integrity of planning</td>
<td>Wildlife corridors right here for our enjoyment and education</td>
</tr>
</tbody>
</table>
What makes Eastern San Miguel County a great place to live? Visit?

- Re-zoning for housing opportunities
- Greater density and/zoning that allows for flexibility in housing types
- Thoughtful, transparent and community - multi family and residential. Use what you have and collaborate first with TOT and MV.
What types of land use changes do you anticipate in the County in the future?

- More multi-family development in incorporated communities
- More housing for workers
- Higher density
- Upzoning of unincorporated areas. More density, more housing, more commercial uses
- More trails to hike, more use of bike trails.
- Pressure to build housing in inappropriate areas
- Affordable housing, multi-family housing, dense developments, wide ranging zoning changes
- Higher density
- More housing closer to communities
What types of land use changes do you anticipate in the County in the future?

- More worker housing, expanding housing onto the Mesas
- View corridor preservation, density, where do industrial uses go
- I fear we are in the brink of urban sprawl in planning dense housing in out open spaces and will lose our wildlife population
- Satellite housing communities
- Pressure to upzone inappropriate areas
- Housing growth but with strict oversight and process to approve large projects
- Higher density
- More density
- Zoning changes to accommodate affordable housing at higher densities than would otherwise be allowed
What types of land use changes do you anticipate in the County in the future?

<table>
<thead>
<tr>
<th>Change part of valley floor for housing</th>
<th>More housing construction</th>
<th>More second home owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less Agricultural land</td>
<td>More residential and services</td>
<td>Density in town core while preserving adjacent Mesa's</td>
</tr>
<tr>
<td>High density, development in unincorporated areas</td>
<td>Higher density housing developments. Water scarcity will change land uses.</td>
<td>Pressure for leapfrog development since town has resisted building closer to town</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Increased trails</td>
</tr>
</tbody>
</table>
What types of land use changes do you anticipate in the County in the future?

- More pressure and demands for all services
- I hope we will keep our wildlife safe by keeping dense housing together
- Rezoning for more housing opportunities

- Carefully planned and considered growth in affordable housing opportunities
- Water preservation
- Affordable house from a DEI lens.

- Roads
- Vacation homes and short term rentals
- Transportation links
What types of land use changes do you anticipate in the County in the future?

- Open space being compromised. Wildlife affected
- Need to keep housing clustered in town
- Transportation corridors intensities
- Anticipate, but hope we will reconsider high density in areas not intended to have them
- Community minded and transparent. Collaborate with TMV and TOT. How many units do you really need? 1% growth in mind.
How appropriate is growth in the following areas?

- Within existing towns: 1.9
- Immediately adjacent to existing towns: 1.9
- Within existing subdivisions in the County: 2.2
- On any available undeveloped land in the County: 3
- Other (please type into zoom): 1.1

Not Appropriate
Identify the area MOST appropriate for additional development on the map below (1 of 2).
Identify the area LEAST appropriate for additional development on the map below (2 of 2).
What are the most limiting factors to addressing affordability in San Miguel County?

1. Infrastructure and water capacity: 25
2. Zoning policies: 15
3. Transportation costs: 5
4. Community values: 16
5. Services (childcare, health, social, emergency, etc.): 8
6. Energy costs: 3
7. Limited developable areas: 26
8. Public funding: 6
9. Other: 11
What building or regulatory tools do you think the county or region should support to address housing affordability and displacement?

- Affordable housing mitigation fee: 20 responses
- Deed restriction requirements for ADUs: 16 responses
- Eliminating single family housing only zone districts: 12 responses
- Allowing duplexes, triplexes and fourplexes by right in all zone districts: 16 responses
- Requiring diversity in unit types (# of bedrooms, sizes, price points): 12 responses
- Requirements for # of accessible units: 6 responses
- Requirements for diversity in ownership types: 8 responses
- Requirements to record existing occupation if proposal is redevelopment: 6 responses
- Restricting # of short-term rentals: 19 responses
- Other: 4 responses
What role(s) should San Miguel County play in addressing housing needs?

1. Take a lead role to create housing opportunities in unincorporated areas of County - 19
2. Support local housing non-profits - 21
3. Enhance services provided by San Miguel Regional Housing Authority - 19
4. Address through zoning or other land use regulations - 20
5. The County should not have a role in addressing housing needs - 2
6. Other - 6
Are there populations or demographics that are underserved in affordable housing in Eastern San Miguel County? What are the barriers?

