



COMPREHENSIVE PLAN OUTREACH AND CODE ASSESSMENT

Logan Simpson Presentation | June 23, 2025



LOGAN SIMPSON

Team



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Code Team



Jen Gardner
Senior Associate Planner

Planning Team



Megan Moore
Senior Associate Planner



Melissa Ruth
Associate Planner
Code Specialist



Kelly Naumann
Associate Planner
Graphics and Engagement



Ben Ryan
Data Analysis



Ben Oesterling
GIS Modeling

Regional Experience



200+
Comprehensive Plans

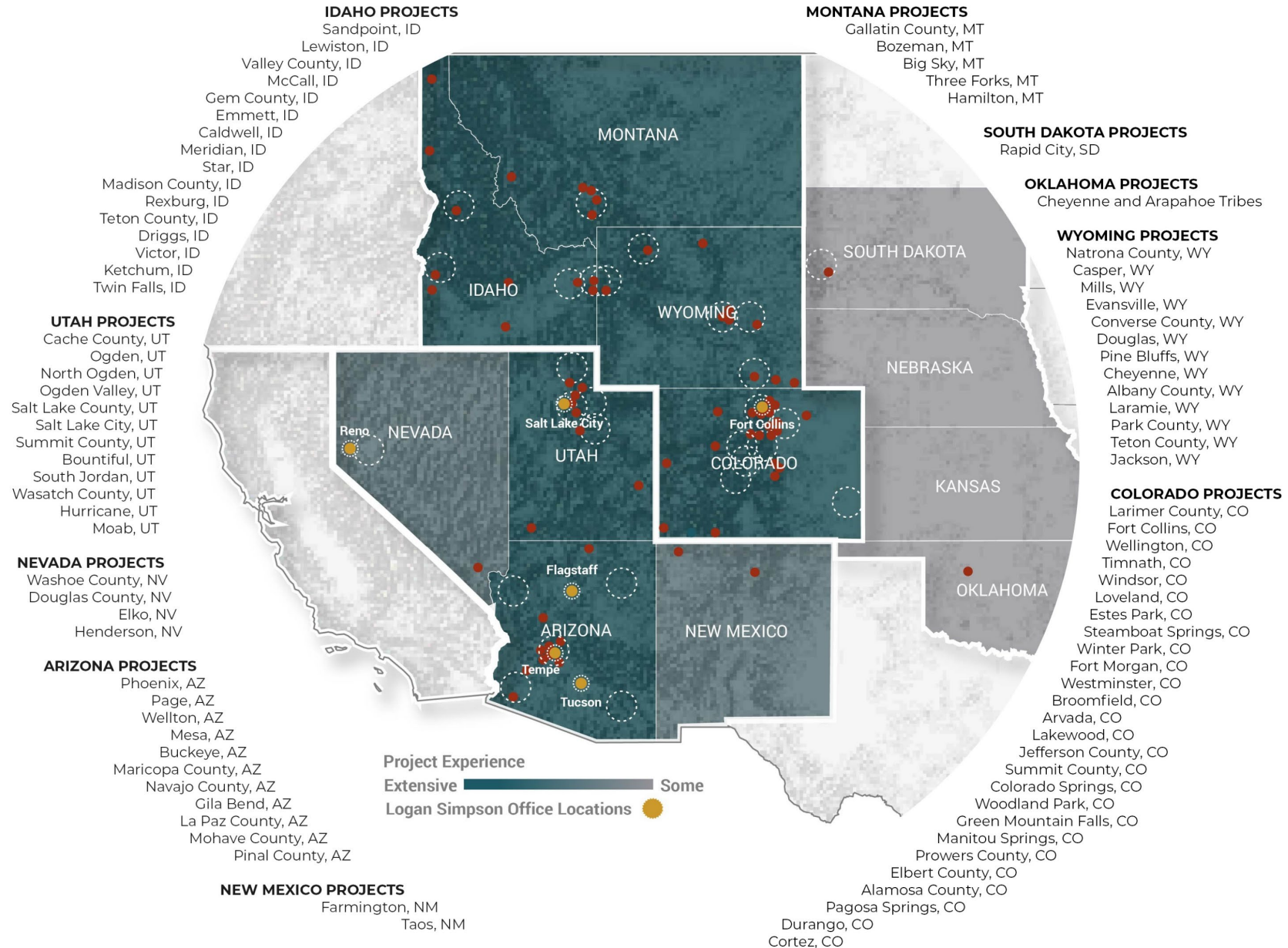
50+
Housing Plans

100+
Codes & Design Guidelines

50+
Land Use & Development
Modeling Projects

100+
Transportation & Corridor
Plans

80+
Planning Awards

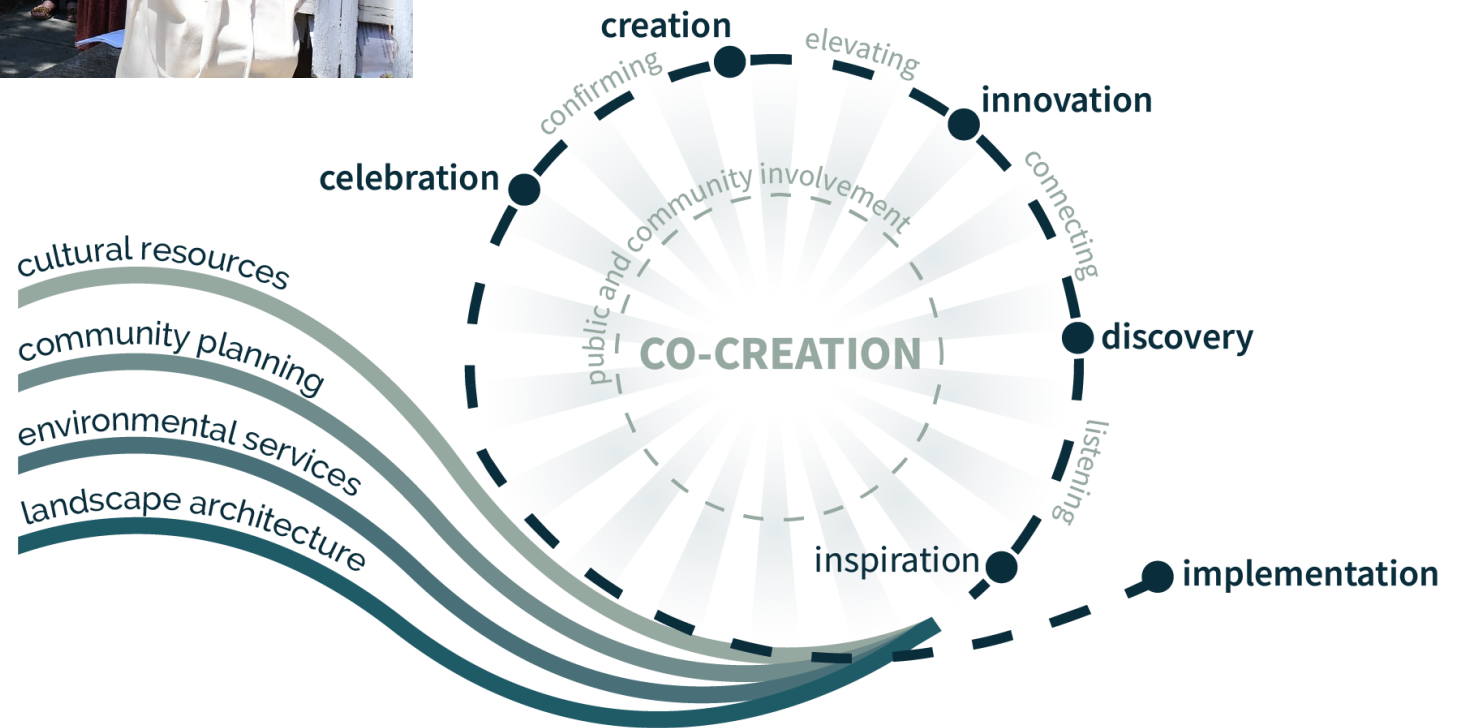


Our Approach to Outreach





We ensure community members feel heard, stay connected to the project, and see their input reflected in the outcomes.



