

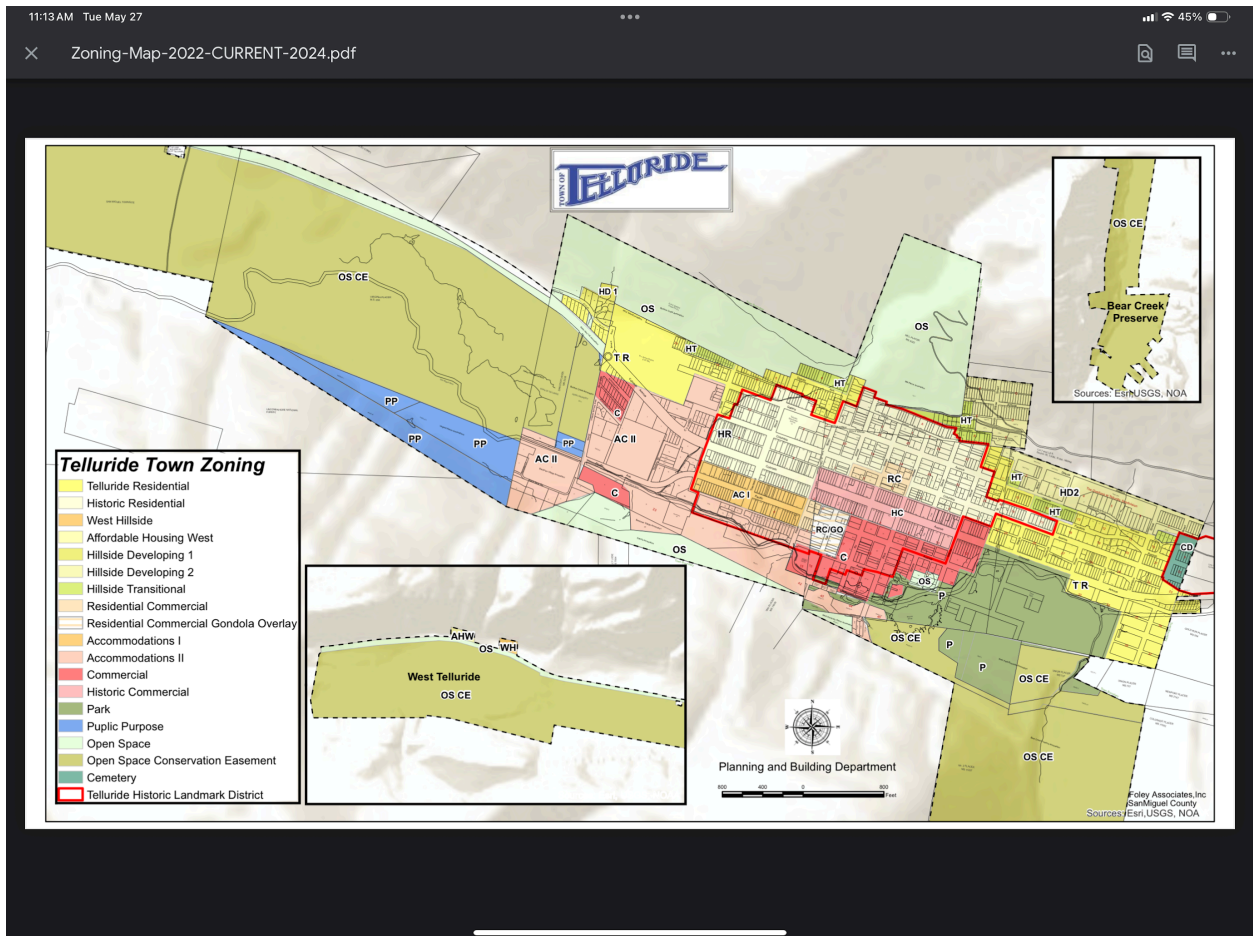
CHAIR 7 COMMUNITY COALITION, LLC, COMMENT ON TELLURIDE SKI RESORT
PROPOSED ACTION, FILE CODE 1950

The C7CC is a group of approximately 170 residents of the Chair 7 neighborhood, at the west end of Telluride. We are a diverse group but the majority of our members share a common vision for the future of our area.