- The Latinx/immigration status/elder
- Affordable homeownership
- Anyone without access to generational wealth
- Affordability
- Missing middle - higher income but nothing available
- Seniors, managed work campers
- Service industry - due to a severe lack of transportation beyond “office hours”
- Not enough availability for both low and middle income
- 30% of our community and workforce are LatinX individuals. These meetings & studies need to be translated & active outreach must be done to these folks
Are there populations or demographics that are underserved in affordable housing in Eastern San Miguel County? What are the barriers?

- Missing middle
- Seasonal workers (lifties, ticket checkers, etc)
- Easy access to town
- Adjacent property owners ignored
- Seniors. Emphasis of existing programs are for workforce (needed, though).
- Affordability
- Senior housing opportunities seem limited
- Senior housing
- Elderly and middle-income households. The number one barrier is cost.
Are there populations or demographics that are underserved in affordable housing in Eastern San Miguel County? What are the barriers?

- Almost all of them
- We would need a current County study to help answer this question. I think the last one was in 2018
- Wages to support rental and ownership opportunities
- Seasonal People who live in their vehicles have nowhere to park for the summer or winter. Seems like low hanging fruit
- The difference between the median household income and the median home price in the County
- Seniors
- We need to protect workforce housing. People that have never worked a day in the county and spend only part of the year here should be ineligible to live in publicly subsidized workforce housing.
- Latinx community. Language access equity.
- Latin X, middle class
Are there populations or demographics that are underserved in affordable housing in Eastern San Miguel County? What are the barriers?

- Housing for seasonal/short term workers
- I have not seen car camping or people sleeping in parks. I think people would like to always go bigger
- 30-40 year old with good paying jobs but can’t qualify due to AMI restriction
- Teachers and other public service workers in town, which is why it makes sense to build next to town on Pearl Property
- Elderly/missing middle.
- The “middle class” who have worked their entire lives to sustain a life in the region and now face burdens which will potentially negate those efforts and achievements
- Missing middle
- Those desiring to live out of campers, mobile units
- Areas on the valley floor for families
Are there populations or demographics that are underserved in affordable housing in Eastern San Miguel County? What are the barriers?

- Yes - affordable housing for the missing middle.
- Middle class don't qualify for current affordable/low-cost housing, but can't afford free-market
- Laswon hill to add more density
- All of the nonprofits desperately need affordable housing to keep their entities going.
- We need diversify of inventory in size cost rental and ownership
- Build in the county and Illium
- Restrictions based on fed or state funding push out young professionals due to AMI
- Check our current supply that isn't built out
- We need to build lots of affordable housing, but next to other density. Pearl property should be considered and put to a new vote
<table>
<thead>
<tr>
<th>Don't let people have deed restricted housing and lots</th>
<th>We need to keep our workforce in houses in town and adjacent</th>
<th>Rental opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasons. More boardinghouse</td>
<td>More rentals. Why doesn't Telski use part of the Peaks for workforce seasonal housing for example?</td>
<td>Stop focusing on building more only. Comprehensively analyze existing vacant inventory and use subsidies, incentives, and technology to put bodies in vacant units</td>
</tr>
<tr>
<td>More incentives to rent to long term locals</td>
<td>Not to be negative, but tiny homes/camping/work camps don't support family/community growth.</td>
<td>Serving a diverse community. Mixed development with various options to own/rent.</td>
</tr>
</tbody>
</table>
Are there populations or demographics that are underserved in affordable housing in Eastern San Miguel County? What are the barriers?

Consideration of all necessary factors such as traffic, services, sewer and other.
What innovative approaches to housing should be considered?

- PPPs
- Streamlined processes to reduce time and cost to construct
- Public private partnerships
- "Cluster" style tiny house developments to reduce impact but still house people
- Off-site construction
- Build on the Pearl Property and parcels in and adjacent to the incorporated towns.
- More incentives for home sharing. More opportunities for adus.
- Tiny homes, long-term camping
What innovative approaches to housing should be considered?