Phase 1: Foundation



Public Engagement Plan

- Planned engagement for the entire project
- Graphic and easy to follow
- Opportunities shown by phase

Listening Sessions, Interviews +Town Tour

- Community interviews
- Town tour

HOW CAN YOU PARTICIPATE?

Individual and Small Group Feedback

Sign up for one of the following engagement opportunities to share more personalized feedback.

ONE-ON-ONE CONVERSATIONS

Share your perspective on challenges and opportunities for the future in Telluride. Schedule.

ONLINE QUESTIONNAIRES

Participate in online questionnaires throughout the process. These questionnaires will be

STAY INVOLVED AND INFORMED THROUGHOUT THE PROCESS BY SIGNING UP FOR THE EMAIL LIST THROUGH ENGAGETELLURIDE.COM.

VISIT THE WEBSITE TO LEARN MORE ABOUT

OCTOBER - FEBRUARY 2026

ACTION PHASE 2: VISUALIZING LIVABILITY

Building on what we heard from the community in Phase One, Phase Two is about diving deeper into enhancing the vision through additional imagery unique to Telluride that incorporates the needs and desires of the community. This phase will utilize imagery and analysis so the community doesn't just envision Telluride's future but also experience it prior to the plan being adopted.

This second event series will focus on more locational opportunities and strategies, specific to neighborhoods and areas of the Town. This phase looks at how land can be better used in the future, and how areas of the town can look, feel and function. This is the opportunity for more in-depth discussion about land use frameworks and integrates community feedback into more focused land use planning.

UPCOMING EVENTS AND INVOLVEMENT OPPORTUNITIES

QUESTIONNAIRE #2
Help build from the community's vision by sharing your input on emerging priorities, draft goals, and potential strategies for Telluride's future.

WHERE: TBD
WHERE: Online at EngageTelluride.com

SMALL AREA WORKSHOPS
Participate in focused discussions about specific neighborhoods or areas of Town to explore place-based challenges, opportunities, and ideas for improvement.

WHERE: TBD
WHERE: Online at EngageTelluride.com

PEAK PERSPECTIVES IMMERSION LAB
Engage in an interactive, hands-on experience that dives deep into Telluride's most complex planning issues through maps, models, and an immersive future scenario for Town development.

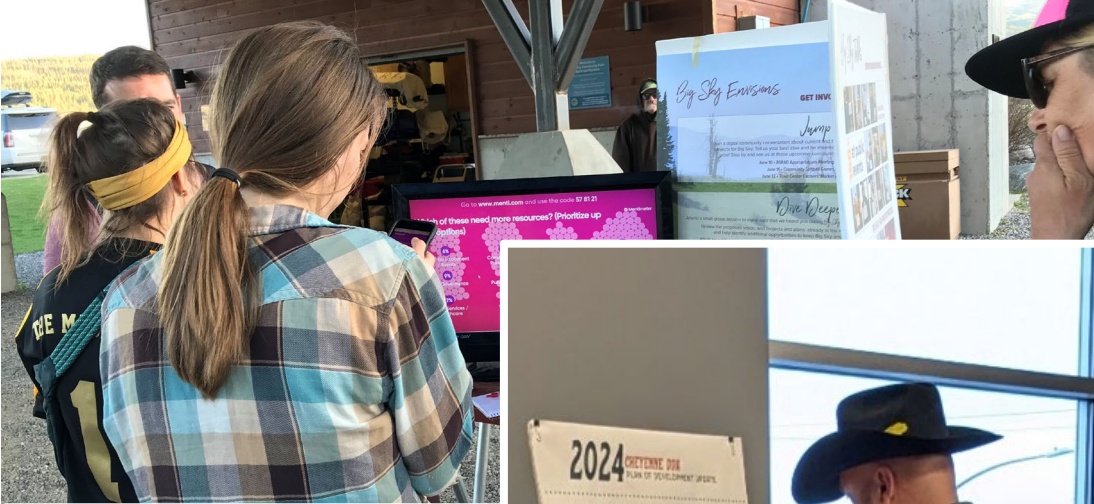
WHERE: TBD
WHERE: Online at EngageTelluride.com



