

Public Hearing Record  
County Planning Commission

Application: Genesee Properties, Inc  
Planned Unit Development /Subdivision Sketch Plan for the Society Turn Parcel;  
Mixed-Use Development Zone District Land Use Code Amendment  
Date: February 11, 2021

1. San Miguel County Land Use Code (Adopted 11/30/90) with all amendments to date (By Reference Only).
2. San Miguel County Comprehensive Development Plan (Adopted 8/3/78) with all amendments to date (By Reference Only).
3. Memorandum to the San Miguel County Planning Commission from Kaye Simonson, Planning Director dated February 11, 2021.
4. Draft Resolution of the County Planning Commission, San Miguel County, Colorado, Resolution 2021-02, Recommending Approval of a Sketch Plan for Planned Unit Development and Subdivision of the Society Turn Parcel for Genesee Properties, Inc.
5. Telluride Regional Area Master Plan, III. Future Land Use Element, N. Society Turn Parcel.
6. Application submitted by Tom Kennedy, Attorney, on behalf of Genesee Properties, Inc., Society Turn Sketch PUD/Subdivision Plan Review and Related Matters received November 18, 2020, and Supplements received January 20, 2021.
7. Applicant's Certifications of Compliance with the public noticing requirements of the San Miguel County Land Use Code Section 3-9 dated January 6, 2021 and January 10, 2021.
8. Public Hearing Notice published in the Norwood Post and Telluride Daily Planet on January 27, 2021.

AGENCY COMMENTS

9. Letter received from Bill Masters, County Sheriff, to Kaye Simonson, Planning Director dated February 4, 2021.
10. Letter received from Jim Boeckel, TFPD - Fire Marshal, to Kaye Simonson, Planning Director dated December 22, 2020.
11. Letter received from David Foley, County Surveyor, to John Huebner, Senior Planner dated January 7, 2021
12. Letter received from John Sweeney, FAA – Community Planner, to Kaye Simonson, Planning Director dated January 20, 2021.

13. Letter with traffic memo attached received from Pete Wagner, Last Dollar PUD Association, to Kay Simonson, Planning Director dated January 22, 2021.
14. Letter received from Brad Zavorski, SMPA – CEO, to Kaye Simonson, Planning Director dated January 22, 2021.
15. Email received from Jim Boeckel, TFPD - Fire Marshal, to Kaye Simonson, Planning Director dated January 21, 2021.
16. Letter received from Ron Quarles, Telluride Planning and Building Director, to Kaye Simonson, Planning Director dated January 25, 2021.
17. Letter received from Mark W. Caddy, CPW – District Wildlife Manager, to Kaye Simonson, Planning Director dated January 26, 2021.
18. Letter received from Dan Caton, Mountain Village – Mayor Pro-Tem, to Kay Simonson, Planning Director dated January 25, 2021.
19. Letter received from David Averill, SMART – Executive Director, to Kaye Simonson, Planning Director dated January 29, 2021.
20. Letter received from Janet Kask, County Parks & Open Space Director, to Kaye Simonson, Planning Director date January 29, 2021.
21. Letter received from John Bennett, TFPD – District Chief, to Kaye Simonson, Planning Director dated February 1, 2021.
22. Letter received from Karen Winkelmann, TRMC - CEO, to Kaye Simonson, Planning Director dated February 1, 2021.
23. Letter received from Lawson Hill Board of Directors, to Kaye Simonson, Planning Director and John Huebner, Senior Planner dated January 27, 2021.
24. Letter received from Diana E. Koelliker, MD, TRMC – Trauma and Emergency Services Director, to Kaye Simonson, Planning Director dated February 3, 2021.
25. Letter received from Sharon Grundy, MD, TRMC – Primary Care to Kaye Simonson, Planning Director dated February 3, 2021.
26. Letter received from Mike Hess, TMCF – Chair to Kaye Simonson, Planning Director dated February 4, 2021.
27. Letter received from Lynn Borup, Tri-County Health Network to Kaye Simonson, Planning Director dated February 4, 2021.

28. Resolution received from TMVOA Board of Directors to Kaye Simonson, Planning Director dated February 4, 2021.

#### PUBLIC COMMENTS

29. Letter received from Denise M. Traylor, PO Box 2940, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.

30. Email received from Larry Hopkins, 140 Nimbus Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.

31. Email received from Randall Root, 15 Valley View Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.

32. Email received from Bill Burgess, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 28, 2021.

33. Email received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 27, 2021.

34. Email No. 2 received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 27, 2021.

35. Email received from Leslie Root, 15 Valley View Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.

36. Email received from Judith A Ingalls MD, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 29, 2021.

37. Email received from David Oliversmith, Last Dollar Development, to Kaye Simonson, Planning Director dated January 29, 2021.

38. Letter received from Jeff Campbell, 198 Nimbus Trail, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.

39. Email No. 3 received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.

40. Email received from Jack Thompson, 183 Nimbus Drive, Telluride CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.

41. Email received from Susie Meade, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 28, 2021.

42. Email received from Craig Sterbenz, 125 Nimbus Drive, Telluride CO 81435, to Kaye Simonson, Planning Director dated January 29, 2021.

