

**APPLICATIONS FOR
SOCIETY TURN SKETCH
PUD/SUBDIVISION
PLAN REVIEW
AND
RELATED MATTERS**

November 18, 2020

Society Turn Sketch PUD Application

TABLE OF CONTENTS AND EXHIBITS

Item/Document	Exhibit
Application/Narrative	
MXD Zone	Appendix I
Agent Authorization	Appendix II
Property Legal Description/ Title Commitment	A
Site Plan and Scenic View Corridor Map	B
Land Use Table and Land Use Map	C
Vicinity Map, including Location, Ownership, Zone Districts Map	D
Existing Conditions Map, inclusive of Natural Features and Man-Made Features	E
(Conceptual) Civil Engineering Infrastructure Drawings	F
Engineer Report	G
(Conceptual) Drainage Study	H
Traffic Report	I
CDOT Access Permit Application	J
Transit Plan	K
Parking Study	L
Wetland Report, including Memo Regarding Compliance with County Regulations	M
Wildlife Assessment	N
Geologic Hazards Analysis Report	O
Geotechnical Report	P
Employee Housing Mitigation	Q
Historical Resource Survey Report	R
(Conceptual) Landscape Plan	S
Design Guidelines	T
Hotel Community Need Analysis	U

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INTRODUCTION

Summary of Society Turn Parcel.

Genesee Properties, Inc., a Wyoming corporation (“**Applicant**”) is the current fee simple owner of a certain tract of land (“**Society Turn Parcel**”) located in the unincorporated portions of San Miguel County, Colorado, commonly referred to as the “**Society Turn Parcel**” (Tract 19A, per the Deed on May 26, 2005 at Reception No. 375058). The legal description for the Society Turn Parcel is as indicated on attached **Exhibit “A”**. As background, the Society Turn Parcel consists of approximately 19.7 acres. The parcel is located along Highway 145 between the Town of Telluride and Telluride Mountain Village, generally west of the Society Turn Roundabout, east of Keystone Hill, north of the Telluride Regional Sewage Treatment Facility. Notable natural features include the San Miguel River in the southeast quadrant of the property and Remine Creek on the western portion.

Description of the Society Turn Development Plan.

The Society Turn Parcel is currently classified in the Planned Unit Development Reserve zone (“**PUDR**”) as established in the San Miguel County Land Use Code (“**LUC**”), which classifications continue through today. The purpose of the PUDR is to place a “hold” on property classified as PUDR, pending its rezoning to an appropriate zone that allows for land uses and densities contemplated by the PUDR, with development ultimately being reviewed and approved utilizing the Planned Unit Development processes established in the LUC.

According to the PUD Reserve map referenced in Section 5-317-F of the LUC, the PUDR zoning assigned to the Society Turn Parcel was “Utility/Light Industrial”.

The Telluride Regional Area Master Plan (“**TRAMP**”) was adopted in 1989 and has been incorporated into San Miguel County’s adopted Comprehensive Plan. The LUC states that “it is the policy of the County to insure that the use and development of land within San Miguel County and any actions committing such land to development or a change in use are consistent with San Miguel County’s adopted Comprehensive Plan.” In 2019, the Applicant submitted an application with San Miguel County (“**County**”) to amend the TRAMP for the purpose of identifying other appropriate uses for the Society Turn Parcel beyond the Utility/Light Industrial indicated in the PUD Reserve map, which was approved by the County.

In analyzing the Society Turn Parcel with its consultants, reviewing the LUC, meeting with County staff and elected officials (during public worksessions), the Applicant has generated a development plan for the Society Turn Parcel (“**Society Turn Development Plan**”), seeking to implement uses and activities envisioned by the recent Amendment to the TRAMP for Society Turn, resulting in an economically viable development plan. The Society Turn Development Plan has allocated a meaningful portion of the developable land that will be usable for serving community needs in a region known for its scarcity of developable land. The Society Turn Development Plan is being designed as a pedestrian friendly, transit-oriented mixed-use neighborhood designed for locals and guests with a wide range of uses including residential employee housing, commercial, medical, lodging, utility, open space, trails and transportation. Placing a high value on quality of life, Society Turn provides integrated access to regional transit and commuter trail connections, while incorporating a high standard of energy efficiency and renewable energy production. The plan is designed and intended to create a dynamic neighborhood. The south-facing site has optimal solar exposure offering great opportunities for both active and passive solar. With 100% of residential use dedicated to employee housing, there is a unique opportunity to create a regional showpiece of sustainable living.

As a good neighbor to Lawson Hill, the Society Turn Development Plan provides for strong pedestrian connections to and from Lawson Hill, including recreational hiker/biker trail connections to regional trails such as the Gorge, Galloping Goose, Deep Creek, and the Valley Floor Open Space. These regional mixed-use trails will link to trails over the valley floor. A linkage is also envisioned for the Last Dollar subdivision, which in turn connects to other adjoining subdivisions.

The Society Turn Development Plan presents the following public benefits: (i) conveyance of land to the Telluride Hospital District for the development of the Regional Medical Center, (ii) conveyance of land to the Town of Telluride to accommodate necessary expansions/renovations of the Regional Wastewater Treatment Plant (co-owned and operated by the Towns of Telluride and Mountain Village), (iii) transfer of land to the County for open space and public use purposes and (iv) development of trails.

A majority of the Property is proposed to be designated for hospital, regional sewer plant and other public use/open space purposes (50%) and roads and infrastructure purposes (12%), which leaves 38% of land allocated for free-market uses. The overall allocation of land strikes a very reasonable balance between the needs of the community and the minimal needs of the Applicant to be able to realize an economically viable project.

In summary, Society Turn provides the rare opportunity to provide for the development of important community needs and services as well as enabling opportunities for private development opportunities to serve local businesses that serve important needs for the community and the workforce an option to remain in the greater Telluride area rather than sprawling down-valley or out of the region entirely.

I. SUMMARY OF APPLICATION AND COUNTY REVIEW PROCESS.

Overview/General Comments.

Intent of PUD. As noted in Section 5-1401 of the LUC, the stated purpose and intent of the Planned Unit Development is a subdivision procedure permitting variation of dimensional, permitted uses and parking standards to promote compliance with the County's Land Use Policies. Specific purposes are as follows:

- Promoting flexibility in the type, design and siting of structures to preserve and take advantage of a site's unique natural resources and scenic features and to avoid or mitigate any hazards;
- Encouraging efficient use of land and public streets, utilities and governmental services;
- Preserving open space;
- Achieving a compatible land use relationship with surrounding areas; and
- Promoting multiple land uses and greater variety in the type, design and siting of buildings.

In this instance, the PUD/Subdivision review process is required by the new Mixed Use Development Zone (MXD) and will be used as a means of establishing dimensional limitations and restrictions, allowable uses, parking standards, housing mitigation standards, phasing, infrastructure requirements, vesting and other matters for the development of the Society Turn Development Plan to promote compliance with the County's Land Use Policies.

PUD/Subdivision Review Process. Consistent with the provisions of the LUC, Applicant will be pursuing an approval of the Society Turn Development Plan on the Society Turn Parcel by San Miguel County, Colorado ("**County**") utilizing the PUD and Subdivision processes prescribed by the MXD Zone and the LUC, which involves the following review steps:

Society Turn Sketch PUD Application

1. San Miguel County Planning Commission (“**Planning Commission**”) Review and Recommendation of Sketch PUD and Subdivision Plan for the Society Turn Development Plan (“**Sketch PUD/Subdivision Plan Application**”)
2. San Miguel County Board of County Commissioners (“**BOCC**”) action on the Sketch PUD/Subdivision Plan Application
3. Planning Commission Review and Recommendation of the Preliminary PUD and Subdivision Plan for the Society Turn Development Plan (“**Preliminary PUD/Subdivision Plan Application**”)
4. BOCC Action on Preliminary PUD/Subdivision Plan Application
5. BOCC Action on Final PUD and Subdivision Plan for the Society Turn Development Plan (“**Final PUD/Subdivision Plan Application**”).

These reviews will involve the submission of certain separate applications which will be submitted to the County for its review, consistent with the LUC.

Sketch PUD/Subdivision Plan Review. The “Sketch Plan” is intended to be a plan drawn and submitted in accordance with the submission requirements of the LUC. The Sketch Plan review of the plan by the County is intended to enable an evaluation of the feasibility and design characteristics of the project at an early stage in the planning of the development. The information required to be submitted to the County and the review criteria associated with the evaluation of the Sketch Plan application is intended to be less detailed in scope and content when compared to the Preliminary PUD and Subdivision Plan review, which is the review step that follows the Sketch PUD/Subdivision Plan review. The Applicant has generated a Sketch PUD/Subdivision Plan for the contemplated development on the Society Turn Parcel consistent with the requirements of the LUC.

Preliminary PUD/Subdivision Plan Review. The “Preliminary Plan” is intended to be a more detailed application, consisting of plans, reports and information prepared and submitted in accordance with the submission requirements of the LUC. The Preliminary PUD/Subdivision Plan will allow the County to undertake a comprehensive evaluation of the compliance of proposed project with the applicable provisions of the LUC.

Final PUD Plan; Final Subdivision Plat and Final Document Review by BOCC. Following the BOCC approval of the Preliminary PUD/Subdivision Plan and the fulfillment of the conditions of approval of the Preliminary PUD/Subdivision Plan for the Society Turn Development Plan, Applicant will submit its application for the review and approval of the Final PUD/Subdivision Plan/Record Plat for the Society Turn Development Plan.

Other Land Use Review Applications. In addition to its consideration of the Sketch PUD/Subdivision Plan, Preliminary PUD/Subdivision Plan and Final PUD/Subdivision Plan applications for the Society Turn Development Plan, Applicant will also be seeking County review and approval of certain other actions prescribed by the LUC, including the following:

- **LUC Amendment and Re-zoning.** The Society Turn Parcel is currently zoned PUDR. Under the LUC, property zoned PUDR would be rezoned to a new zone contemporaneously with the review of the PUD application for the property.
 - **LUC Amendment.** The PUDR contemplates the property would be rezoned to a new proposed zone, entitled the Mixed-Use Development Zone (MXD). This will require the creation of a new zone to accommodate the proposed development of the Society Turn

Development Plan on the Society Turn Parcel. Applicant is proposing an amendment to the LUC to create the MXD zone. An amendment to the LUC is a two-step review by the County Planning Commission and the BOCC. The LUC amendment to create the MXD Zone would be considered by the County simultaneously with the County's review of the Sketch PUD/Subdivision Plan for the Society Turn Development Plan.

- **Rezoning.** A rezoning is a two-step review by the Planning Commission and the BOCC. As part of its consideration of the Preliminary PUD/Subdivision Plan for the Society Turn Development Plan, the Applicant will seek to rezone the Society Turn Parcel to the newly created MXD Zone.
- **Scenic Foreground Review, 1041 Environmental Hazard Review and Reviews of Floodplain hazards and wetland/100' wetland buffer impacts.** To the extent required by the LUC, any necessary Scenic Foreground Review, 1041 Environmental Hazard Review, Floodplain hazards review and wetland/100' wetland buffer impact reviews attributable to the development of the Society Turn Development Plan and associated infrastructure work will be reviewed and acted upon by the County as part of its consideration of the Society Turn Preliminary Development Plan on the Society Turn Parcel PUD, which may occur as a one-step review by the BOCC or a two-step review by the County Planning Commission and the BOCC as provided for in the LUC. To facilitate its consideration of the Sketch PUD/Subdivision Plan for the Society Turn Development Plan, the Applicant will present basic information and materials to the County Planning Commission and the BOCC concerning these reviews for their conceptual review and comment, it being understood that such actions would formally reviewed as part of the Preliminary PUD/Subdivision Plan.