Reaching the Whole Community



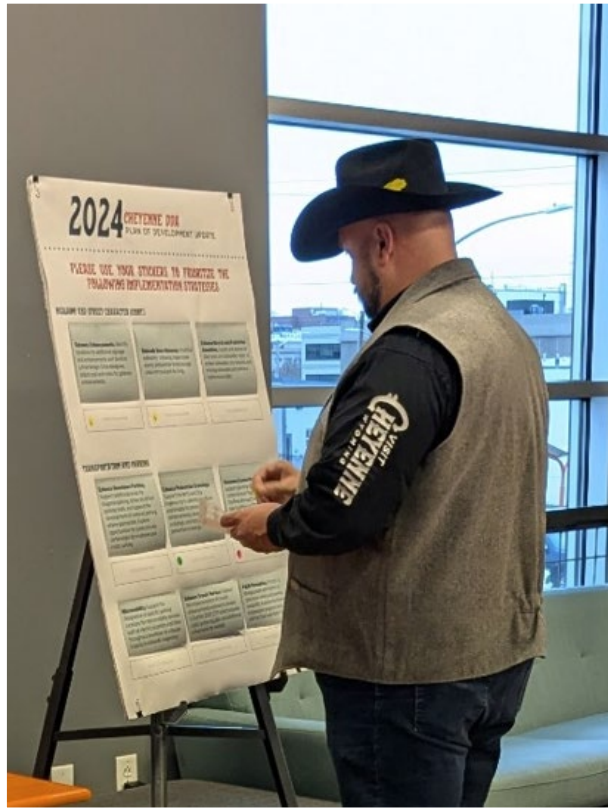
Farmers Market Outreach



We meet community members where they are, get out of traditional settings and engage with new faces.



Local Business Owners



Farmers and Ranchers



High School Student and Senior Outreach



Trailhead Questionnaires

Phase 2: Vision & Community Choices



Vision And Community Choices

- Questionnaire #1, Future Land Use Map activity
- In-person community choices workshop/drop in event
- Half day of drop-in meetings or targeted community presentations



Visioning Outreach



*Mapping Activity
(In-Person and Online)*



Drop-In Events



*Drop-in Meetings/Targeted
Community Presentations*

Phase 3: Confirmation & Celebration



Plan Development

- Two (2) in-person Draft Plan review events
- Draft Plan public review online activities and summary
- Final Future Land Use Map



Future Land Use Map Review



Plan Showcase



Plan Presentations

Our Approach to Code Assessments



UPDATE

CHANGES AND USE CODES
IN HOUSING POLICY WORK

Changes and share your

Chapter 3 Updates: Zoning & Use Regulations

Chapter defines each of the zone districts and associated functional standards as well as allocations, definitions and standards.

Organization

is moved below zone district, and use type definitions and standards

Descriptions have been added
is have been added to define each of areas.

Changes to Zone District Names &

atured Home District changed to R3 (Mixed Use District)

Local Highway District changed to C

Local Highway District established as a legacy

Local Estate District established as a legacy

uses and definitions have been added to

the code.

Consistent with City's Housing Action Plan

housing types added and defined.