43. Email received from Bill Gordon, Society Conoco – owner, to Kaye Simonson, Planning Director dated January 29, 2021.

## MEMORANDUM

**TO:** San Miguel County Planning Commission  
**FROM:** Kaye Simonson, AICP, Planning Director  
**RE:** A. Society Turn PUD and Subdivision Sketch Plan  
B. Land Use Code Amendment to create MXD Mixed Use Zone District  
**DATE:** February 11, 2021  
Z:\Applications\2020\_Genesee Properties, Inc.\_LUCA\_Rezone\_PUD\_Society Turn Parcel\1 Staff Memo(s) and Resolution(s)]

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**THE COMPLETE APPLICATION IS ONLINE AT <https://societyturn.info/>**

### **Background**

In 2019, the San Miguel County Planning Commission adopted an amendment to Section III, Future Land Use Element, of the Telluride Regional Area Master Plan (TRAMP), an element of the San Miguel County Comprehensive Development Plan, for the Society Turn Parcel (TRAMP Section III.N).

The approximately 20-acre property is located at the southwest corner of Society Turn and abuts Highway 145 on the north and east. The property extends across the river on the east end, with an area fronting on Society Drive opposite the Conoco. The Telluride Wastewater Treatment Plant is accessed through the property from the east, the Source Gas/Black Hills Energy facility is accessed from the north, and the San Miguel Power Association substation is accessed from both the east and north. Remine Creek Trail also crosses the site. The property is zoned Planned Unit Development – Reserve (PUDR), which is a temporary zoning designation used until a site-specific development plan is proposed, at which time the property would be rezoned. The PUDR zone district does not establish development standards or allowed uses.

The intent, applicability and review standards for a Planned Unit Development are set forth in Section 5-14 of the Land Use Code. As stated in LUC Section 5-1401:

*Planned Unit Development (PUD) 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:*

- A. *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;*
- B. *Encouraging efficient use of land and public streets, utilities and governmental services;*
- C. *Preserving open space;*
- D. *Achieving a compatible land use relationship with surrounding areas; and*

- E. *Promoting multiple land uses and greater variety in the type, design and siting of buildings.*
- F. *Preserve and protect wildlife and wildlife habitat areas.*

## **Process**

*(See Section I, pp. 5-8 of the Application)*

The purpose of this PUD is to establish the development standards and permitted uses. Sketch Plan is intended to address the general concept of a proposal. If the Sketch Plan is approved by the BOCC, following Planning Commission review and recommendation, a more detailed application will be submitted for the Preliminary PUD/Subdivision. The Preliminary PUD/Subdivision will include items that are considered a two-step review, including LUC Section 5-4 Areas and Activities of Local and State Interest/"1041" Environmental Hazard Review, although the application does include conceptual materials regarding those topics to help with the review of the proposal.

Per LUC Section 3-7, Planned Unit Developments (PUDs) and Subdivisions require a five-step review process:

1. Sketch Plan PUD/Subdivision – Planning Commission Public Hearing
2. Sketch Plan PUD/Subdivision – Board of County Commissioners Public Meeting
3. Preliminary PUD/Subdivision – Planning Commission Public Meeting
4. Preliminary PUD/Subdivision – BOCC Public Hearing
5. Final PUD/Subdivision – BOCC final approval and signature

For the Sketch Plan, LUC Section 3-702 A.I states, "The Planning Commission shall review an application containing the submission contents identified in Sections 4-3 and 4-9 at a public hearing noticed pursuant to Section 3-9 and shall recommend approval, denial, approval with conditions or continuance (in accordance with Sections 3-703 and 3-1006). The Planning Commission may document its recommendation within a resolution recorded with the County Clerk and Recorder."

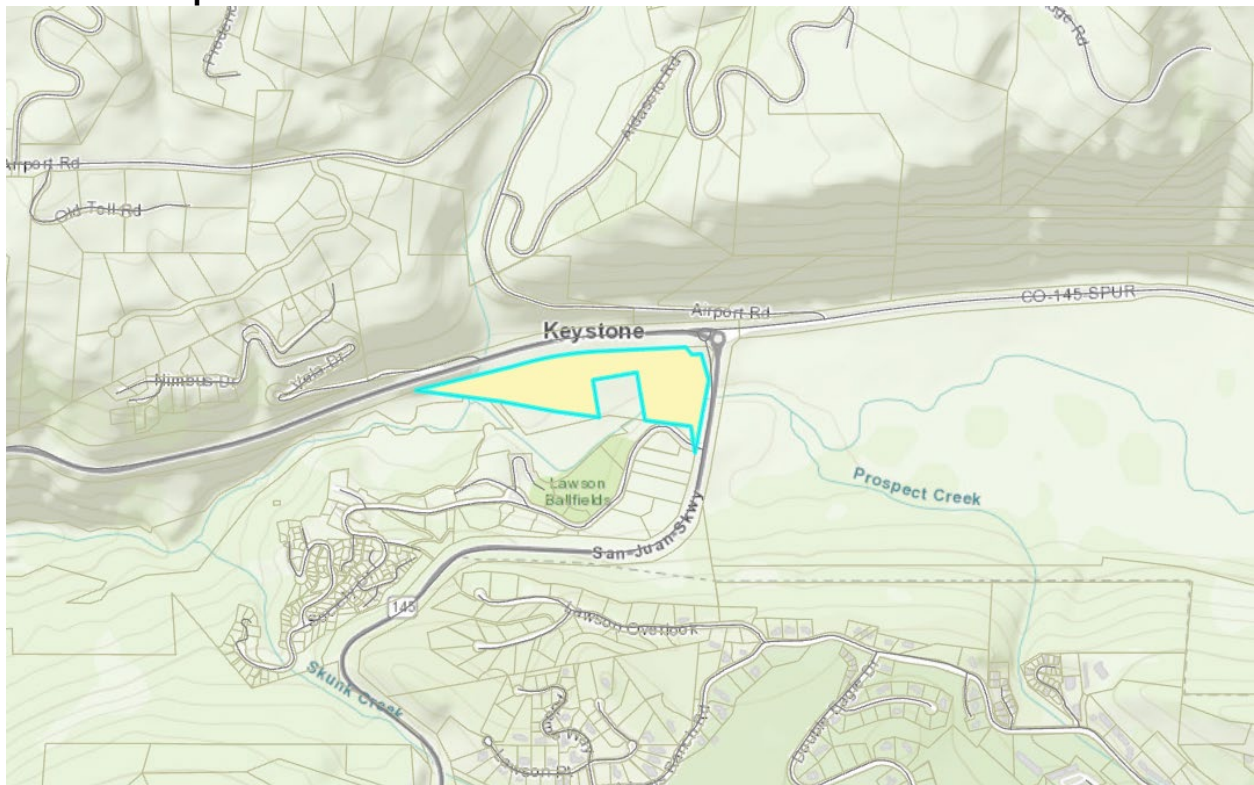
Submission requirements for Sketch Plan Subdivision and Planned Unit Development Reviews are set forth in LUC Sections 4-302 Maps; 4-303 Standards Report; 4-304 Environmental Report; 4-305 Cultural Resource Report; 4-902 Phasing Schedule; 4-903 Architectural and Landscaping Plan; and 4-904 Listing of Proposed Land Uses. The application contains all required reports, maps and studies. *(See Application Section III, pp. 10-12 for a complete list.)*