When considered together, the overall review will occur in five steps, which are summarized as follows:

Step One: Planning Commission Review and Recommendation on Sketch PUD/Subdivision Review; LUC Amendment; and Conceptual Review of Scenic Foreground, 1041 Environmental Hazard and Floodplain hazards and wetland/100' wetland buffer impacts. Applicant is submitting this application to the County seeking approval of the Society Turn Sketch PUD/Subdivision Plan and an amendment to the LUC to create the MXD Zone. This initial step in the process consists of a review and recommendation of the Sketch PUD/Subdivision Plan and the LUC amendment to create the MXD Zone by the Planning Commission to the BOCC. This review will also involve a conceptual, informational review of Scenic Foreground Review, 1041 Environmental Hazard Review and/or Floodplain hazards and wetland/100' wetland buffer impacts that may exist in and about the area of the Society Turn Parcel and associated infrastructure work, which information is being presented to provide context to the Society Turn Development Plan and how it relates to the site conditions.

Step Two: BOCC Action of Sketch PUD/Subdivision Review; LUC Amendment; and Conceptual Review of Scenic Foreground, 1041 Environmental Hazard and Floodplain hazards and wetland/100' wetland buffer impacts. Step two in the process consists of a review and action by the BOCC of the Sketch PUD/Subdivision Plan Application and the LUC amendment to create the MXD Zone. This review will also involve a conceptual, informational review of Scenic Foreground Review, 1041 Environmental Hazard Review and/or Floodplain hazards and wetland/100' wetland buffer impacts that may exist in and about the area of the Society Turn Parcel and associated infrastructure work, which information is being presented to provide context to the Society Turn Development Plan and how it relates to the site conditions.

Step Three: Planning Commission Review and Recommendation of Preliminary PUD/Subdivision Plan Review Application; Rezoning to the MXD Zone District; and Final Review of Scenic Foreground, 1041 Environmental Hazard and Floodplain hazards and wetland/100' wetland buffer

impacts. Step three in the process will consist of a Planning Commission review and recommendation to the BOCC of the Preliminary PUD/Subdivision Plan Application submitted by the Applicant. This step will also include a Planning Commission review and recommendation to the BOCC of Applicant’s formal Scenic Foreground Review, 1041 Environmental Hazard Review and/or Floodplain hazards as well as a formal review of impacts to wetland buffers that may exist in and about the area of the Society Turn Parcel and associated infrastructure work then being reviewed. In addition, this step will include the Planning Commission review and recommendation to rezone the Society Turn Parcel into the MXD Zone District.

Step Four: BOCC Action on Preliminary PUD/Subdivision Plan Review Application; Rezoning to the MXD Zone District; and Final Review of Scenic Foreground, 1041 Environmental Hazard and Floodplain hazards and wetland/100’ wetland buffer impacts. Step four in the process will consist of the BOCC review and action on the Preliminary PUD/Subdivision Plan Application. This step will also include BOCC action on Applicant’s formal Scenic Foreground Review, 1041 Environmental Hazard Review and/or Floodplain hazards as well as a formal review of impacts to wetland buffers that may exist in and about the area of the Society Turn Parcel and associated infrastructure work then being reviewed. In addition, this step will include the BOCC action to rezone the Society Turn Parcel into the MXD Zone District.

Step Five: BOCC Action on Final PUD Plan; Final Plat and Final Documents. Step five in the process consists of a BOCC review and action on the Final PUD Subdivision Plan/Record Plat for the Society Turn Development Plan. In addition, the BOCC will review and act upon any related development agreement(s), subdivision improvement agreement(s) and other documents required to be executed with the Final PUD Plan/Record Plat and requests to establish the timing for when improvements will be implemented.

II. **SUMMARY OF CURRENT LAND USE APPLICATIONS**

2.1. **Type/Nature of Application.** The within “**Application**” consists of the following components, each being submitted to the County for simultaneous review, consistent with the LUC:

2.1.1. **Review of the Sketch PUD/Subdivision Plan Application.** Applicant is submitting its Application with the County seeking review and approval of the Sketch PUD/Subdivision Plan for the Society Turn Development Plan (“**Sketch PUD/Subdivision Plan Application**”), which is being reviewed by the County pursuant to the provisions of Sections 4-9 and 5-14 of the LUC. The County’s review of the Sketch PUD/Subdivision Plan Application will involve the initial evaluation, review and consideration of the Society Turn Development Plan and will focus on the following elements listed below. Applicant recognizes and agrees that the County’s review of the Society Turn Sketch PUD/Subdivision Plan at this stage of the PUD process is the initial or sketch review and that the Sketch PUD/Subdivision Plan Application does not constitute a final review for the Society Turn Preliminary PUD/Subdivision Plan, which plan is subject to further evaluation and consideration as part of the more detailed Preliminary PUD Plan Review.

2.1.2. Consideration and initial review of the division of the Society Turn Parcel into separate larger development Parcels or Lots which coincide with the Planning Areas indicated on the Site Plan.

2.1.3. Consideration and initial review of the maximum land uses and densities that can be developed on the Society Turn Parcel expressed both as an overall maximum density for all of the allowable uses and maximum densities for each individual allowable uses, which would be set forth in Land Use Matrix that will be established as part of the County’s review of the Preliminary Society Turn PUD/Subdivision Plan Application. Ultimately the Land Use Matrix would be appended to the final

development agreement to be recorded with the Final Society Turn PUD/Subdivision Plat. The Applicant will be able to allocate the particular land uses and densities on the individually platted lots from time to time, provided that the overall maximum density for all land uses and maximum densities for each individual land uses, as reflected in the Land Use Matrix is not exceeded.

2.1.4. Consideration and initial review of the maximum building heights (tied to maximum elevations tied to sea level) and required setbacks for improvements in the developable lots in each of the Planning Areas. This review would involve establishing building envelopes for each Lot. The review will also involve the consideration of a reduction of the Scenic Setback corridor. These mass/scale/height restrictions would be noted in the Land Use Matrix.

2.1.5. Consideration and initial review of the site infrastructure for the Society Turn Development Project, including proposed improvements to Highway #145 as determined by the traffic report for the project.

2.1.6. Consideration and initial review of the required parking for the land uses, which includes a requested reduction in the required parking.

2.1.7. Consideration and initial review of the Geologic Hazard and other environmental matters and conditions affecting the Society Turn Parcel.

2.1.8. Consideration and initial review of the required employee housing mitigation based upon the land uses and densities contemplated in the Land Use Matrix. No waivers or variations are being sought by the Applicant to the amount of employee housing mitigation required by the LUC.

2.1.9. Consideration and initial review of the parcels being designated to be maintained as private open space parcels ("**Common Area/Association Open Space Parcels**") which will be owned, operated and managed by the homeowner's association ("**Association**") to be formed for the Society Turn development.

2.1.10. Consideration and initial review of the design guidelines for the architectural review of buildings being developed on the Society Turn Parcel, which would be administered by the Association's Design Review Board ("**DRB**") formed in connection with the governing owner's association documents to be formed for the Society Turn development. Further reviews of the building materials, colors, landscaping and lighting would be reviewed by the Planning Commission as a pre-condition to the issuance of a building permit for construction of a building on a Lot or Parcel.

2.1.11. Consideration and initial review of the parcels being designated to be conveyed to the County as part of its requirement for parkland dedication and school land dedication. The Applicant is proposing to dedicate additional land to the County over and above the land dedication requirements ("**County Public Use/Open Space Parcels**") which will be owned, operated and managed by the County.

2.1.12. As part of its review of the Society Turn Development Plan, the Applicant is requesting that the County review and provide its initial consideration and evaluation of Applicant's plans, reports and mitigation proposals relating to the following matters and items, which relate to the Society Turn Parcel. Applicant is providing this information at the Sketch Plan Review stage to assist the County in its evaluation of the Society Turn Parcel. It is recognized that the County's review and comments on these review items do not constitute a final review and are subject to further evaluation and consideration as part of the more detailed Preliminary PUD/Subdivision Plan Review.

A. **Conceptual 1041 Environmental Hazard Review**. Applicant is submitting reports, plans and related materials which indicate the locations of geologic hazard sites and Society Turn Sketch PUD Application

evaluates wildlife conditions for the Society Turn Parcel and how these conditions have been noted by Applicant and influenced drafting of the Society Turn Development Plan in terms of the siting of lots/parcels and land uses and associated infrastructure and how Applicant intends to mitigate any impacts consistent with the requirements of the LUC relative to 1041 Environmental Hazard Review.

B. **Conceptual Scenic Foreground Review.** Applicant is submitting information which overlay the location of the Scenic Foreground on the Society Turn Parcel and how these conditions relate to the assemblage of the Society Turn Development Plan and associated infrastructure and how Applicant intends to mitigate any impacts consistent with the requirements of the LUC relative to Scenic Foreground Review.

C. **Conceptual Wetland Buffer and Floodplain Review.** Applicant is submitting reports, plans and related materials which indicate the locations floodplains, wetlands and the 100' wetland setback buffer sites on the Society Turn Parcel, how these conditions relate to the proposed development as the Lots/Parcels and associated infrastructure and how Applicant intends to mitigate any impacts consistent with the requirements of the LUC relative to floodplains, wetlands and the 100' wetland setback buffer review.

2.2. **Amendment to the Land Use Code.** This portion of the Application seeks San Miguel County approval of an amendment to the LUC to enact a new zone district, namely the Mixed-Use Development Zone, to accommodate the implementation of the Society Turn Development Plan. A copy of the draft Mixed-Use Development Zone is attached as **Appendix I.** If the amendment to the LUC to establish the Mixed-Use Development Zone is approved, Applicant will request that the Society Turn Parcel be rezoned into the Mixed-Use Development Zone as part of the County's review of the subsequent Preliminary PUD/Subdivision Plan Application.

2.3. **Other.** Any matters relating to the contents of the Application, if any, which arise in the course of the review of these Application for which a permit or an approval at this stage of the process is required.

III. **REQUIRED INFORMATION AND SUBMISSIONS**

3.1. **Ownership.** Applicant is the current, fee simple owner of the Society Turn Parcel, evidenced by the attached Title Commitments, appended as **Exhibit "A"**. The description of the Society Turn Parcel is described in the attached Title Commitments.

3.2. **Information Concerning the Applicant, Property Owner and Authorized Agents.** The name, address, phone and email addresses of Applicant's contact persons and Authorized Agents are as follows:

<p><u>Applicant/Property Owner:</u> Genesee Properties, Inc. C/O Nicole Champine 7800 E. Dorado Place, Ste. 250 Englewood, CO 80111-2306 Phone: (303)779-8811 Email: nicole.champine@cordilleracorp.com</p>	<p><u>Authorized Agent:</u> Thomas G. Kennedy, Esquire P.O. Box 3081 Telluride, CO 81435 Phone: (970)728-2424 Email: tom@tklaw.net</p>
<p><u>Authorized Agent:</u> Chris Touchette CCY Architects 228 Midland Ave PO Box 529</p>	<p><u>Authorized Agent:</u> Dave Bulson/Bulson Surveying, Licensed Surveyor 166 Alexander Overlook Telluride, CO 81435</p>

Basalt, CO 81621 Phone: 970-927-4925 Email: ctouchette@ccyarchitects.com	Email: dave@bulsonsurveying.com Phone: (970) 318-6987
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A copy of the Agency Authorization is appended as **Appendix “II”**

3.3. **Required Background Information - Society Turn Parcel.**

3.3.1. **Parcel Descriptions.** The description of the Society Turn Parcel is noted on the attached Title Commitment which is attached as **Exhibit “A”**.

3.4. **Legal Access.** The Society Turn Parcel will be accessed directly off of Colorado Highway #145.

3.5. **Sketch PUD/Sitee Plan.**

3.5.1. A copy of the Site Plan for the Society Turn Development Plan is attached as **Exhibit “B”**. The Site Plan shows, among other things,

- legal access to the property,
- Conceptual Lot and Street layout
- Approximate layout of lots and access to such lots
- Off-street parking spaces
- School and public transit bus stops
- the siting, layout and boundaries of the open space parcels, ROW Tracts, development lots, building envelopes, parking, roads, sidewalks, trails, berming, landscaping, utilities and other features.

3.5.2. A copy of Land Use Table for the Society Turn Development Plan is attached as **Exhibit “C”** and indicates the breakdown of the various land uses included in the Society Turn Development Plan and how such uses relate to the overall size of the Society Turn Parcel.