- Dormitory style housing has been well received and fills a critical niche
- Building in Illium & the Batch Plant. Public Private partnerships
- Nontradional zoning that allows more diversity
- Let's develop like they do in NYC, compact living spaces so there's room for people rather than jamming up the spur even worse
- Have a simple understandable one sheet that explains what is built, being built and what is slated to be built
- Don't put more people in their cars
- PPPs collaborate with TMV and TOT.
- Barracks style for Temp workers
- Restricting square footage unless owners either pay into or offer work force housing.
What innovative approaches to housing should be considered?

- Softening of HARC regulations for affordable housing projects
- Pearl property
- Zoning incentives
- Short term rental caps. Partnerships with local non-profits and essential service providers.
- Requiring businesses to including employee housing units in any new builds (hotels especially)
- Rent to own model thru purchase program
- Providing property owners with subsidies to convert short term rentals to affordable housing
- Long term lease agreements for institutional users
- Building modular
What innovative approaches to housing should be considered?

- PPP for professional construction expertise, not government officials with no experience
- Go back thru all existing subdivision
- Reconsiderations of zoning, especially increasing density
- Mixed deed restricted and non restricted with public leadership and sold private building spaces.
- Raise height restriction in shandoka areas
- Regional collaboration
- PPP is a buzzword. Define more thoroughly please
- Give incentives for more local housing
What innovative approaches to housing should be considered?

- Camper housing like what’s been undertaken at Town Park is massively helpful
- Revolving loan funds on rental housing that fund first time home buyer programs.
- New Hotels should be required to build for all their employees
- Nonprofit advocate for housing
- Work together with local builders and developers
- Offer opportunities for businesses to collaborate or buy into project
- Let’s build in the land we have and keep open spaces and rural zoning safe for all
- Require larger employers provide more housing for their employees
- Regulation and curbing of HARC’s inappropriate overreach
What innovative approaches to housing should be considered?

- Stop focusing on building. Look to subsidies, incentives and creative solutions (e.g. apps) to link people looking for housing with units that are vacant.
- Build up, keep density and community in town and other areas that are already dense.
- Recognize what our economic engine is and do we need more housing?
- Appropriate building sites so as not to destroy what makes Telluride special.
- Incentives for empty homes to allow local residents to rent.
- Public Private Partnerships (PPP)
- Zoning changes
- Real time monitoring of occupancy, unit types and other housing data.
What innovative approaches to housing should be considered?

- Allow maximum density in already dense areas so we can keep our visitors coming to see our wildlife and open spaces.
- Build compact housing aka NYC on the land that’s available near density.
- We must first understand the carrying capacity of our box canyon.
- Public transportation so that our quality of life is not encumbered with gridlock on the spur.
What should overall priorities be for San Miguel County to address regarding housing?

**AFFORDABILITY**
- Employee housing specifically.
- Affordability

**Infrastructure**
- Code changes, land banking
- Addressing inventory shortage

**Protection of rural areas**
- Location to public services
- Both small and medium scale solutions.
What should overall priorities be for San Miguel County to address regarding housing?

- Transparency with public and Collaborate input from all sectors.
- Affordability Keep it close to the developed areas. Don’t sacrifice the mesas and open spaces.
- Affordability for people who really live and work here.
- Water resources
- Need water
- Moving forward with current projects
- Showing their overall support as a leader
- No urban creep
- Infrastructure, respect for existing neighborhoods
What should overall priorities be for San Miguel County to address regarding housing?

- Rental housing
- Suitable affordable building sites
- Zoning changes to allow more density within areas that already have infrastructure
- Looking at the ability use the valley floor for the betterment of our community
- The intensified displacement of local employees to far flung areas- which affects quality of life, commute safety, ecological impact, etc
- Infrastructure
- Water resources
- House 65% of workforce within 25 mins of their job.
- Build next to or in town, do not leapfrog and sprawl to open space which creates more traffic and ruins open space and views.
What should overall priorities be for San Miguel County to address regarding housing?

- Do current housing studies
- Balance need for housing with sound planning to preserve all things that people stated were great about the region - mostly low density and open space where they belong
- Good locations that respect existing neighborhoods
- Wildlife corridor protection.
- Water availability - has to be affordable for taxpayers too
- Focus on rentals and making existing housing stock more accessible
- Be bold with zoning changes. Don’t get bulldozed or intimidated by private property owners. Make choices that are best for the community
- Water, energy efficiency. Quality of life in terms of commuting. Ability to vote and serve on boards and commissions.
- Making sure they are serving/listening to all residents, not just the loud, vocal ones that have time in the middle of a workday to participate in these activities
What should overall priorities be for San Miguel County to address regarding housing?