housing types permitted in R2 and R3 for

the housing types permitted in R1 as a

proposing to preserve much of R1 as a

Updated New Uses and Updated Existing

added carriage courts

added storage and garages

added outdoor storage and garages

added outdoor storage and garages

added outdoor storage and garages

added outdoor storage and garages

added outdoor storage and garages

added outdoor storage and garages

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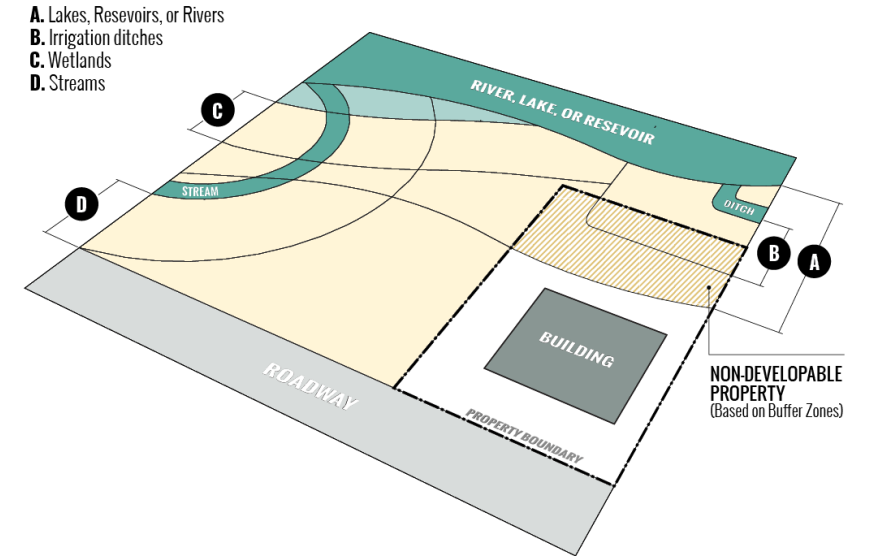
added outdoor storage and garages

Code Assessment



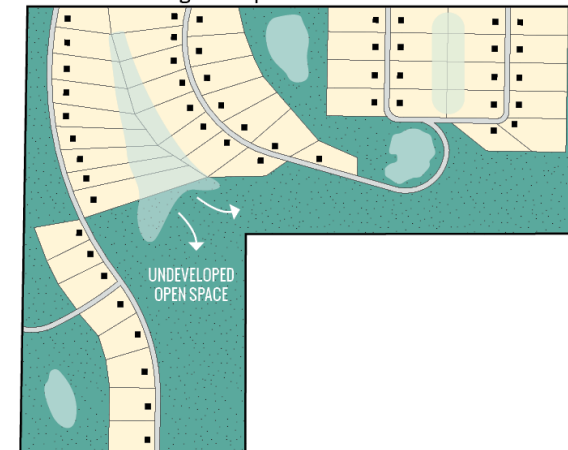
Overall Process

- Review and assess the code for revisions that could provide clarity, and streamlining
- Listen to the community's goals and values from the Comprehensive Plan process
- Draft the assessment to show areas where revisions to regulations could better reflect Dolores' vision for the future



TYPE OF BUSINESS	AG	R-1	R-2	R-3	B-1	B-1	B-2	B-3	PU	DMD
<i>Additional dwelling units, when proposed as secondary to an approved single family residential unit</i>	PR	SU	X	X	PR	PR	PR	PR	PR	PR
<i>Convalescent and nursing homes that are state licensed, based on the following</i>										
8 or fewer individuals	X	X	X	X	SU	X	X	X	X	X
9+ individuals	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
<i>Dependent care or assisted living facilities</i>										
8 or fewer individuals	X	X	X	X	SU	X	X	X	X	X
9+ individuals	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
<i>Employee residential units above a commercial establishment</i>	PR	PR	PR	PR	PR	SU	SU	SU	PR	PR
<i>Mobile home parks, manufactured home parks or modular home parks</i>	PR	PR	PR	SU	PR	PR	PR	PR	PR	PR
<i>Multi-family units including but not limited to apartments, rowhouses, townhouses, condominiums, but excluding manufactured homes, mobile homes and modular (factory-built) homes, based on the following:</i>										
3-4 units per building or upon one lot	PR	PR	SU	X	PR	PR	PR	PR	PR	PR
5+ units per building or upon one lot	PR	PR	SU	SU	PR	PR	PR	PR	PR	PR
<i>Non-profit state licensed group homes for elderly and/ or disabled, based on the following:</i>										
8 or fewer individuals	X	X	X	X	SU	X	X	X	X	X
9+ individuals	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU

Clustered Building Envelopes





THANK YOU