Within one year of approval of the Sketch Plan, the Preliminary PUD and Subdivision application may be submitted for consideration. The Planning Commission would provide a recommendation and the BOCC would be the final decision-maker. Upon approval of the Preliminary Subdivision and PUD, the Final Plat would be submitted for review and approval by the BOCC. The Final Plat includes a Subdivision Improvements

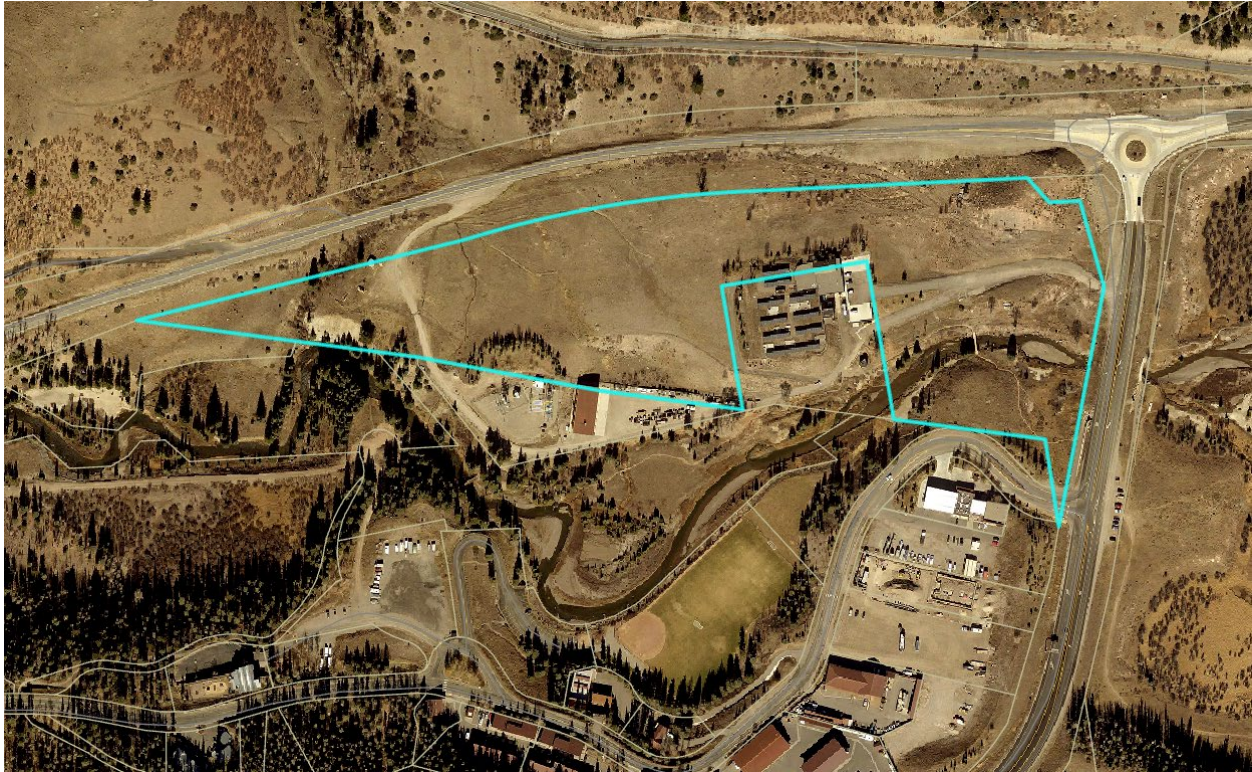
Agreement, which addresses the construction of infrastructure, and may include a Development Agreement, which outlines other terms and conditions for the development of the property.