3.6. **Additional Required Maps and Drawings.** Applicant is also submitting copies of the following material in further support of the Society Turn Development Plan which are intended to provide additional background information, not otherwise shown in the Site Plan for the Society Turn Parcel, to assist the County in its review of the Application:

3.6.1. Vicinity Map, including Location, Ownership, Zone Districts Map (attached as **Exhibit “D”**).

3.6.2. Existing Conditions Map, inclusive of Natural Features and Man-Made Features (attached as **Exhibit “E”**).

3.6.3. Civil Engineering Plans (roads, utilities and other infrastructure) (attached as **Exhibit “F”**) and Engineer Report (attached as **Exhibit “G”**) prepared by Dowl Engineering dated

3.6.4. Drainage Study (attached as **Exhibit “H”**).

- 3.7. **Traffic Report.** A copy of the Traffic Report for the Society Turn Parcel prepared by the Applicant's Traffic/Transportations Consultant Dan Cokley of SGM Consulting Engineers, is attached as **Exhibit "I"**.
- 3.8. **CDOT Access Permit Application.** A copy of the CDOT Access Permit Application which has been submitted to CDOT is attached as **Exhibit "J"**
- 3.9. **Transit Plan.** A copy of the Transit Plan for the Society Turn Parcel prepared by Dan Cokley of SGM Consulting Engineers, is attached as **Exhibit "K"**
- 3.10. **Parking Study.** A copy of the Transit Plan for the Society Turn Parcel prepared by Dan Cokley of SGM Consulting Engineers, is attached as **Exhibit "L"**
- 3.11. **Wetland Report.** A copy of the Wetland Report for the Society Turn Parcel prepared by the Applicant's Wetland Consultant Alex Nees of SGM Consulting Engineers, is attached as **Exhibit "M"**.
- 3.12. **Wildlife Report.** A copy of the Vegetation and Wildlife Assessment for the Society Turn Parcel prepared by the Applicant's Wildlife Consultant Alex Nees of SGM Consulting Engineers, is attached as **Exhibit "N"**.
- 3.13. **Geologic Hazard Report.** A copy of the Geologic Hazard Report for the Society Turn Parcel prepared by Laurie Brandt of Dowl Engineering is attached as **Exhibit "O"**.
- 3.14. **Geotechnical Report.** A copy of the Feasibility Geotechnical Report for the Society Turn Parcel prepared by Laurie Brandt of Dowl Engineering is attached as **Exhibit "P"**.
- 3.15. **Employee Housing Mitigation Plan.** A copy of the Employee Housing Mitigation Plan for the Society Turn Parcel is attached as **Exhibit "Q"**.
- 3.16. **Historical Resource Survey Report.** A copy of the Historical Resource Survey Report prepared by 8150 Architecture, LLC is attached as **Exhibit "R"**.
- 3.17. **Preliminary Landscape Plan.** A copy of the Preliminary Landscaping Plan for the Society Turn Parcel is attached as **Exhibit "S"**.
- 3.18. **Design Guidelines.** A copy of the draft Design Guidelines for the Society Turn Parcel is attached as **Exhibit "T"**.
- 3.19. **Hotel Community Needs Analysis.** A copy of the Hotel Community Needs Analysis for the Society Turn Parcel is attached as **Exhibit "U"**.

IV. SUMMARY OF SOCIETY TURN DEVELOPMENT PLAN.

4.1. Overview of the Society Turn Development Plan.

4.1.1. The Society Turn Development Plan consists of the platting of certain Lots intended to accommodate the development of various separate buildings and other improvements, which would be used for those uses and activities approved by the County as part of the review of the PUD applications. The Society Turn Development Plan will also include certain Common Area/Association Open Space. Access to the Lots will be through a simple local road system with access off of certain points to and from Colorado Highway #145, for which access permits are pending with CDOT as noted Society Turn Sketch PUD Application

above, and from Society Drive. The infrastructure for the project is being designed to comply with applicable standards.

4.1.2. As part of the Sketch PUD/Subdivision Plan Application, the Applicant proposes that the Applicant and County establish certain basic elements of the Society Turn Development Plan (ie. Uses, densities, building heights, building setbacks, required parking), which would be further refined and determined as part of the County's subsequent review of the Preliminary PUD/Subdivision Plan Application.

4.1.3. It should be noted that the Applicant intends to secure the land use entitlements to enable it to subdivide the Society Turn Parcel into individual lots/parcels, establish allowable land uses and activities and then to install the infrastructure required to serve the uses and development contemplated in the overall Society Turn Development Plan. The Applicant does not currently contemplate that it will be the party that will ultimately construct buildings and improvements on the lots/parcels; rather, the Applicant envisions selling lots to such third parties, who would then build out the lots.

4.2. **Lots/Parcels.**

4.2.1. **Lots.** As indicated on the Site Plan, the Society Turn Development Plan contemplates the development of a series of developable lots ("**Lots**"), open space parcels and infrastructure parcels ("**Parcels**"). Initially, the Society Turn Parcel would be subdivided and platted into five separate large parcels "**Planning Area Development Parcels**" which coincide with the Planning Areas indicated on the Site Plan. The Applicant would have the right and ability to further divide the Planning Area Development Parcels into smaller Lots or land condominium units to facilitate subsequent land conveyance and development, which would be reviewed by the County as an insubstantial plat amendment. In determining the portions of the Society Turn Parcel which are suitable and appropriate for development, the Applicant has taken into consideration those portions of the Society Turn Parcel which reflect areas of riparian areas, wetland areas, wildlife corridors, geologic hazard areas and other constraints for which mitigation is appropriate and development is suitable. The Lots may be used and developed for certain Allowed Uses (defined and discussed below) and "structures" (as defined by the LUC) that comply with the dimensional limitations and standards (as established by the PUD).

4.2.2. **Common Area/Association Open Space Parcels.** Society Turn Development Plan contemplate the establishment of certain Common Area/Association Open Space Parcels (containing approximately 2.1 acres) to be owned by the Association formed for the project, which would be available for the mutual use and benefit of each owner, tenant, guest or occupant of development occurring in the project. Aspects of the Open Space Parcels, including the recreational trail corridors through the Society Turn Parcel, would be open and available to the general public, subject to customary shared usage rules and regulations. The Open Space Parcels will be designated for either Active Open Space or Passive Open Space on the Final PUD Plan and PUD Agreement. Active Open Space is intended to allow uses more intense than those allowed on tracts designated as Passive Open Space. Passive Open Space is intended to preserve land within flood plains, wetlands, riparian areas and wildlife habitats in their natural character. To the greatest extent possible, all lands designated as Passive Open Space tracts shall remain in their natural undisturbed state. The Common Area/Association Open Space Parcels will be conveyed to the Association consistent with the Declaration of Covenants, Conditions and Restrictions which would be drafted for the project and recorded with the final record plat. The final plat and PUD Agreement will provide that the uses on those portions of the Open Space Parcels designated Active Open Space or Passive Open Space, in addition to the uses allowed by the Mixed-Use Development Zone, shall also include the following uses: Pedestrian hiking trails, non-motorized bike trails, subsurface utilities, water wells, water storage tanks, water reservoirs, water treatment plants, water distribution facilities, communication receiving stations, communication transmitting stations, drainage ditches, drainage

structures, drainage swales, utility transmission lines, utility facilities, storm drainage systems, retaining walls, benches, snow storage, landscaping, berming, ponds, and all buildings, facilities, service access roads and utilities and uses incidental or accessory to any of the above described uses including reasonable vehicular access for normal customary maintenance, including reasonable vehicular access necessary for expedient, inspection, repair and maintenance of such facilities.

4.2.3. **County Public Use/Open Space Parcels.** The Society Turn Development Plan contemplates the establishment of certain “**County Public Use/Open Space Parcels**” (containing approximately 3.8 acres) to be conveyed to the County for no consideration, which would be developable and usable for uses and activities determined by the County. It is anticipated that these parcels, given their proximity to the San Miguel River corridor would make a good park/recreational area. A portion of the parcel, located off of Society Drive, is relatively flat and could be developed for community facilities, such as a community meeting room (that could also accommodate school activities), warming hut for users of the valley floor cross country ski trails, bathroom, drinking water fountain, etc. The County Public Use/Open Space Parcels would be conveyed to the County, as satisfaction of its parkland and school land dedication and as an additional public benefit. Applicant is not seeking any local, county, state or federal permits, plan approvals or development entitlements for the County Public Use/Open Space Parcels, rather, the parcels are included in the plan to allow it to be properly subdivided so it can be conveyed to the County. No densities, land uses or other entitlements or restrictions are being established for the County Public Use/Open Space Parcels. No utilities or similar services are being extended to the property, the Town will be responsible for obtaining and extending utilities to the site to serve its uses. The County Public Use/Open Space Parcels would not be subject to the Society Turn CCR’s.

4.2.4. **Town Sewer Plant Parcel.** As a further public benefit supporting the Society Turn PUD Pan, the Society Turn Development Plan includes the creation of a 1.5-acre parcel (“**Town Sewer Plant Parcel**”) to be conveyed to the Town of Telluride for no monetary consideration to facilitate its ability to expand/renovate the Regional Sewer Facility. The Town Sewer Plant Parcel is being conveyed to the Town partially in return for the Town agreeing to provide water and sewer service to the Society Turn Development Plan, which would be paid to the Town at the time of building permit applications by the party seeking to develop a site. The tap fees would be based upon the proposed usage and calculated at the extraterritorial tap fee rate to the Town, so the water and sewer services and connections are not “free”. Applicant is not seeking any local, county, state or federal permits, plan approvals or development entitlements for the Town Sewer Plant Parcel, rather, the parcel is included in the plan to allow it to be properly subdivided so it can be conveyed to the Town. No densities, land uses or other entitlements or restrictions are being established for the Town Sewer Plant Parcel. The Town Sewer Plant Parcel would be accessed by the existing driveway serving the Regional Sewer Facility over easements previously established by the Applicant and granted and conveyed to the Town for the Regional Sewer Facility. No utilities or similar services are being extended to the property, the Town will be responsible for obtaining and extending utilities to the site to serve its uses. The Town Sewer Plant Parcel would not be subject to the Society Turn CCR’s.

4.2.5. **Medical Center Parcel.** Applicant, as part of its public benefit package proposed as part of the PUD review process, has agreed to transfer and convey Planning Area One (“**Medical Center Parcel**”), which contains 2.6 acres of land to the Telluride Hospital District, for no consideration. Applicant has been working carefully with THD and both parties believe that this site will provide an eminently developable site suitable to accommodate the badly needed new, modernized and expanded regional hospital facility. The approvals being requested by the Applicant would accommodate a new medical center with space for up to 40,000 sf.¹ The 40,000-sf assigned to the new medical center

¹ According to the Hospital District, the Medical Center will house a General Acute Care Hospital licensed by the Colorado Department of Health And Environment and Certified by the United States of America Center for Medicaid and Medicare

reflects an allocation of water/sewer and traffic capacity that the Applicant is seeking for the overall project. As part of the initial work on the Society Turn Parcel Development Plan, the Applicant will construct highway access improvements, internal roads (some final, some to a preliminary condition until later phases of development occur) and utilities, which would be available to serve development occurring on the Medical Center Parcel. The site will be delivered with water, sewer, gas, power, phone, fiber optic to the property line. Following the platting of the property and conveyance of the lot to THD, THD will submit and pursue approval of the DRB Review Process and the County Architectural Review Process (described below). At the request of THD, the Applicant is requesting that the Approved Uses for the Medical Center Parcel include the ability to install and operate a helipad. As part of that review, the THD will present details of the design and operation of the helipad for review by the County. THD will be responsible for working with the County for any required employee housing which the County wants THD to provide for its uses.

4.3. **Allowable Uses and Densities.** Pursuant to the recent amendment to the TRAMP, the County Master Plan recognizes the potential for certain uses that could occur on the Society Turn Parcel. As part of the review of the Sketch Preliminary PUD/Subdivision Plan review, the Applicant seeks to establish the various uses (“**Allowable Uses**”) that can occur on the developable Lots.