- Understanding IF we really are growing
- Develop where traffic congestion can be reduced or mitigated
- Realize not everyone wants to live in town. Deal with better transportation
- Address transportation, sustainability at the same time - it's all related
- Water resources / fire mitigation issues seem important. Housing types for different needs. Rentals vs ownership. Type of units. Affordability
- We cannot grow our way out of these problems. Slow growth.
- Density in town!!!
- Add Community Housing zoning more. What an amazing tool to help our community
- Cracking down on short term rentals County wide
<table>
<thead>
<tr>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do everything possible to avoid becoming a commuter community</td>
</tr>
<tr>
<td>Preserve and protect the places that make the county unique</td>
</tr>
<tr>
<td>Keep locals local! Long commutes are not compatible with developing families and communities</td>
</tr>
<tr>
<td>More restrictions on who qualifies. Full time employees in the R-1 school district, with strict price and income caps.</td>
</tr>
<tr>
<td>Transparency with community</td>
</tr>
<tr>
<td>Realistic infrastructure &amp; building costs</td>
</tr>
<tr>
<td>County has responsibility to infrastructure and transportation</td>
</tr>
<tr>
<td>Understanding that all different types of housing can and should be considered, there is no one-size-fits-all solution</td>
</tr>
<tr>
<td>Wild life has to be considered by county</td>
</tr>
<tr>
<td>Priority</td>
</tr>
<tr>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Raise height restriction in coonskin lift area</td>
</tr>
<tr>
<td>Allow duplexes/ADUs in more “zones”</td>
</tr>
<tr>
<td>Focus on water sustainability!</td>
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</tbody>
</table>
What should overall priorities be for San Miguel County to address regarding housing?

<table>
<thead>
<tr>
<th>Priority</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower commuter distances</td>
<td>Give community info on housing and clean up the numbers from years ago. Where are we now?</td>
</tr>
<tr>
<td>High density should be in Town</td>
<td>Survey local businesses about employees &amp; housing</td>
</tr>
<tr>
<td>Review all currently proposed or underway projects to determine what impact on population growth will likely occur and how that will effect traffic, water, and other issues.</td>
<td>Mountain Migration Report</td>
</tr>
<tr>
<td></td>
<td>Being transparent with the community. No closed door decisions</td>
</tr>
<tr>
<td></td>
<td>Telluride Housing entities</td>
</tr>
<tr>
<td></td>
<td>LOCAL BUSINESSES who have been hit hard by local employee housing loss</td>
</tr>
</tbody>
</table>
What should overall priorities be for San Miguel County to address regarding housing?

The anti Diamond Ridge superpac needs to be addressed in a moderated conversation as they are unfortunately inhibiting much of the necessary, progressive housing movement that doesn't even affect them.

Involve the LatinX community!!! This is critical.
What resources should this plan reference? (reports, partnerships, support, etc.)

- Department of Wildlife
- Non bias traffic study
- Transportation study
- The public! Not staff driven...
- The 2018 housing study should be updated to reflect post covid economic dynamics
- Traffic studies
- Water provider capacities
- 2018 housing study
- Comprehensive information on what our housing need REALLY is
What resources should this plan reference? (reports, partnerships, support, etc.)

- DOW
- Water resource study
- Mountain Migration Report
- Housing needs assessment update?
  - Paul Major’s (Tell Found) housing needs presentation from 5-6 years ago.
  - Water resources
- A yet to be done study on the carrying capacity of the region, paired with a CURRENT housing analysis, paired with an unbiased traffic study
- We definitely need a new housing study.

Real time monitoring of unit use, rental rates, occupancy, etc to support policy decisions and project make up
What resources should this plan reference? (reports, partnerships, support, etc.)

- Cost of extending water and infrastructure
- The number of workforce that commute into the region that don't want to work here even if they have housing
- Getting back into relationship with mountain village
- Non profit leaders. Emergency service providers. School district.
- Conservation groups so we can avoid destroying what we have ... most are trying to 're-wild'
- Housing need and growth studies, infrastructure studies, transport impact and wildlife
- The NWCOG Mountain Migration Study
- Land use study like alternative futures zoning build out in the region based on current codes
- Update needs assessment
What resources should this plan reference? (reports, partnerships, support, etc.)