Consideration of a Land Use Code Amendment to establish the Mixed Use Development (MXD) zone district will occur concurrent with the Sketch Plan PUD/Subdivision. Rezoning the property to the MXD zone district will be considered concurrent with the Preliminary PUD subdivision. Both the LUC Amendment and the Rezone are two-step processes (LUC Section 5-18), requiring review and recommendation from the Planning Commission, with final approval by the BOCC in a public hearing.

### Location Map



## Aerial Map



## Proposed Project

### A. Sketch Plan – PUD and Subdivision

(See *Application Section IV, pp. 12-22*)

The Society Turn project is proposed to create a number of development lots along with open space parcels and infrastructure. (See *Exhibit C2 and Exhibit F.*) Five development parcels, or planning areas, are proposed within the subdivision, along with two open space/public use parcels and one parcel for wastewater treatment plant expansion. The site is divided by Road A, which is accessed from Highway 145 on the north, and Road B, which extends eastward. Roads C and D are the existing access drives to the wastewater treatment plant.

### Planning Areas

In total, about 7.6 acres, or 38% of the site, would be available for private development, within five Planning Areas. The remainder would be for public uses, open space, and infrastructure. Planning Area 1 is the Medical Center site (2.6 acres, *Application Section 4.2.5*). Planning Area 2 (1.2 acres) is south of Road B and to the west of the wastewater treatment plant. Planning Area 3 (3.2 acres) is to the east of Road A and between Highway 145 and Road B. Planning Area 4 (2.7 acres) is at the northeast corner of the site, north of Roads B and C and south and west of Highway 145. Planning Area 5 (0.5 acres) is to the south of Road B and to the east of the wastewater treatment plant. The largest open space parcel (3.8 acres, *Application Section 4.2.3*) is along the San Miguel River and extends south to Society Drive; it is described in the plan as a County Public Use/Open Space Parcel, with development potential adjacent



to Society Drive. This parcel is intended to satisfy the School and Open Space dedication requirements of LUC Section 5-8. The other open space parcel (2.1 acres, *Application Section 4.2.2*), would be in the western tip of the property, where the gas facility is located. It is intended to be passive open space, with a potential augmentation pond for irrigation. The final piece is the 1.5-acre area for wastewater treatment plant expansion, to the west of the existing plant (*Application Section 4.2.4*). The roads and infrastructure account for the remaining 2.3 acres.

Land Use	Acreeage	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%

From *Application Section 4.6.1*

### Access and Circulation

The main access to the site will be a new road from Highway 145 on the north, located a bit east of the existing driveway and referred to as Road A in the application. Road B would extend to the west to the existing access drive that leads to the wastewater treatment plant (Road C). As described in the Traffic Study (Exhibit I), Engineering Plans (Exhibit F), and CDOT Access Permit Application (Exhibit J), Road A would be the primary access point to the site. The existing east drive would continue to be used for emergency and wastewater treatment plant access, but would not be available to general traffic due to the limited distance from the roundabout and the lack of room to create turn lanes on Highway 145.

The applicant and their traffic consultant conducted an extensive consultation process with CDOT in preparing the traffic study. As shown in Exhibit F and Exhibit I, improvements will be constructed on Highway 145, including a west-bound left turn pocket, east-bound acceleration and deceleration lanes, and dedicated left and right turn lanes from Road A (See Exhibit F, Sheet C-3). As designed, these improvements will meet CDOT standards and take into account existing and proposed traffic measures, site distance, and separation from other intersections and driveways. Traffic counts were based on a study done in the first week of March 2020, as well as CDOT counts conducted in July 2018 and adjusted according to CDOT standards for 2020.

Internal roads are proposed to be private, maintained by the subdivision rather than the County. They would be classified as Local Roads. The roads as designed generally meet the requirements of LUC Section 5-5 Roads, Highways, Streets and Trails. Lane widths are 12 feet on both Road A and Road B, and widen at intersections as needed. Sidewalks are provided, along with curb and gutters. Sidewalk widths will need to be evaluated. Roads C and D, which would only serve the wastewater treatment plant and provide emergency access, have 11-foot lanes with shoulders.

## Land Uses

The proposed land uses for the development parcels are based on those described within the Society Turn Master Plan (TRAMP Section III.N). Allowable uses and densities are described in Section 4.3 of the application. Section 4.4 states that the maximum total allowable uses will not exceed 334,848 s.f. This is connected to the Town of Telluride's ability to provide water and sewer to the project, as well as traffic capacity. Baseline floor area is assigned to each type of use, but in recognition that as the site is developed, some uses may not fully develop, there is a maximum for each allowable use, allowing flexibility to meet market demands. For example, there may be a need for more flex space but less office space. While staying within the overall limits, one use could be increased with a corresponding decrease in another use category. The notable exceptions are the Medical Center site, which would retain all of its unused density/floor area, and employee housing, which would have no maximum. Also, lodging would be limited to no more than 150 rooms total within the PUD, regardless of floor area.