4.3.1. **Planning Area 1.** The Allowable Uses that can occur on the development lots associated with Planning Area 1 (eg. the Medical Center Parcel)(“**Planning Area 1 Allowable Uses**”) include the following uses contained in the TRAMP as follows:

- A. Active Open Space
- B. Passive Open Space;
- C. Employee Housing;
- D. Regional Medical Center in a building not to exceed 40,000 sq.ft;
- E. Uses related to the Regional Medical Center, including, but not limited to, pharmacy, optician, dental, physical therapy, and mental health/counseling that are contained in the main medical center building
- F. Helipad related to the Medical Center;
- G. Accessory Uses and Structures, including customary utility services;
- H. Infrastructure serving the development.

4.3.2. **Planning Areas 2-5.** In preparing the Society Turn Development Plan and determining the Allowable Uses that could occur in Planning Areas 2-5 as so called “private development/free market uses”, the Applicant does not intend to determine and identify the precise use(s) that would occur on each lot as part of the PUD/Subdivision Review process; rather, the Applicant is seeking flexibility and permission to allow the Applicant to determine and allocate the type and amount of the Allowable Uses that may occur on a lot by lot basis. The Allowable Uses that can occur on the development lots associated with Planning Areas 2-5 (“**Planning Areas 2-5 Allowable Uses**”) include the following uses contained in the TRAMP as follows:

- A. Active Open Space;

Services (CMS) as a Critical Access Hospital. THD anticipates that the clinic will become certified by CMS as a Provider Based Rural Health Clinic. Licensed as an acute care hospital, the Medical Center will be able to provide overnight and short-stay inpatient accommodations, avoiding many of the patient transfers to hospitals that currently occurs because inpatient services are not available. This new facility will offer many services to the community that are not available locally. These include surgical services, the bulk of which will be offered on an outpatient basis; expanded diagnostic imaging capabilities including Magnetic Resonance Imaging (MRI), mammography, bone density screening, screening colonoscopy and physical therapy. The laboratory capabilities will be expanded to offer many diagnostic services that are currently sent out of the community for processing.

- B. Passive Open Space;
- C. Visitor Center;
- D. Day Care;
- E. Community Meeting Space;
- F. Employee Housing;
- G. Medical Offices;
- H. Retail and Eating/Drinking which primarily cater to residents living or working

onsite and in nearby subdivisions as well as visitors stopping on the property on their way into Telluride and Mountain Village. Commercial uses should be similar in size to other uses in Lawson Hill and the Town of Telluride. Individual commercial uses generally should not exceed approximately 8,000 square feet in area;

- I. Offices;

J. Flex space of varying sizes, configurations and orientations that can be configured in ways that serve different uses and activities compatible with the project and property. The types of uses that could occur in Flex Space are fairly broad, with a mix of uses that could be similar in scale and operation to those occurring in the Lawson Hill Business Center. It is important that the nature and extent of the Flex Space is complementary in nature to the overall development. Uses could include food/beverage processing (such as a brewery, distillery, coffee roaster, bakery, caterer, etc.); local services (such as laundry, dry cleaning, etc.); arts and crafts (art studios, media, maker spaces for jewelry/clothing, furniture, crafts, etc.); construction trades (such as carpenters, plumbers, welders, etc.) as well as compatible accessory/ancillary retail uses. Flex Space could include uses and activities typically associated with light industrial uses, provided those uses and activities would be contained within the building and not require exterior storage yards and similar supporting areas outside of the building. Care should be given to avoid uses that could be expected to generate exceptionally high levels of noise, odor or light where impacts cannot be suitably mitigated. The overall size and configuration of the individual uses devoted to Flex Space could vary depending on the particular nature of the use, such as a facility for a brewery, which could be greater than 8,000 sf and would be determined on a case-by case basis;

K. Hotel/Motel Lodging, including conference facilities. In evaluating this use, consideration shall be given to whether there is a community need for lodging outside of the towns, growth effects on the region, preservation of community, and transportation impacts. Development of lodging should include a transportation management plan addressing the proposed methods to reduce guest trips in personal vehicles to the Town of Telluride and Town of Mountain Village while still encouraging visitors to patronize local businesses and participate in activities. Examples include the use of van shuttle services and local transit opportunities. In support of this usage

- L. Accessory Uses and Structures, including customary utility services;
- M. Infrastructure serving the development.

4.3.3. **Common Area/Association Open Space Parcels.** The Allowable Uses that can occur on the Common Area/Association Open Space Parcels include the following uses contained in the TRAMP as follows:

- A. Active Open Space
- B. Passive Open Space;
- C. Infrastructure serving the development.

4.4. **Maximum Total Allowable Uses.** The cumulative overall density occurring within Planning Areas 1-5 shall not exceed 334,848 sf (“**Maximum Total Allowable Uses**”). The Maximum Total Allowable Uses reflects the total overall density which can be developed on the Society Turn Parcel which was derived as a result of modelling used by the Owner and development team taking into account

water and sewer service allocated by the Town of Telluride, traffic capacity based upon the Traffic Study and pending CDOT Access Permit applications and mass/scale evaluations for proposed development in the Society Turn Development Plan. The overall development that could occur on the Society Turn Parcel in connection with the implementation of the Society Turn Development Plan will not exceed the Maximum Total Allowable Uses. Individual land uses contemplated by the Society Turn Development Plan will likewise be restricted and not exceed the Maximum Development for Each Allowable Use as indicated in Section 4.5. The Applicant, on a case by case basis, will establish the type and amount of the Parcel 2-5 Allowable Uses that can occur on Parcels 2-5, provided that the overall amount of private development must comply with both the Maximum Total Allowable Uses and the Maximum Development for Each Allowable Use (discussed below), which usage restriction will be monitored by the Applicant and the County as future development occurs.

4.5. **Baseline Model and Maximum Development for Each Allowable Use.** As noted above, Section 4.4 set that overall Maximum Total Allowable Uses that can occur on the Society Turn Parcel. The Table below shows the Baseline Modelling used by the Owner to determine the overall Maximum Total Allowable Uses. The Owner recognizes that as the Society Turn Development Plan on Parcels 2-5 is being implemented over the course of time, some of the uses may fall below the assumptions made relative to the amount of the particular use noted for the Baseline Modelling indicated below. In such event, the Owner would reassign the unused/underutilized density for another of the Planning Area 2-5 Allowable Uses on development occurring on Parcel 2-5, provided that the overall amount of development for a particular use would likewise be capped and not exceed a certain cumulative amount of development indicated in the below table as the “**Maximum Development for Each Allowable Use.**” Any unused density on Parcel 1 for the Medical Center would remain with Parcel 1 for potential future development/expansion, unless transferred to another site by agreement of the Hospital District, the Applicant and the County.

Allowable Use	Baseline Model	Maximum Development for Each Allowable Use
Employee Housing	59,241 sf	No maximum; pending infrastructure availability
Medical Center	40,000 sf	40,000 sf
Retail and Eating/Drinking	19,350 sf	28,600 sf
Offices (General + Medical)	55,170 sf	82,750 sf
Flex space	45,000 sf	67,500 sf
Hotel/Motel Lodging	116,087 sf	125,000 sf (but not more than 150 Rooms)

4.6. **Distribution of Land and Allowed Uses.**

4.6.1. The overall the breakdown of the land use allocations provided for in the Society Turn Development Plan is as follows:

Land Use	Acreage	Percentage of Total Parcel
Private Open Space	2.1	10%
Land Dedicated to County	3.8	19%
Land Conveyed to THD for Medical Center	2.6	13%
Land Conveyed to Town for Regional Sewer Plant Expansion	1.5	8%
Infrastructure ROW	2.3	12%
Private Development	7.6	38%

4.6.2. Generally, the breakdown of the Allowed Uses by land use category is as follows:

Use	Percentage of Space	
Medical Center	12%	
Private Development	70%	
Employee Housing Mitigation	18%	

4.6.3. From the perspective of the Applicant, the determination of suitable and appropriate land uses for the Society Turn Parcel must involve a balancing of the public’s interest for the site to accommodate public uses noted to be important for the region and the Applicant’s right to use and develop the property for free market purposes. The Applicant believes that the Society Turn Development Plan includes an appropriate mix of public and private development/free market uses. It is important to note that the Society Turn Parcel should not be viewed as an exclusively public use parcel and that any development occurring on the site, must be viable to Applicant and make economic sense for the owner to pursue a development plan for the property. It will be important to keep this in mind when considering the Society Turn Sketch PUD/Subdivision Plan and future development applications for the property.

4.7. **Hotel/Lodge Uses.** Applicant seeks the ability to construct one or two hotels/motels accommodating up to a total of not more than 150 rooms. In evaluating this use, consideration shall be given to whether there is a community need for lodging outside of the towns, growth effects on the region, preservation of community, and transportation impacts. In support of the Hotel/Lodge usage, Applicant has provided the following supporting information:

4.7.1. **Community Need Analysis.** The TRAMP amendment indicated that the Applicant needs to provide information to the County to further substantiate the suitability of allowing lodging to occur outside of the Town of Telluride and Mountain Village and whether there is a community need for such facilities. In support of this, the Applicant is providing a report from EPS, who prepared the needs assessment for the County that was used when reviewing and acting on the amendment to the TRAMP. The EPS report notes that while there is a strong supply of accommodation rooms available in the region in existing higher end hotels and/or by VRBO or AIRBNB rental units, EPS makes clear that the region does not have an adequate supply of more family oriented, budget friendly hotel/motels rooms and the region could easily support 250 rooms. The application is proposing up to 150 rooms which could occur in one or two hotels/motels. In addition to serving this niche in the market, the provision of this facility would offer more affordable accommodations for visiting sport teams who often bypass Telluride hotels/motels and travel to/from Montrose or Cortez for more affordable options. The hotel would also offer opportunities for travelling business persons or offer an accommodation opportunity for workers needing to travel home to Norwood, Montrose, Cortez, etc. in the winter months during weather events when a storm is hitting the area hard. A budget hotel would be helpful to accommodate first responders who may need to locate in our community in the event of a wildfire or similar event. Given the siting of a hotel near the hospital, would be available to accommodate visiting physicians and staff. In light of the example which was offered by the current COVID 19 pandemic, the presence of the hotel close to the hospital could be of critical benefit to the community to serve as an overflow facility if the hospital is full and more space is required under these types of emergency conditions. Examples of these types of uses are occurring around the country as local hospitals who have exceeded capacities, have been working with hotels in their communities to accommodate overflow needs. The Applicant will work with the Telluride Hospital District (THD) to develop protocols that would be incorporated into the design of the hotel to enable it to serve as such an overflow facility.

4.7.2. **Transit Plan.** Applicant has retained a consultant to draft the Transit Plan showing transit opportunities serving the proposed development on the Society Turn Parcel, including how the hotel uses would implement certain components of the transit plan design to offset its hotel users impacts in the Towns of Telluride and Mountain Village, including relying on transit vans operated by the hotel in lieu of hotel guests driving their cars to the towns and use scarce parking resources.

4.8. **Dimensional Limitations and Standards.** In lieu of presenting site specific design plans for each Lot and potential buildings/structures thereon as part of the PUD review process, the Applicant is proposing that as part of the County review of the Sketch PUD/Subdivision Plan and the Preliminary PUD/Subdivision Plan, the County establish maximum development parameters for buildings/structures in terms of height, setbacks and mass/scale. Essentially, the Applicant and the County would establish a three-dimensional building box within which buildings/structures on the Lots could be developed. These requirements and restrictions would be memorized in the Land Use Matrix.

4.8.1. **Building Height.** The Applicant intends to present information to the County as part of the Sketch Preliminary PUD/Subdivision Plan concerning the maximum building heights that can occur on the respective Lots which would be set and tied to and not exceed certain elevation points established for each Parcel.

4.8.2. **Setbacks/Building Envelopes.** The final plat for the Society Turn Development Plan will provide that the construction of the improvements on the Lots will be confined to a designated “**Building Envelope**”, except for locating access driveways, utilities, parking, trails, sidewalks, landscaping/hardscaping, lighting, and signage as well as other facilities serving the improvements on the Lots, which are expected to occur outside the Building Envelope. The Building Envelopes shall establish the pertinent setbacks occurring on the Lots. The locations of the Building Envelopes on the Lots may be shifted as final details of planning and engineering are completed, but such Building Envelopes are not anticipated to become materially larger nor will the location result in any greater impacts to environmentally sensitive areas. Applicant requests that the County, as part of its consideration of this Application, conceptually determine that the siting of the Improvements within the established Building Envelope are in line with any applicable scenic view corridor review standards and any similar visual impact rules and regulations.