Many have spoken about PPPs. Who are these private entities? How will the County, ToT, or TMV identify these willing and private entities?

Public, local business, and stakeholder feedback

STR study, water and environmental impact studies

Comprehensive list of current affordable housing in region

Economic viability long term

Honestly an equitable study that represents all voices and all identities. With language access and having representation in the planning process.

Historical Knowledge of the reasons why past decisions were made

Traffic studies!!!

Carrying capacity study
What resources should this plan reference? (reports, partnerships, support, etc.)

- Telluride Foundation study from approx a decade ago on importance of recreation, open space and other attributes that make region so special
- The alternative of proving a robust transportation alternative for workers outside the county
- Division of Water Resources
- Needs of major employers such as school district, ski area, government entities, etc.
- Water rights
- A comp plan should be considered the first draft of a capital plan.
- Real costs of adding infrastructure and where it’s appropriate and where it isn’t
What resources should this plan reference? (reports, partnerships, support, etc.)

Telluride town population
<table>
<thead>
<tr>
<th>Idea</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land near the Mill could be purchased and developed</td>
<td></td>
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<tr>
<td>Businesses should provide their own housing.</td>
<td></td>
</tr>
<tr>
<td>We need to consider the comp plan as a first draft of a capital plan.</td>
<td></td>
</tr>
<tr>
<td>allow for density / height variances for projects that meet</td>
<td>AH community goals - streamline the process</td>
</tr>
<tr>
<td>Do not fast track this Master Plan process! It's crazy to jam all</td>
<td>these focus group meetings into one week during off season. This is</td>
</tr>
<tr>
<td>TOT needs to work with Mountain Village</td>
<td>not representative and not well publicized.</td>
</tr>
<tr>
<td>housing studies and let the privat sector explain what they can do</td>
<td></td>
</tr>
<tr>
<td>Housing should be developed south is shell station on existing</td>
<td>infrastructure</td>
</tr>
<tr>
<td>County can focus on legislative efforts to help our region</td>
<td></td>
</tr>
</tbody>
</table>
What other ideas do you have?

- 30% of our population are Spanish speakers. Why are we lacking representation? Their voices and comments are important to be included.
- What are innovative solutions to net zero building that would fit well in our climate and be affordable?
- Collaboration between TOT, MV, and SMC
- Enforce compliance on the existing deed restricted units
- Update the residential job generation study
- Create more water storage in the upper reaches of the watershed.
- Consider Valley Floor
- New Business especially hotels should provide housing for the people they will need to run it. Rather than adding to the problem
- It's important to understand some of the needs of the smaller communities like trout lake, Ophir, San Bernardo, sawpit etc as they don't have the resources of the larger entities in the region
What other ideas do you have?

- Taxing vacant houses
- Officials need to be receptive to various opinions rather than already having minds made up
- Whatever is done, do it with compassion, mutual respect, and understanding
- Reopen dialogue on “complicated” parcels close to town such as across from Shell Station and Pearl Property
- The valley floor has allowances for housing lets use it
- Is we all support housing it would be nice to hear everyone say and do to support housing - county town mv
- Regional housing plan
- More focus on rental housing
- Pearl property
What other ideas do you have?

- Not always about making money
- The people are being sidelined as the county makes huge decisions DEMOCRACY
- Open the valley floor back up to affordable housing. Do a land swap
- Pearl Property
- Work on building on existing lots in Lawson and Illum
- Regional approach rather than fragmented jurisdiction by jurisdiction approach
- Inform the public and let the people decide what's best
- Government shouldn't take the lead should support
- Reopen minds regarding properties on Valley Floor
What other ideas do you have?

- Incentive for ADU rather than tax
- We have a great minded community
- Use the already existing properties earmarked for housing
- Develop on existing lots near town
- Pearl
- The government is to serve! When they think they know better and use their power to get around the rules we all will pay the steep price

Over reach of the government will be the end of our beautiful and unique community
Takeaways & Next Steps
NEXT STEPS

Pop-Up Events
December

Countywide Survey
January

For project updates,
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Thank you for sharing your knowledge and ideas!