<b>Allowable Use</b>	<b>Baseline Model</b>	<b>Maximum Development for Each Allowable Use</b>
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)

*From Application Section 4.5*

When adopting the Master Plan amendment, the Planning Commission expressed reservations regarding whether there was a need for additional lodging in the region, and whether this location, away from the core activity areas of Telluride and Mountain Village, is appropriate and might generate more traffic as a result. The applicant addresses this in Section 4.7 of the Application, in Exhibit U, Hotel Community Needs Analysis, and in Exhibit K, Transit Plan. The draft MXD zone district (Section 523 C.III.d) also provides guidance relative to community need, growth effects, transportation, type of facility and its associated amenities, and operational and management structure.

## Building Heights and Scenic Quality

Land Use Code Section 5-505 B, Scenic and Major Highway (Highway Setbacks) identifies scenic and major highways. Highway 145 along the north side is considered a "Major Highway" while the highway along the east side of the property is considered a "Scenic Highway." The LUC requires a 200-foot setback on the east and a 100-foot setback on the north, stating, "The purpose of the increased setbacks from scenic and major highways is to preserve the scenic quality and undisturbed, natural beauty of land located contiguous to highways in San Miguel County." The existing quality of the view along and across this property is both scenic, where the valley opens up at the top of Keystone Hill, and industrial, with the wastewater treatment plant, gas facility and electrical substation.

The modification to setback requirements is the primary PUD variance that is being requested. Otherwise, all standards of the Land Use Code are generally met; modifications are minor in nature; or the LUC has a method for modification (i.e. parking). The request, described in Section 4.8 and 4.14 of the Application and depicted in Exhibit B2, Scenic Corridor Plan, and Exhibit C2, Land Use Map, is to allow building setbacks of 72 feet on the north and 30 feet on the east, as measured to the property line. Actual distances from the buildings to the highway edge would be 72-83 feet at the Medical Center, 104-130 feet on the north, and 72-126 feet on the east. Parking is proposed to be allowed within 20 feet of the property line.

Maximum building elevations would be set for each building, as shown on Land Use Exhibit C2 (see also p. 12 of this report; the first number is the elevation above sea level and the parenthetical number is height above the highway surface). Tops of buildings would range from 13.5 feet above the highway surface at the Medical Center, 17 to 20 feet at Planning Area 3, and 15 to 24 feet above the highway surface at Planning Area 4 closest to the roundabout. Three-story buildings would have the appearance of only one and a half to two stories as seen from the highway. There would be significant vegetation to screen the development and direct sightlines to the valley. The design guidelines would require natural colors and textures and prohibit reflective materials. All lighting would be required to be fully shielded and directed down.

### Parking

Parking is discussed in Section 4.9 of the Application and in Exhibits L1 and L2. Because of the mixed-use nature of the development, it is expected that providing all of the parking for each individual use would result in more parking than would be needed at any given time. LUC Section 5-702 G allows modification of parking standards through a PUD, pursuant to the standards in LUC Section 5-1404 C. The project is expected to have shared surface parking on the north side, as well as subgrade parking and some on-street parking. The parking plan shows 602 parking spaces, excluding the Medical Center site. The Land Use Matrix will identify the number of spaces that will be required for each phase of development. There may be interim surface lots during development. (See draft MXD zone district Section 5-323 E)

### Employee Housing

Employee housing would be the only residential use allowed in the PUD; free-market residential development would not be allowed. It is envisioned that employee housing will be located on the top floors of buildings, and would be built concurrent with the commercial development, but nothing would prevent the construction of a building that is entirely employee housing. Each phase would be required to fully mitigate its employee housing requirement, although surplus housing could be credited to future phases. The draft MXD zone district would allow additional building height of up to 12 feet to facilitate construction of a 4<sup>th</sup> floor, provided that additional floor area was entirely dedicated to employee housing in excess of the required mitigation (Appendix I, Section 323 D.VIII).

Employee housing is described in Section 4.18 of the Application and in Exhibit Q, Employee Housing Mitigation Plan. Land Use Code Section 5-1303 A establishes employee housing mitigation rates based on the commercial floor area or number of proposed hotel rooms. The Land Use Code dictates the number of units that must be provided, rather than the number of employees it must accommodate. Based on the proposed uses and floor areas, 87 employee housing units would be required; the applicant expects those would be a mix of studio, one-bedroom and two-bedroom units within 49,407 s.f. (net). The proposed ratio should be captured within the final PUD. The number of employee housing units could increase or decrease, depending on the uses finally developed.

### Environmental Resources

A number of reports have been prepared regarding environmental conditions and natural resources, including Exhibit M, Wetland Report, Exhibit N, Wildlife Report, Exhibit O, Geologic Hazards Report, and Exhibit P, Geotech Report. The Wetland Report was conducted primarily for the future highway improvements and notes a wetland area of about 0.02 acres along Remine Creek at the far west end of the site, and an area with some willows but no wetland characteristics along the highway. Exhibit M2 analyzes wetlands as defined by LUC Section 5-22. The report concludes that the development proposal would have no direct impact on wetland areas, as defined by the US Army Corps of Engineers and by San Miguel County.

The Wildlife Report notes that there is no known nesting, denning, breeding or production habitat on the property, but is known to be crossed by large ungulates at dispersed locations. The report makes a determination that “wildlife value is already largely absent from the parcel.” The majority of wildlife movement is farther east, on the Valley Floor. The report notes that development of the property will substantially constrain or eliminate animal movement, but that the Remine Creek and San Miguel River corridors are preserved within Open Space parcels. The report provides a number of recommendations to mitigate impacts related to trail use, lighting, dogs, trash control, helicopter flight paths that will minimize flushing, and wildlife-friendly fencing.