4.8.3. **FAR.** Each Parcel would be assigned a certain floor area ratio, which would be memorized in the Land Use Matrix. The Applicant can allocate the FAR among the Lots that are platted on the Planning Area Parcels.

4.9. **Parking.** As part of its PUD/Subdivision Review application, the applicant is proposing to reduce the number of overall parking spaces required under the LUC for the project as provided for in LUC Section 5-1404C. Applicant is submitting a Parking Study showing the basis for a reduction in the overall and the adjusted parking space requirement generated for each of the uses within the Society Turn Development Plan. The Applicant is proposing to construct a shared common surface parking lot (**Shared Parking Lot**) within the scenic foreground, which would be made available for development occurring on Planning Areas 2-5. The Applicant will allocate a certain number of parking spaces in the Shared Parking Lot among the lots that are platted within Planning Areas 2-5, which can be used by the party developing the lot. The allocated parking spaces shall be noted on the Land Use Matrix. To the extent that a proposed use generates parking needs that exceed the number of spaces allocated in the Shared Parking Lot, the development must accommodate the remaining parking needs onsite, either as surface parking, structured parking or a combination of both. The Applicant reserves the right to allocate and re-allocate parking in the shared parking facilities among lots, provided that the Applicant updates the Land Use Matrix to show these modifications. As discussed in the Parking Study, the mixed-use nature of the project (residential and non-commercial) allows for a sharing of parking needs which would occur

in the Shared Parking Lot. In addition, the alternative transit opportunities on the Society Turn Parcel also support the requested parking waiver

4.10. **Development Covenants and Restrictions.** The Applicant will develop the Lots as a planned community (“**Community**”) in accordance with the Colorado Common Interest Ownership Act (“**CIOA**”). The Applicant will prepare typical governing community documents, including Articles of Incorporation, Bylaws, Rules and Regulations, Declaration of Covenants, Conditions and Restrictions and Community Map (collectively, “**Society Turn CCR’s**”). The Association will be established and will manage and control affairs of the Community. The Association will enforce the Society Turn CCR’s and, in instances noted in this Application, the County will also have authority to monitor and enforce compliance with certain specific provisions of the Society Turn CCR’s (“**County Enforceable Restriction**”). Applicant agrees that the County may review those provisions of the Society Turn CCR’s which relate to the County Enforceable Restrictions prior to recordation of the Society Turn CCR’s. The Society Turn CCR’s will provide that the provisions of the documents which relate to the County Enforceable Restrictions may be modified, amended or terminated with the consent of the County.

4.11. **Design Guidelines.** As part of the County review of the Sketch PUD/Subdivision Plan, the Applicant is submitting a draft of its proposed Design Guidelines for the Society Turn Development Plan, and will present an overview of the guidelines to the County as part of this review. The design guidelines will be used by the Association’s DRB to guide and direct the design of improvements occurring on the Parcels/Lots. The general goals/objectives and philosophies of the design guidelines are intended to provide clear direction and images for design and site planning within Society Turn, by furnishing information for architects and planners to consider and adopt in order to enhance and support the local-serving character for which Society Turn has been envisioned. The Design Guidelines would be presented for final County review and approval as part of the Preliminary PUD/Subdivision Plan certain design guidelines, which will be used by the DRB to guide and direct the design of improvements occurring on the Parcels/Lots.

4.12. **DRB - Architectural Review.** The DRB will review individual site-specific development review applications for proposed improvements occurring on each Lot (“**DRB Review Process**”). Following the completion of the Final PUD Plan and Final Subdivision Plat review process and the recordation of all related plats, agreements and other instruments and prior to initiating development on a particular Lot, the owner of the lot developing the property shall submit an application with the DRB seeking approval of its architectural design review plan, which will be reviewed by the DRB for compliance with the Design Guidelines and the requirements and limitations established in the County land use approvals and the Land Use Matrix, which established things like allocated uses, building mass, scale, height, setbacks, allocated parking, lighting, landscaping, berming and other related design issues such as building siting, color/materials, architectural styles/themes and the like.

4.13. **County Architectural Review.** Following the completion of the DRB’s review of design plans and prior to the issuance of a building permit for construction of improvements on the lot, the party seeking approval of the design applications shall submit an application with the County, which would be reviewed by the County Planning Commission as provided for in the MXD Zone. The County Planning Commission review would involve the review and evaluation of building materials, colors, lighting and landscaping. Planning Department staff will confirm that the building, as proposed, complies with allocated uses, building mass, scale, height, setbacks, required parking as provided for in the Land Use Matrix and required by the LUC and County approvals of the Society Turn Development Plan.

4.14. **Scenic Quality.** The Society Turn Development Plan have been designed to address Scenic Quality and Scenic Foreground standards, which generally calls for 200, setbacks from Highway #145, but allows for a relaxation of the of the setback standard under certain circumstances, which the Applicant believes is present on the Society Turn Parcel as part of the Society Turn Development Plan.

The Applicant is proposing to install a dense vegetation strip along the northern edge of the Society Turn Parcel from the east side of Road A to the Roundabout and from the Roundabout to the Wastewater Treatment Plant access road along the northeastern edge of the property. The vegetation strip would obscure views of buildings developed on the Society Turn Parcel from Highway #145. To the south of the vegetative strip, a Shared Parking Lot would be developed on Planning Areas 2-5, which would be setback 20' from the property line. The Society Turn Development Plan will establish building envelopes for the Planning Areas, which would control the placement of buildings occurring as part of the development. With exception of THD Medical Center, this would establish buildings setbacks that are not closer than 72' from the northerly property line along Hwy #145. Along the northeastern edge of the property, building setbacks are setback not closer than 30' from the property line. The Society Turn Development Plan would establish maximum building heights for each Lot. The architectural, site design, and landscape design guidelines adopted for the Society Turn Development Plan will require the use of colors and textures found naturally in the landscape, and prohibit highly reflective materials and will require the shielding of exterior lighting to prevent the direct visibility of exterior light bulbs from off-site, directing all exterior lighting toward the ground or the surface of a building and prohibiting high intensity sodium vapor and similar lighting. Native or similar plant materials will be required to be utilized for revegetation, and the disturbed areas will be required to be revegetated during the first planting season following construction completion. Plans will be prepared to remove and save topsoil during site disturbance for re-use during revegetation. Roads and associated structures have been designed to bear a logical relationship to existing topography, thereby minimizing the area for cuts and fills. The location and installation of utilities will be such as to cause the least damage to the natural environment. The foregoing elements would balance goals and objectives of the Scenic Quality and Scenic Foreground standards and not impede important view corridors noted in the LUC, including the important view corridor looking over the valley floor into the box canyon east of the Town of Telluride. The application presents information showing that the proposed Society Turn Development Plan would not impede views of the box canyon when viewed from Highway #145. The LUC does not identify an important view corridor looking south from Highway #145, which is currently dominated by the Regional Wastewater Treatment Plant and the industrial core of Lawson Hill. The implementation of the Society Turn Development Plan and the landscaping noted above would have a very positive effect on mitigating views of the sewer plant and Lawson Hill from the highway.

4.15. **Required Employee Housing Mitigation.** As noted, the Applicant is subdividing Society Turn Parcels into Lots, which will be sold and conveyed to third parties for ultimate development of the sites. In connection with such development, each lot developer will be required to submit an employee housing mitigation plan to offset its development impacts in accordance with the applicable provisions of the LUC for calculating such required housing mitigation that is in effect as of the submission of this Sketch PUD Application. Each individual lot developer will be obligated to implement the required employee housing mitigation generated by its proposed development, which would be integrated into the development occurring on the lot proposed for development as deed restricted housing. The employee housing would typically be located on the top floor of the building(s), which are generally contemplated to be three story (above ground) structures. In some instances, the placement of the deed restricted housing may occur onsite in a separate building. If there is excess employee housing created on a parcel, it can be transferred/assigned to another lot in the Society Turn Development Plan. The Applicant is proposing that a fourth floor could be included in a building, if so elected by the lot developer, provided that the space is developed and used for deed restricted employee housing. A copy of the preliminary Employee Housing Mitigation Plan is attached as **Exhibit "Q"**

4.16. **Transportation Impact Mitigation.** The Applicant will comply with the Transportation Impact Mitigation called for in Section 5-20 of the LUC by establishing a real estate transfer assessment equal to .75% of the consideration paid for each Lot and collecting the RETA from the purchasers of each Lot. In addition, the Society Turn Development Plan is proposing extensions of the regional paved pedestrian and bike trail to and from Telluride as well as trail connections to Lawson Hill and Mountain

Village. Bus stops for public transit are also sited in the project. These measures will be paid to the County in full satisfaction of the Transportation Impact Mitigation requirements

4.17. **Sequencing of Development/Phasing.** Upon securing Final PUD/Subdivision approval for the Society Turn Development, the Applicant intends to execute and record the plat, development agreement, SIA and other required documents. Thereupon, the Applicant would proceed generally along the following steps:

(a) At or soon after the platting, the Applicant would convey the Medical Center Parcel to the THD which would allow THD to commence its architectural review processes with the HOA and County.

(b) At or soon after the platting, the Applicant would convey the Town Sewer Plant Parcel to the Town.

(c) At or soon after the platting, the Applicant would convey the portion of the County Public Use/Open Space Parcels laying south of the San Miguel River to the County.

(d) The Applicant would commence the installation of the infrastructure required by the SIA, with the intention of commencing the next building season following the recordation of the plat.

(e) Development of Planning Areas 2-5 would need to be phased to commence no sooner than when sewer service would be made available by the Town of Telluride (see below discussion relating to the requirements and limitations established by the Town in connection with the timing for the availability of sewer service noted above as the Phased Sewer Service). The actual timeframe for when any Lot in Planning Area 2-5 would commence are not known at this time. The Applicant envisions this land to remain undeveloped and used for cattle grazing for the foreseeable future. No set time will be established for when the development in Planning Area 2-5 would need to occur; the approvals granted by the County for the PUD/Subdivision would not expire.

(f) At or soon after the development is completed on Planning Area 5, the Applicant would convey the portion of the County Public Use/Open Space Parcels laying north of the San Miguel River to the County. Prior to the conveyance of this land to the County, Applicant would grant an easement enabling the County to use, operate and manage this area.

4.18. **Vesting.** Because the Applicant is providing most of the public benefits upfront, namely, the conveyance of the Medical Center Parcel to THD, the Town Sewer Plant Parcel to the Town, a portion of the Public Use/Open Space Parcels to the County, construction of the regional valley trail connection to the Medical Center Parcel, enhancing trail connections with Lawson Hill and installing the majority of the infrastructure improvements, the Applicant is seeking the granting of extended vesting rights for 25 years from recordation of the final plat. Given that the Applicant is unable to undertake development in Planning Area 2-5 for upwards of 7 to 10 years in light of the Phased Sewer Service and providing the upfront benefits noted above, the request for the extended vesting is reasonable and appropriate. The extended vesting provides an opportunity for Applicant to evaluate market and community needs down the road and allow development of these parcels to meet needs then becoming apparent.

V. **STANDARDS REPORT.**

Applicant has submitted various technical reports, studies, plans and specifications in support of the Application. The following information in this Section as well as the succeeding Sections constitute the Society Turn Sketch PUD Application

Applicant's Standards Report, which discuss various findings and determinations made by the Applicant's consultants and how these materials relate to the Sketch PUD/Subdivision Plan and comply with applicable provisions of the LUC which the County must review and consider when evaluating the Application.

5.1. **Road Access to Society Turn Parcel.**

5.1.1. **Primary Access.** The principal access for the planned development on the Society Turn Parcel that would occur for Planning Areas 1-5 will be located on the northerly boundary of the Society Turn Parcel where proposed new Road A (internal to the subdivision) connects to State Highway #145 (**Road A/Hwy #145 Intersection**). The Road A/Hwy #145 Intersection will be designed as full movement intersection and is being designed by the Applicant to comply with applicable road and intersection standards that are administered by the Colorado Department of Transportation (CDOT).