As a collective, we are supportive of a new lift to replace the aging Lift 7, the “1975 Riblet/Ski Lift International (SLI) fixed-grip double chair that is reaching the end of its operational lifespan” as identified and described in the Signed Telski Improvements Scoping Letter dated April 28, 2025. This comment is directed only to the replacement of Lift 7, as that is the portion of the plan that directly impacts the community we represent. Our coalition members are strongly in favor of a new Lift 7. However, we are skeptical of the need to relocate the base of the lift, and we oppose such a relocation if the only reason to do so is to allow for commercial development of the open space. There are compelling reasons not to move the base of the lift into the wetlands area and into the skier and snowboarder runout zones. The base of the chairlift should remain in its current location when Lift 7 is replaced.

When the Town of Telluride (Town) and Telluride Ski Resort (TSR) rolled out their plan for development in our neighborhood, we saw a need for an organized, collective response. Our group supports increasing housing opportunities for those who work in town but can't afford to live in town. But there are other aspects of the Chair 7 Development Plan that a majority of our members agree would alter the character of our neighborhood, which is currently residential and relatively tranquil, with easy access to natural open space. Our coalition objects to the rezoning of the open space at the base of Chair 7 to accommodate a 200-key hotel and other commercial buildings, and to the proposed 960 space four-story parking garage. The Chair 7 Development Plan does not call for the building of affordable housing on the open space surrounding Lift 7, so maintaining that area as open space would not impact the affordable housing goals of the Town.

During the roll-out of the Chair 7 Development Plan by the Town and TSR, TSR stated that the reason to move the base of Lift 7 as described in the April 28, 2025 letter would be to accommodate the building of a hotel and other commercial structures on what is now the open space at the bottom of Lift 7. If that is the reason behind moving the base of the lift, then our coalition opposes that relocation, as we are opposed to the rezoning of that land and the loss of that open space. That land (delineated as Open Space on the Town's current zoning map) has for decades been annexed by TSR to the Town as open space to be managed by the Town as open space, and that is a key component of our neighborhood's character.



Given that this proposed development is not supported by a majority of the community living in the neighborhood, and given that the proposed base relocation would also presumably destroy an area of wetlands and perhaps create a dangerous situation for skiers and snowboarders, C7CC opposes the relocation of the base of Lift 7 closer to the bottom of the mountain, as described in the April 28, 2025 letter.

The open space at the base of Chair 7 includes wetlands. The Town has had wetlands delineation done on its property, as has TSR. While we have been able to access the Town's wetlands designations through CORA, we have not been able to obtain copies of the TSR wetlands designations. However, there are currently pink wetlands delineation flags in portions of the open space that would be directly impacted if the base of the chairlift was moved to the southwest, as planned.



The flags depicted in these photographs mark an area directly between Tower 1 and Tower 2 of the current Chair 7. The entire wetlands delineation done by TSR should be reviewed and taken into account during the approval phase of this proposed TSR improvements project.

An additional consideration of the relocation of the base of Lift 7 is impact on skier runout from Stumper, O'Reilly's and Telluride Trail. This should at least be taken into consideration and reviewed by someone with expertise in ski area planning. From an observational standpoint, skiers coming from the two expert runs require a large open zone at the base of the hill for safe egress from the ski runs, as do skiers coming from Telluride Trail. Skiers of every ability level converge in this area. Relocating the base of Lift 7 as proposed could conceivably create a hazard by intruding into the area currently open for skier egress. The current location of the base of Lift 7 was presumably selected in consideration of exactly those issues, as well as, presumably, the wetlands issues. The location of the base of the replacement Lift 7 should prioritize those considerations.

Our community coalition members are strongly in favor of replacing the aging chairlift with a new Lift 7. However, we oppose relocation of the base of the lift if the reason for such relocation is to allow for commercial development of the open space. There are compelling reasons to maintain as much of the natural character of the area around Lift 7 as possible, including the remaining wetlands, and to leave space for skier runout. The base of the chairlift should remain in its current location when Lift 7 is replaced.