The Geologic Hazards Report identifies most of the area proposed for development as stable with low risk of geologic hazards. Steeper slopes are in the open space areas that won't be developed, as are flood zones. The large mound at the northeast corner of the site, which is proposed to be removed and used for construction on the site, is a glacial moraine. Soils on the site have low to very low expansive potential. Both the Geologic Hazards Report and Geotech Report provide recommendations to mitigate conditions on the site.

Exhibit R, Historical Survey Report, identifies two structures of interest. The first is a wood structure, believed to be a loadout or tipple located on the embankment north of the river. This structure is in the area that will be part of the County/Open Space parcel. The other structure is what appears to be the foundation of a small building, located near the north fence, just west of the large cottonwood tree. There is no information on what the building might have been used for.

### Architectural Review & Design Guidelines

Exhibit T contains the draft Design Guidelines, which are discussed in Section 7 of the Application. Because the site will be developed over time, possibly by a number of developers, an Architectural Review Plan has not been submitted as part of the PUD. The draft MXD zone district allows deferral of the Architectural Review Plan for individual lots until such a time as applications for development permits are submitted to the County. There will be a Review Board established for the development that will have primary responsibility for review and approval of design elements.

### Utilities and Services

The property will be served by the regional utility providers: San Miguel Power Association, Black Hills Energy, phone, internet and cable providers, waste providers, and Town of Telluride water and sewer. In order to align with the Town's ability to serve the property, there will be an agreement specifying when each phase of the development can be served. Planning Area 1 can be served within the next 5 years, while Planning Areas 2-5 would be dependent on the availability of sewer service. Genesee would enter into an agreement with the Town regarding water and sewer service (Application Sections 6.3-6.6). Additionally, the applicant will be designing an irrigation system to be used on Planning Areas 2-5. This system will use an onsite well and an underground storage tank and will not use potable water for irrigation.

Development of the property should include active and passive solar and energy-efficient design to help meet County goals for carbon reduction. The County's current Prescriptive Energy Code and Green Building Standard, which are part of the Building Code, requires all commercial, multi-family and mixed-use buildings over 5,000 s.f. to design to LEED silver standards. Since that was adopted in 2010, other measures have been developed that would meet or exceed the goals of the standard. Section X.13 of the draft Design Guidelines (Exhibit T) contains "Green Building and Design Objectives."

### Transit

Exhibit K, Transit Plan, addresses multi-modal transit alternatives, including public and private buses and shuttles, pedestrian and bike paths and trails, and carpooling. A Real Estate Transfer Assessment (RETA), as required by LUC Section 5-20, will be established and collected. The RETA is used to fund transit and related projects, in partnership with SMART. It is expected that the site will be served by SMART, initially just to the Medical Center and later to the rest of the development. There would be one or more bus stops, at locations to be determined in consultation with SMART. The ability to serve the site will depend upon SMART being able to maintain levels of service on current routes. Any extension of a route has impacts on frequency of bus service. With CDOT limiting access to the north entrance, buses would have to travel past the roundabout, into the site, and back out to the north before returning to the main route. Discussions with CDOT should continue regarding the ability for transit to use the east entrance, even if limited to right-in and right-out movement.

The project includes a variety of non-motorized paths and trails. (See Exhibit F, sheet C-3 and Exhibit K, p. 3 for maps.) There will be sidewalks within the developed area. A paved trail will extend from the current underpass to the site, allowing all-season pedestrian and bike access to and from the Town of Telluride and Lawson Hill. From the southwest end of the Medical Center parking lot, another trail connection will lead to the Lawson Hill open space, bridge, and ultimately the Keystone Gorge and Galloping Goose trail. The Remine Creek trail will be re-routed to run along the north side of Highway 145, with a pedestrian crossing closer to the roundabout. This location was determined in consultation with CDOT; the current crossing is in the general area of the new access point. The trail realignment and site design could facilitate future construction of an underpass for the Remine Creek trailhead, but construction of that facility would be by an entity other than the Applicant. It would not be part of this proposal. The Remine Creek trail was an improvement associated with the Deep Creek Ranches PUD.

### Phasing

As discussed throughout this report and in Section 4.17 of the Application, the site will be developed over time. This is to ensure the Town of Telluride has sewer service capacity for the project. Additionally, market demand will dictate exactly what uses are built. The economic analysis upon which the plan is based looked at the regional need for office, retail, flex and lodging uses through 2040. The applicant, upon recording the Final Plat, Subdivision Improvements Agreement, and Development Agreement, would convey the Medical Center parcel to the Telluride Hospital District; convey the wastewater treatment plant parcel to the Town, and the portion of the open space parcel south of the river to the County. They would also begin construction of infrastructure, building the new north access and highway turn lanes, Road A, and trails, as shown on Exhibit F, sheet C-3. Later road and circulation and road improvements would be built as shown on Exhibit F, sheets C-4 and C-5. Transfer of the open space parcel north of the river to the County would not occur until development of Planning Area 5; prior to conveyance, there would be an easement enabling the County to use, operate and manage the area.