5.1.2. **Secondary Access.** A secondary access is associated with an existing access point located on the easterly boundary of the Society Turn Parcel, which aligns with the location of the existing access to the Regional Sewer Treatment Facility located on the Society Turn Parcel. Consistent with the direction of CDOT, this access is available to the project for only emergency access purposes. The Applicant will work with SMART and CDOT to enable regional public bus service to be able to use the secondary access when Planning Areas 2-5 are built out. No improvements to this secondary access are proposed by this Application.

5.1.3. **Lawson Hill Access.** The County Public Use/Open Space Parcels would be accessed off of Society Drive, pursuant to certain mutual access easement agreements that would allow for this access. No improvements to this access are proposed by this Application.

5.1.4. **SMPA Access.** The San Miguel Power Association (SMPA) uses a driveway over the Society Turn Parcel to access facilities located on its adjacent property, south of the Society Turn Parcel. Previously, Genesee had granted an access easement to SMPA for the substation facilities located on the SMPA Parcel. Some years after the development of the Substation, SMPA developed an office and laydown yard, which was to be access from the east over the Regional Waste Water Treatment plant property. More recently, SMPA has started using the driveway to serve its office and laydown yard without an easement enabling them to do so. The Applicant has been and will continue to be a good neighbor with SMPA and have taken this need for SMPA to have access to its regional facilities into account when developing the Society Turn Development Plan. As part of the Society Turn Development Plan, Applicant is showing a driveway that would cross the Medical Center Parcel (over the portion of the property programmed for a parking lot), that would connect to the driveway to the SMPA parcel and would be designed to accommodate typical employee vehicles and service vehicles for the existing uses and facilities. An easement for this purpose will be established.

5.1.5. **Source Gas Access.** Source Gas has installed a fairly sizable regional gas facility that is located on an easement over a portion of the Society Turn Parcel. Source Gas has used the same access that SMPA has been using for access to the SMPA Parcel, which was occurring without an easement. The Applicant has accommodated access to the important regional gas facility over a portion of the same corridor contemplated for SMPA access. An easement for this use has already been established.

5.2. **Traffic Impacts.** The traffic impacts for the Sketch PUD/Subdivision Plan and background traffic are summarized in the Traffic Report. The purpose of the Traffic Report is to document the existing traffic conditions in the vicinity of the site, provide the trip generation and trip distribution of the proposed development, project traffic volumes to the 20-year planning horizon (2040), and to analyze the proposed access and nearby intersections for operational impacts to SH 145. Access to Society Turn Sketch PUD Application

the site will be provided from the permitted and historical access location for the Genesee property on the south side of SH 145, near the existing access used by the Applicant for ranch access and also used by SMPA and Source Gas. The major findings are:

5.2.1. Summary of Conclusions:

- A. The existing roadway network and adjacent intersections operate at an acceptable LOS in the total traffic scenario.
- B. The proposed access operates at an acceptable LOS in the total traffic scenario.
- C. A new access permit is required. The new permit volume is calculated to be a DHV of 401 in passenger car equivalents.

5.2.2. Proposed Mitigation Measures

- A. The proposed Road A intersection with Hwy#145 (**Road A/Hwy #145 Intersection**) requires the following auxiliary turn lanes
 - West bound left turn deceleration lane with storage length
 - East bound right turn deceleration lane
 - East bound right turn acceleration lane
- B. The Road A/Hwy #145 Intersection can provide acceptable sight distance, design sight triangles must be developed and maintained as clear zone with the development of this access to accommodate passenger vehicles, single-unit and multi-unit trucks.
- C. The Road A/Hwy #145 Intersection shall provide a two-lane egress (minimum 100 ft) to avoid internal blocking of the north bound right turn egress lane by potential north bound left turn queuing
- D. The Road A/Hwy #145 Intersection shall provide north bound right turn channelization to maximize efficient operation of the north bound right turn lane and the east bound acceleration lane.

5.3. **CDOT Highway Access Permit.** The Applicant has submitted an application with CDOT for approval of the Road A/Hwy #145 Intersection. A copy of the “**CDOT Access Permit**” application is attached as **Exhibit “J”**. The CDOT Access Permit proposes undertaking certain highway, that are being designed in accordance with applicable CDOT review standards, based upon the contemplated level of development proposed in the Society Turn Development Plan. No waivers or variations to the CDOT road design standards are being requested by Applicant. The review process involving CDOT is ongoing. Applicant anticipates the process would be completed as part of the process for the consideration of the Preliminary PUD/Subdivision Plan Application. Applicant understands that it will not be able to pursue the Society Turn Final PUD/Subdivision Plan Application until CDOT has issued the requisite access permit for the project. The SIA (discussed below) will provide for the full and timely completion of the highway/intersection improvements.

5.4. **Wetlands.**

5.4.1. Wetlands are an ecological feature that provides important environmental functions for stormwater management, flood attenuation, water quality, and wildlife, as well as aesthetic Society Turn Sketch PUD Application

values. The site was studied for wetlands by SGM Engineering for wetlands to identify and delineate waters and wetlands that may be subject to the jurisdiction of the US Army Corps of Engineers under Section 404 of the Clean Water Act and applicable provisions of the LUC. A copy of the Wetland Report is attached as **Exhibit “M”**. SGM concluded that the Society Turn Parcel is relatively dry under natural conditions, although normal ranching irrigation activities have historically occurred on the parcel and continue to occur. Naturally-occurring wetlands and hydrologic features on the Society Turn parcel are limited to the immediate vicinity of the San Miguel River and Remine Creek, where these features traverse the parcel.

5.4.2. SGM also evaluated the Society Turn Parcel under applicable LUC regulations (Section 5-22 of the LUC), which vary to some degree to wetland reviews under Section 404 of the Clean Water Act. A copy of the Memo prepared by SGM is attached as **Exhibit “M”**. SGM reached the conclusion that there are some areas of Baltic rush on the Society Turn Parcel, which under the County regulations are indicators of potential wetlands. These areas are isolated on the south side of the San Miguel River.

5.4.3. SGM noted that the areas proposed for development were sited outside of the areas of wetlands as defined under both Federal and County laws. As such, SGM concluded that the development on the Society Turn Parcel would have no direct impact to any wetland areas.

5.4.4. SGM noted areas that development (consisting of a trail, augmentation pond and pipeline) which may occur within the 100’ Wetland Setback and would be reviewed by the County as part of the Preliminary PUD/Sketch Plan review.

5.5. **Floodplain Hazard Areas.** Channelized floodplains exist on the property, along the area adjacent to the San Miguel River.

5.6. **Geologic Hazard Review.** Dowl Engineering was retained to provide a preliminary analysis of the geologic hazards present on the Society Turn Parcel (“**Geologic Hazards Analysis**”). A copy of the Geologic Hazards Analysis Report, inclusive of the Geologic Hazards Mapping are attached as **Exhibit “O”**. Dowl Engineering determined that the areas proposed for development were neither unique nor different than conditions existing in the region where other development has routinely been accommodated. Dowl also determined in its report that “the primary geologic hazards that were identified and mapped and affected certain limited portions of this Society Turn Parcel are flooding, wetlands, potentially unstable slopes and slopes >30%. Most of the Society Turn Parcel, including where most of the proposed development is concentrated, was identified as “stable slopes,” indicating that these areas are considered stable, with minimal potential for the presence of geologic hazards. These are the areas consisting of gently-sloping terrain of the Remine Creek alluvial fan and river alluvium in the valley floor.” Dowl concluded that “Most of the Society Turn Parcel is mapped as “stable” with low risk of geologic hazards, while the small areas with moderate to high risk can be either completely avoided or can be reduced to low risk by implementing mitigation measures recommended herein during the PUD design process.” The specific findings relative to areas of Society Turn Parcel which are potentially impacted by geologic hazards, the level of risk assessment (low, medium, high) and the indicated mitigation is set forth in the Geologic Hazards Analysis. Based upon the information contained in the Geologic Hazards Analysis, the portions of the Society Turn Parcel upon which development is being proposed can safely occur when evaluated from the perspective of geologic hazard conditions. The recommendations contained in the Geologic Hazards Analysis are acceptable to the Applicant and will be incorporated in the Society Turn CCR’s.

5.7. **Geotechnical Engineering Report.** Dowl Engineering was retained to provide a preliminary analysis of the geotechnical conditions present on the Society Turn Parcel (“**Geotechnical Report**”). In its report, Dowl indicated that “Based upon our feasibility level

geotechnical evaluation and the results of our subsurface and laboratory testing, it appears that all sites evaluated are suitable for the typical intended construction of structures associated with mixed commercial and residential/commercial development with special attention to foundation subgrade preparation, foundation design, general site preparation and drainage design. The soils evaluated on the Society Turn Parcel are granular alluvial and colluvial deposits with variable density, ranging from loose to very dense, but they are generally well-drained sands and gravels that have low potential for swelling or shrinking. However, due to the variable density of these materials laterally and vertically, there is some potential for consolidation. For most types of small to moderate sized commercial and commercial/residential structures anticipated for this site, the native soils are suitable for conventional spread footings with soil preparation needed to ensure uniformly dense conditions. Dowl concluded that the development proposed in the Society Turn Development Plan was feasible, provided that certain preliminary recommendations noted by Dowl in the Geotechnical Report are followed. The recommendations contained in the Geotechnical Report are acceptable to the Applicant and will be followed when installing infrastructure. The information will be shared with individual lot developers for inclusion in their design plan.

5.8. **Stormwater Management/Drainage Plans/Erosion Control.** The preliminary drainage plan for Society Turn Development Plan is as indicated in the Civil Engineering Drawings attached as **Exhibit “F”**. In general, Applicant will ensure proper management of sediment and erosion control methods will be utilized to protect the nearby watersheds as well as the onsite wetlands from impacts of development of the Society Turn Development Plan. The integrity of the existing and natural drainage patterns of the property will be preserved and enhanced as noted in the Drainage Study prepared by Dowl Engineering dated August 21, 2020 attached as **Exhibit “H”**. In general, Drainage and storm water management will be handled by a system of roadside swales, culverts, and small detention basins consistent with County standards. Flows released from the site will be maintained at historic rates, through the use of small localized detention ponds. Erosion will be prevented by maintaining vegetative cover to minimize soil disturbance, and utilizing best management practices to prevent erosion during construction. Best management practices (**BMP’s**) will be used to control erosion and to eliminate sediment transport from the project both at final build out and during construction. The proposed development of the Society Turn parcel has been designed in consideration of retaining storm flows on site as required by San Miguel County Land Use Code, Section 4-302G and Section 5-502AA. Drainage will be conveyed by both subsurface storm drains and surface means across the roadways, parking areas and impervious areas to subsurface detention structures or detention basins. There are no unusual conditions present on or otherwise associated with the Society Turn Parcel and the implementation of the Society Turn Development Plan are readily capable of complying with all applicable State and County standards that cover drainage, erosion, and stormwater management. Any permits required for the drainage and storm water management activities will be obtained by Applicant at the time of development.

5.9. **Wildlife.** A Vegetation and Wildlife Assessment has been prepared by Alexander Nees, Senior Ecologist with SGM Engineering a copy is attached as **Exhibit “N”**. The study recognizes the potential impacts of the development contemplated for the Society Turn Parcel on certain wildlife and offers certain design criteria and considerations that have been incorporated into these plans to address these recommendations. In undertaking his analysis, Mr. Nees notes as follows:

A. The Society Turn Parcel is dominated by heavily-altered pastureland, seasonally irrigated by a lateral ditch from Remine Creek. There is minimal shrub or tree cover on the Parcel outside of the riparian corridors. Habitat value on the Parcel is limited due to the lack of vegetation diversity and native species, the structurally-homogenous herbaceous vegetation cover, and the proximity to extensive areas of adjacent disturbance.

B. Development of the Society Turn Parcel would have no impact on any USFWS-listed threatened or endangered species, and only minimal impacts to other species of concern such as deer and elk.

C. General wildlife habitat values on the Parcel are minimal, and primarily associated with ungulate movement patterns between summer and winter habitats on Deep Creek Mesa to the north, and severe winter range and water resources along the San Miguel River immediately south of the Parcel. Nesting, denning, breeding, and production habitat for species of concern is entirely absent from the Parcel, but there is evidence of occasional transit across the Parcel by large mammals. However, the majority of local ungulate movement occurs immediately to the east of the Parcel, in the large areas of open space preserved by the Town of Telluride as the Valley Floor Property. The extensive existing disturbance on and immediately adjacent to the Parcel would discourage ungulate movement on the Parcel when nearby attractive alternative movement corridors are available. Based on personal observations and interviews with the property manager, elk currently traverse the Parcel at dispersed locations throughout the pasture areas. There are no clearly identified corridors on the Parcel that host significant ungulate movement. Although the Remine Creek corridor provides a sheltered transit path between Deep Creek Mesa and the San Miguel River, the Creek gradient is extremely steep and narrow on the Parcel, and has been significantly altered by the construction of Highway 145, where the Creek has been steepened and culverted to pass under the roadway and embankments. Some few animals currently cross the open terrain of the Parcel's pasture areas to reach the river, but this movement is constrained by the need to cross State Highway 145, and the need to pass through significant anthropogenic disturbances.

D. Due to the high-density mixed-use envisioned for the Planning Areas of the Parcel, animal movement will be extremely constrained or substantially eliminated in those portions of the Parcel. However, given the extent of development already existing in the immediate proximity, we recommend that development on the Parcel proceed, based on our determination that wildlife value is already largely absent from the Parcel, and that concentrating this development in an area of existing impact is a preferable site. Consideration has been given to preserving the ability for animals to cross the property to the extent possible: the movement corridors of Remine Creek and the San Miguel River are preserved in the preliminary plans as they exist at the time of this report, due to these areas' inclusion in the Open Space zones.

E. The movement corridor of Remine Creek is preserved in the preliminary plans as they exist at the time of this report, due to the area's inclusion in the Open Space zones.

F. Mr. Nees has recommended the implementation of the following mitigation measures, which the Applicant is incorporating into the Society Turn Development Plan:

- Cluster development in the impacted/agricultural portions of the Society Turn Parcel, which is achieved by the proposed Society Turn Development Plan.
- Constrain all existing and proposed trails to non-motorized uses, to limit disturbance to wildlife from vehicle noise and excessive speeds.
- Remove woven-wire fences wherever they occur on the Parcel, and replace with wildlife-friendly fences per CPW standards that are appropriate for the cattle grazing that currently occurs on the Parcel. As individual planning areas are removed from grazing and converted to development, replace the remaining boundary fences with wildlife-friendly fence designs where necessary, or remove fencing altogether where practical.
- Limit night-time anthropogenic disturbance from lighting by installing low-intensity shielded exterior safety and utility lights.

- Prohibit contractor’s dogs on the Parcel during construction. After construction is complete, establish mandatory dog-control policies to prevent barking, free-roaming, and wildlife chasing or harassment by resident or visiting dogs.
- The potential medical center includes a proposal for a helicopter landing pad. Consider establishing minimally-impactful helicopter overflight paths to minimize wildlife flushing risk, as feasible within operational requirements and aviation regulations.
- Standard bear-safety measures for facility design and operation should be applied, due to location within a Black Bear Human Conflict Area.

The prescribed mitigation measures will be further addressed in the Society Turn CCR’s and Design Guidelines.

5.10. **Pedestrian Paths/Trails.** The Society Turn Development Plan incorporates important pedestrian connections that will serve the Telluride Region in a very important manner.

5.10.1. **Valley Floor Trail.** The existing paved pedestrian/bike trail starts in the Town of Telluride and extends along the Spur along the valley floor and crossed under Hwy #145 along the San Miguel River and ends on the Society Turn Parcel. The Applicant plans to pick up where the trail currently ends and extend it along the perimeter of the Society Turn Parcel partially on the property and a portion on CDOT ROW (if permitted by CDOT) and extend to the Medical Center Parcel. This extension will be paved, with snow removal occurring as necessary so that the trail is accessible year-round.

5.10.2. **Society Turn/Remine Creek Trail.** Previously, the Applicant granted a hiker/biker trail easement over the Society Turn Parcel and over its Deep Creek Mesa Parcel, which Applicant paid to be designed and installed. The trail which is known in the community as the Remine Creek Trail has become a popular recreational trail to the community. This trail will be maintained, although its siting on the Society Turn Parcel is being relocated, as contemplated in the easement, and will run along the perimeter of the property, including portions potentially being places on CDOT ROW.

5.10.3. **Lawson Hill Pedestrian Connections.** The Applicant is working with Lawson Hill to enhance existing pedestrian connections between Lawson Hill and the uses contemplated by the Society Turn Development Plan.

5.11. **Land Dedication.** The LUC requires certain land dedication to offset impacts to school and parks.

5.11.1. **Park Dedication.** As indicated on attached **Exhibit “U”**, the required parkland dedication for the project is 2.762 acres.

5.11.2. **School Dedication.** As indicated on attached **Exhibit “U”**, the required land dedication for schools for the project is 0.453 acres. The land dedicated for schools is conveyed to the County.

5.11.3. **Total Dedication.** The combined amount of land dedication for parks and schools is 3.214 acres. The Applicant is proposing to convey the County Public Use/Open Space Parcels, which contains approximately 3.8 acres to the County in satisfaction of the required land dedication for parks and schools. The County can coordinate the usage of this land with the School District.

5.12. **Revegetation and Landscaping Plan/Weed Management.** A Revegetation and Landscaping Plan will be prepared as part of the submission of materials for the Preliminary PUD/Subdivision Plan review. The plan will develop criteria to address impacts from disturbances

resulting from site development and infrastructure work. The Revegetation and Landscaping Plan will be consistent with the County Weed Control requirements.

5.13. **Historic and Archeological Features.** There are no designated historic or archeological structures or features on the Society Turn Parcel, although there is an old remnant of a trestle support that would be left in place and not disturbed by the implementation of the Society Turn Development Plan. See attached Memo discussing findings on historic structures (**Exhibit “R”**)

VI. **SKETCH PUD PLAN - INFRASTRUCTURE.**

6.1. **Internal Subdivision Road Improvements.**

6.1.1. The two internal subdivision roads (Road A and Road B) will be designed, engineered and constructed by Applicant in accordance with County standards Section 5-5 of the LUC, with proposed variations acceptable to the County that attempt to balance the goal of creating a safe and efficient two lane road, designed to a Collector Road standard, which reduces future maintenance costs, which goals and objectives are consistent with adopted County Land Use Policies stated in the LUC, including Section 2-2201. Details of the Roads are described in the Engineering Report prepared by Dowl Engineering and depicted on the Civil Plans. Road A extends from the Road A/Hwy #145 Intersection in a north/south direction to its terminus in a cul-de-sac at the entry of the Medical Center Parcel and intersection with Road B. Road A will be fully graded and paved with the commencement of the project. Road B will be rough graded from its intersection with Road A to the easterly terminus. Road B will be rough graded. A gate will be installed and maintained at both ends of Road B, which will block off usage until such time as Planning Areas 2-5 are developed. The easterly gate on Road B shall remain in place to prevent usage of the easterly access point consistent with CDOT requirements. The requirement for Applicant to complete this roadwork will be documented in the SIA. Road A and Road B will be privately owned and maintain by the Society Turn HOA. Public usage rights shall be dedicated to the County. As indicated above, Road B will be closed to public use until development on Planning Areas 2-5 is occurring.

6.1.2. The roadways will be constructed in compliance with County design standards as provided for in LUC Section 5-5 as summarized in the Engineer Report. A copy of the roadway plans is included as part of the Engineer Plans attached as **Exhibit “F”**.

6.2. **Driveways.** Individual driveways will be designed and constructed for each of the Lots and provide access to the Lots. The Driveways will interconnect in the rear of the Lots in connection with the Shared Parking Lot. Each driveway will be designed in accordance with applicable County design regulations for driveways and will be required to comply with standards established by the Telluride Fire District.

6.3. **Water Supply.** The domestic water needs of the Society Turn Parcel Development, including fire suppression systems, will be served by the Town of Telluride Water System (“**Society Turn Water Supply**”). Applicant shall connect to the Town water system adhering to the regulations for such connections established by the Town of Telluride (Town). Applicant and the Town will enter into a water and sewer service agreement, which Applicant anticipates will be completed in the course of the County’s review of the Preliminary PUD/Subdivision application. Applicant is designing an irrigation system that would serve landscaping on development in Planning Areas 2-5. The irrigation system will utilize an onsite well to be drilled by Applicant, with water stored in an underground storage tank that will be located in Planning Area 3.

6.4. **Sewer Service.** The sewage needs of the Society Turn Parcel Development will be served by the Regional Sewer Treatment Facility (“**Sewer Plant**”). Applicant shall connect to the Sewer Society Turn Sketch PUD Application

Plant adhering to the regulations for such connections established by the Town. As noted, the Applicant and the Town will enter into a water and sewer service agreement provided for the requested sewer service. The Town has advised that it will provide the required sewer service to accommodate the Society Turn Development Plan, but because of contemplated upgrades to the Sewer Plant, the Town has advised that it will need to provide the sewer service in phases (“**Phased Sewer Service**”), generally as follows:

(a) The Town would provide sewer service to development occurring on the Medical Center Parcel and on the westerly portion of Planning Area 2 when development is occurring.

(b) The Town would provide sewer service to development occurring on the easterly portion of Planning Area 2 and Planning Area 3 the sooner of seven years from the final approval of the Society Turn Development Plan or when upgrades to the Sewer Plant to come into compliance with state effluent standards are completed.

(c) The Town would provide sewer service to development occurring on Planning Area 4 and Planning Area 5 the sooner of ten years from the final approval of the Society Turn Development Plan or when upgrades to the Sewer Plant to increase overall capacity are completed.

As a result of the Phased Sewer Service, the buildout of the Society Turn Development Plan will need to occur in phases, which is discussed below.

6.5. **Shallow (Underground) Utilities.** The preliminary design of the utilities serving the Lots in the Society Turn Development Plan Cluster is as indicated in the Civil Engineering Drawings attached as **Exhibit “F”**. Power, telephone lines, fiber and possibly natural gas would be extended to the frontage of each Lot, including the Medical Center Parcel and would be placed underground.

6.6. **Solid Waste Disposal and Recycling.** The Association will coordinate with a local service provider to establish solid waste disposal and recycling services for the proposed development.

6.7. **Subdivision Improvement Agreement.**

6.7.1. Applicant and the County will execute a Subdivision Improvement Agreement (“SIA”) for Society Turn Development Plan insuring completion of the construction of the infrastructure improvements required to serve the Society Turn Development Plan. The SIA will be executed and recorded at the time of the recordation of the Final Plat for the Society Turn Development Plan and shall provide for suitably security for the infrastructure to be fully and timely completed.

6.7.2. The SIA shall: (1) identify each of the required infrastructure improvements that Applicant will be required to initiate and complete for the Society Turn Development Plan, and (2) the timing for the initiation and completion of the required infrastructure improvements and the posting of collateral to insure the timely completion of the required infrastructure improvements.

6.7.3. Most of the infrastructure work will occur as part of an initial infrastructure installation phase that would occur following the recordation of the Final Plat for the Society Turn Development Plan. Some elements of the infrastructure work, including the final paving of Road B, shall be completed at the time development is occurring on Lots located in Planning Areas 2-5.

VII. **SOCIETY TURN CCR’S AND DESIGN GUIDELINES.**

7.1. **Development Covenants and Restrictions.** The Applicant will develop the Cluster Lots as a planned community (“**Community**”) in accordance with the Colorado Common Interest Ownership Act (“**CIOA**”). The Applicant will prepare typical governing community documents, including Articles of Incorporation, Bylaws, Rules and Regulations, Declaration of Covenants, Conditions and Restrictions and Community Map (collectively, “**Society Turn CCR’s**”). The Association will be established and will manage and control affairs of the Community. The Association will enforce the Society Turn CCR’s and, in instances noted in this Application, the County will also have authority to monitor and enforce compliance with certain specific provisions of the Society Turn CCR’s (“**County Enforceable Restriction**”). Applicant agrees that the County may review those provisions of the Society Turn CCR’s which relate to the County Enforceable Restrictions prior to recordation of the Society Turn CCR’s. The Society Turn CCR’s will provide that the provisions of the documents which relate to the County Enforceable Restrictions may be modified, amended or terminated with the consent of the County.