Under Colorado Statute, vested property rights last for a period of 3 years from final approval of a site-specific development plan. Vesting means development can occur using the land use regulations in effect at the time the application was approved. Because of the need to phase the project, and because most of the public benefits are being provided up front, the Applicant is requesting extended vesting rights for 25 years (Application Section 4.18). The PUD will largely lock in most of the development rights with respect to uses and development standards. The area most affected by length of vesting would be affordable housing mitigation; if not vested and housing mitigation requirements increase, more housing would be required, which would have a cascading impact on distribution of uses within the overall development as well as the sewer service agreement.

**B. Land Use Code Amendment to adopt LUC Section 5-323 Mixed Use Development (MXD) Zone District, with related amendments to LUC Sections 3-401, 3-501, 5-317, and Article 6.**  
*(See Appendix I)*

The draft amendment to the San Miguel County Land Use Code for the Mixed Use Development (MXD) zone district, LUC Section 5-323 is included in the Application as Appendix I. The LUC amendment includes conforming changes to LUC Section 3-401 (Administrative Review Procedures), 3-501 (One-Step Reviews), 5-317 (Planned Unit Development Reserve – PUDR), and Article 6, Definitions. LUC Section 5-323 is a new section. It is necessary to create the MXD zone district to implement the PUD.

The draft zone district closely follows and builds on TRAMP Section III.N, Society Turn. It is conceivable that the MXD zone district could be used for other parcels in the future, if found to be suitable. The MXD zone district requires all development to be reviewed pursuant to PUD and Subdivision standards and identifies items that must be included in the PUD and Subdivision plan. It also establishes a future process for consideration of an Architectural Review Plan, either concurrent with the PUD itself, or in the future at the time of actual development. This is necessary because development of the site will be phased; requiring architectural plans at this time would be premature.

The proposed zone district lists allowed uses, substantially matching the Master Plan. Area and bulk requirements are largely determined through the PUD and will be contained in a Land Use Matrix, similar to that adopted for Lawson Hill. Maximum building height is notable in that it will establish an above sea-level maximum elevation rather than a height based on existing or finished grade. This is related to the scenic corridor requirements and is intended to set heights relative to the surface of the highway. Height exceptions are proposed if the additional height is proposed to be used for the development of affordable housing in excess of the required minimum, and for roof appurtenances and architectural features. There are no minimum or maximum lot sizes or setbacks specified in the proposed MXD zone because those will be determined in the PUD/Subdivision.

Site Plan  
(Exhibit B1)