7.2. **Design Guidelines.** A copy of the Design Guidelines will be submitted to the County for review as part of the application for the SMVC Preliminary PUD Plan. In general, the Design Guidelines focus on promoting design themes, as well as landscaping standards and quality, goals and objectives that balance the development objectives of owners of Lots with overall compatibility objectives, protection of environmental and wildlife resources, preventing the development of unsightly or obnoxious structures and providing for appropriate landscaping.

SUMMARY OF FINDINGS AND COMPLIANCE WITH LAND USE CODE

Based upon the foregoing information, combined with all exhibits, supports a finding and determination that the Application complies with all applicable terms and conditions contained in the LUC, which are applicable to the review and consideration of the Application. In reaching this determination, the Applicant states as follows:

1. **Compliance with Section 5-14, PUD Standards.** See Sections 1-10.
2. **Compliance with Applicable San Miguel County Land Use Policies.**

A. **Conformance with Adopted Comprehensive Plan.** The development contemplated in the Society Turn Development Plan is consistent with San Miguel County’s adopted Comprehensive Plan. Applicant has carefully studied the Society Turn Parcel, and has taken into account existing environmental conditions and the Comprehensive Plan, resulting in a PUD plan that meets or exceeds County standards.

B. **Compatibility with Existing Adjacent Neighborhoods.** The development contemplated in the Society Turn Development Plan is compatible with the existing adjacent neighborhoods. The mixed use development proposed in the plan compares favorably with other surrounding development, including the Regional Sewer Plant, the SMPA substation/office/laydown yards, in terms of lot sizes, layouts, density and uses. These factors, combined with the proposed setbacks and landscape buffers, further ensure compatibility.

C. **Natural and Man-Made Hazard and Resource Areas.** The development contemplated in the Society Turn Development Plan will not result in the development of land that will unreasonably subject any person to natural or man-made hazards or unduly destructive to the natural resources of the County. The potential environmental hazards of the land within the PUD have been subject to a thorough environmental analysis (see Geologic Hazards Report).

D. **Soil Surficial Geologic Characteristics and Radiation.** The development contemplated in the Society Turn Development Plan properly takes into account soils conditions and characteristics when laying out the Cluster Lots and infrastructure. Further, the development has been designed to mitigate geohazard conditions consistent with the recommendations of the Applicant's geologic hazards consultant (see Geologic Hazards Report).

E. **Drainage.** The integrity of the existing and natural drainage patterns of the Society Turn Parcel will be preserved and enhanced and is not anticipated to be affected in connection with the Society Turn Development Plan. It will be designed and implemented consistent with the recommendations of the civil engineer, whose plans are based upon applicable state and county standards.

F. **Erosion.** Erosion associated with the development contemplated in the Society Turn Development Plan will be prevented by maintaining vegetative cover to minimize soil disturbance, and utilizing best management practices to prevent erosion during construction. These measures will be designed and implemented consistent with the recommendations of the civil engineer, whose plans are based upon applicable State and County standards and identified building envelopes for homes will assist in controlling potential erosion.

G. **Scenic Quality.** The Applicant took great care in designing and laying out the Lots, parking areas, landscaping, open space and infrastructure, as evidenced by the development contemplated in the Society Turn Development Plan, in a way that is designed to preserve the natural appearance of the mountain slopes.

H. **Air Quality.** The use and development of the Lots will adhere to County regulations regarding air quality protection, and will not contribute significantly to degradation of air quality within the County.

I. **Water Resources and Wetlands.** The development contemplated in the Society Turn Development Plan, including the use of a well to provide non-treated water to service landscaping, has been designed in a manner to preserve and protect water resources, wetland areas, and riparian areas.

J. **Noise.** The Society Turn Development Plan will adhere to County regulations regarding noise, it being noted that the proposed land uses proposed are not expected to generate any noise that will adversely impact existing neighboring land uses.

K. **Wildlife Protection.** The Society Turn Parcel has been closely examined by the projects wildlife consultant, who has provided a series of mitigation measures that will be implemented as part of the Society Turn Development Plan.

L. **Adequate Provision of Water.** Domestic water for the proposed development occurring as part of the Society Turn Development Plan will be provided by the Town of Telluride through the Water and Sewer Agreement.

M. **Sewage Treatment and Collection.** Sewer service for the proposed development occurring as part of the Society Turn Development Plan will be provided by the Regional Sewage Facility and documented through the Water and Sewer Agreement.

N. **Off Site Road System Impacts.** A Traffic Impact Study has been completed for the Society Turn Development Plan to determine impacts upon adjacent roadways and to evaluate and identify required highway and intersection improvements resulting from the project, which is laying the basis for the CDOT Access Permit. The recommended measures and improvements within these analyses will be implemented to ensure that the traffic generated by the project does not cause the adjacent

roadways and intersections (including the Roundabout) to operate at unacceptable levels of service, as measured by CDOT.

O. **Internal Subdivision Road Design and Construction.** The local streets have been designed and engineered to accommodate uses and development of the development contemplated in the Society Turn Development Plan. The roadways will be constructed in compliance with County standards.

P. **Extension of Utilities.** The extension of utilities to serve the proposed development contemplated in the Society Turn Development Plan and noted in the Civil Engineering materials are designed to be consistent with County policies as the areas to be served are adjacent to existing development, and will not require unusual construction or burden the County with additional costs.

Q. **Impacts on Taxes and Management of Necessary Services and Facilities.** As noted in this Application, the infrastructure needs that will be required to serve the development contemplated in the Society Turn Development Plan are being designed and constructed by the Applicant at its cost and expense. Certainly, the County will provide important public services to the project, but it is anticipated that the additional property tax revenue generated by the development should be sufficient to offset demands to public infrastructure.

R. **Transportation.** The highway and intersection improvements address traffic impacts from the Society Turn Development Plan. The alternative transit means outlines in the Transit Plan and help reduce automobiles and resulting congestion. The street design promotes traffic safety. Trail connections to nearby existing trails will be provided to facilitate walking and access to bus stops.

S. **Compatibility with Agricultural Lands.** The development contemplated in the Society Turn Development Plan will not negatively impact agricultural land in the vicinity of the development. Portions of the property will continue to be grazed by cattle for the foreseeable future.

T. **Compatibility with Historical or Archaeological Resources.** The Society Turn Development Plan does not contain known sites of archaeological significance that have been classified as such on the County Historic Plan. There appear to be a remnant of a trestle used in connection with mining activities on the Society Turn Parcel, which will be left undisturbed and is proposed to be located on a County Public Use/Open Space Parcel that would be conveyed to the County.

U. **Employee Housing.** The site-specific developer of each Lot in the Society Turn Development Plan will be required to comply with the provisions of LUC governing the provision of Employee Housing Mitigation.

V. **Energy Conservation.** The Design Guidelines for the development occurring as part of the Society Turn Development Plan will encourage features to conserve energy resources and minimize the consumption of energy.

W. **Compatibility with Adjacent or Nearby Public Lands.** The Society Turn Parcel is adjacent to USFS lands. The implementation of the development of the Society Turn development Plan are appropriately separated from USFS boundaries given the placement of the respective building envelopes, which separation is further reinforced by the grade separation with the USFS land.

X. **Access to Public Lands.** The Applicant has previously built trails over the Society Turn Parcel and its adjacent Deep Creek Mesa property that provide good access to regional

public recreational trails. Applicant is proposing additional trail connections as indicated in the Society Turn Development Plan.

Y. **Revegetation with Native Species.** The Design Guidelines for the Society Turn Development Plan will specify that all surface disturbances, with the exception of yard areas, be revegetated with native species. All road construction areas and utility line disturbances will be revegetated with native species.

3. **Compliance with the Telluride Regional Area Master Plan (TRAMP).** The Future Land Use Element section of the TRAMP was modified last year in contemplation of the filing of this Application. As previously discussed in this Application, the number, location and layout of the Lots and the associated as development proposed in the Society Turn Development Plan is compatible with the surrounding neighborhoods, have available urban services, and will be served by adequate road capacity. The following demonstrates the consistency with the adopted goals and policies of the TRAMP, which are intended to serve as general guides for land use planning in the Telluride Regional Area.

A. **Future Land Use Pattern.** The Application achieves many of the goals and objectives of this section of the TRAMP.

(1) The Society Turn Development Plan balances the protection of scenic quality, while allowing for the use and development of the Society Turn Parcel for important uses and activities. The plan reduces adverse environmental impacts associated with development by providing adequate setbacks, avoiding environmentally-sensitive areas, and locating development where public facilities and services are available.

(2) The plans are being processed according to the PUD procedures.

(3) The Society Turn Development Plan reflects a logical, comprehensive plan for the entire Society Turn Parcel.

(4) The Society Turn Development Plan promotes a clustered development pattern.

(5) Development contemplated by the Society Turn Development Plan has been carefully sited to avoid or mitigate impacts to wetlands, riparian and floodplain areas.

(6) Development contemplated by the Society Turn Development Plan has been sited in areas that will allow the buildings and improvements to occur in a manner that will not be exposed to rockfall, avalanche and debris flow conditions not capable of mitigation.

(7) Development contemplated by the Society Turn Development Plan will comply with the County Employee housing mitigation requirements.

B. **Environmental Quality.** The Application meets the goals and objectives of this section of the TRAMP. Environmentally-sensitive areas, including wetlands, floodplains, steep slopes, riparian areas, wildlife habitat, and geologic hazard areas have been identified on the Society Turn Parcel and development has been planned to avoid such areas or where avoidance is not feasible, potential impacts have been minimized or mitigated through best management practices and through the design of the project.

C. **Scenic Quality.** The layout and location for the Lots and building envelopes, open space and provisions concerning landscaping as indicated in the Society Turn Development Plan
Society Turn Sketch PUD Application

achieve the goals and objectives of preserving scenic quality. The scenic quality along State Highway 145 is preserved and enhanced by the creation of building setbacks, landscape buffers and enhancements, and design elements that provide a compatible aesthetic appearance. The Building Envelopes established on each Lot will reduce site disturbance and minimize development impacts. This balances goals and objectives of the scenic foreground standards with overall clustering objectives and preservation of open space. The Society Turn CCR's and Design Guidelines will establish design guidelines to regulate materials, lighting, landscaping and the like, which will promote scenic quality.

D. **Preservation of Community**. The density and layout of the Lots as proposed in the Society Turn Development Plan will be consistent with the existing scale and character of adjoining development in the Lawson Hill business area and the Regional Sewer Plant and will comply with the County's requirements for employee housing.

E. **Employee Housing**. The requirements of the LUC relative to employee housing mitigation will be met with the development of each Lot.

F. **Public and Institutional Uses**. The provision of the Medical Center Parcel to the THD will be used for the development of the regional hospital and the provision of the Town Sewer Plant Parcel will accommodate the expansion of the Regional Sewer Plant.

G. **Transportation**. The proposed development provides for adequate, safe access points and does not create traffic volumes that create traffic hazards or significant service level reductions.

H. **Utilities**. The utilities for the proposed development will be designed to meet the needs of the development and will comply with applicable standards and specifications and will be placed underground.

I. **Recreational Facilities and Amenities**. The proposed development will comply with the County's requirements for parks.

J. **Trails**. Trail connections, where appropriate, will be considered.

K. **Parks and School Dedication**. The Applicant will plat and convey the County Public Use/Open Space Parcels, which will exceed the land dedication requirements generated by the Society Turn Development Plan.

CONCLUSIONS

Applicant respectfully requests that the County review and approve the Applications, finding that the Application meets all applicable requirements of the LUC.

Respectfully Submitted,

Genesee Properties, Inc.,
a Wyoming corporation

By: S/ _____
Thomas G. Kennedy, Authorized Agent