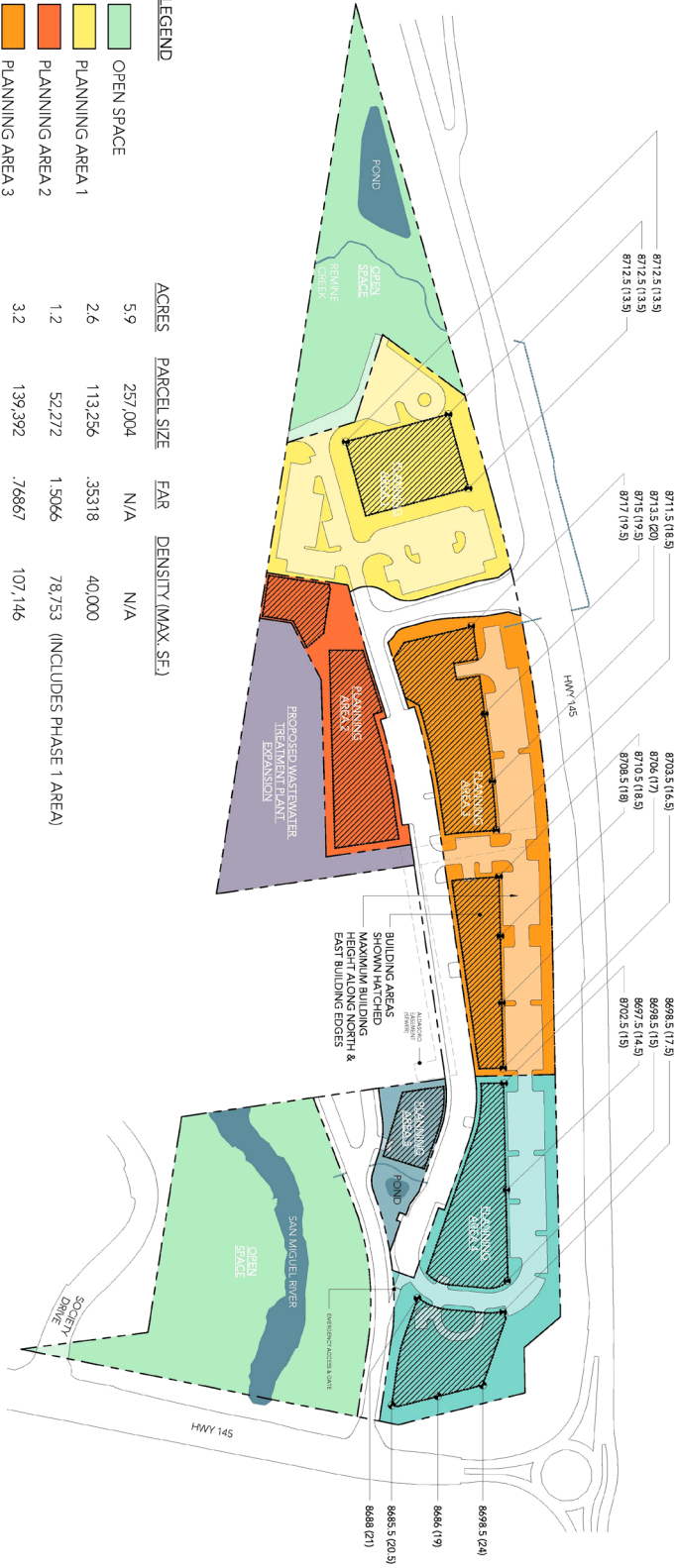


# Land Use Map (Exhibit C2)

NOTE: MAXIMUM OVERALL DENSITY FOR PROJECT IS 334,848 S.F.; TABLE ALLOWS FOR FLEXIBILITY WITHIN PARCELS

LEGEND	ACRES	PARCEL SIZE	FAR	DENSITY (MAX. SF.)
OPEN SPACE	5.9	257,004	N/A	N/A
PLANNING AREA 1	2.6	113,256	.35318	40,000
PLANNING AREA 2	1.2	52,272	1.5066	78,753 (INCLUDES PHASE 1 AREA)
PLANNING AREA 3	3.2	139,392	.76867	107,146
PLANNING AREA 4	2.7	117,612	.83016	97,637
PLANNING AREA 5	.5	21,780	.9327	20,314
WASTEWATER TREATMENT PLANT EXPANSION	1.5	65,340	TBD	TBD

8719 (20) → = HEIGHT LIMIT IN USGS FEET (APPROXIMATE HEIGHT ABOVE HWY 145)



NORTH

## Public Notice

As required by LUC Section 3-903 D, a Notice of Public Hearing was published in the Telluride Daily Planet and Norwood Post on January 27, 2020. Pursuant to LUC Section 3-903 B, the applicant posted the required signs on the property on or about January 10, 2021. Pursuant to LUC Section 3-903 C, the applicant mailed written notice to all owners of record located within 500 feet of the subject property on or about January 6, 2021. As a courtesy, on January 27, 2021 the Planning Department sent an email to all individuals who had indicated an interest in the project and provided an email address.

## Referral Agencies

The proposed Land Use Code text amendment was sent to the following agencies. Those who responded are indicated in bold.

- Aldasoro Ranch HOC, ARHOC Manager
- Black Hills Energy, Construction Coordinator
- CDOT, Utility Special Use Permit Manager
- CDOT, Traffic & Safety - Permits Program
- CDPHE, Environmental Protection Specialist
- Colorado Geologic Survey
- **CPW, District Wildlife Mgr.**
- DWR, Well Commissioner / Augmentation
- **FAA, Airport Planner**
- **Lawson Hill, LHPOC Manager**
- **Last Dollar PUD, President**
- San Miguel County Assessor
- **San Miguel County Sheriff**
- **San Miguel County Parks & Open Space**
- San Miguel County Road & Bridge
- San Miguel County Attorney
- **San Miguel County Surveyor**
- San Miguel County Building Official
- San Miguel County Site Inspector / OWTS
- San Miguel County Manager
- Sheep Mountain Alliance, Director
- **SMART, Director**
- **SMPA, Member Services – Manager**
- SMRHA, Director
- **Telluride Fire Protection District**
- **Telluride Hospital District**
- Telluride R-1 School District, Superintendent
- Telluride Regional Airport, Manager
- **Town of Mountain Village**
- **Town of Telluride**
- USFS, Norwood District Ranger

CPW, Mark Caddy: CPW expressed concern regarding the movement of elk across the parcel and in the surrounding area, recognizing that elk use of the parcel is limited. Recommendations are made regarding bear-proof trash receptacles, and using only non-fruiting non-invasive plants in the landscaping. Finally, CPW recommends stormwater management practices that will limit silt and sediment loading to the river. These recommendations should be incorporated into the Preliminary PUD.

FAA, John Sweeney: The FAA notes concerns regarding residential development within the area. The letter identifies forms that will need to be filed with the FAA for development on the property and for the Medical Center Helipad. The Airport Impact Area (LUC Section 5-417) would be evaluated as part of the Preliminary PUD. The Airport Impact Area and Height Zones have been mapped and are contained in Appendix D to the Land Use Code. The very western tip of the property, which is proposed to be open space, is within the Airport Impact Area; all residential uses are outside the area. The remainder of the property is covered by the height zones, but those are to control heights above the runway surface. This property is approximately 400 feet below the runway and the height limits are not applicable.

Lawson Hill Property Owners Company (LHPOC) Board of Directors: The LHPOC notes the amount of commercial uses that would be allowed in the Society Turn development and expresses a desire to be able to add similar neighborhood commercial uses in Lawson Hill. The County is generally in support of that idea, but such a change to the Lawson Hill PUD would require an amendment to the water and sewer service agreement with the Town of Telluride. LHPOC also notes that Lawson Hill is a no-dog community and recommends that be extended to the Society Turn development in order to continue to protect wildlife corridors between the properties. This should be addressed in the Preliminary PUD.

Last Dollar PUD HOA, Pete Wagner, President and Doug Tueller: Last Dollar PUD's primary issue with the proposed Society Turn PUD is that of traffic and to that end retained a traffic consultant, SM Rocha, whose comments are attached to their letter. Several questions are raised by SM Rocha regarding design specifics, including the depth of exit lanes on Road A; sidewalk widths of 6 feet instead of 8 feet; no bike lanes on Road A or Road B; intersection operation standards and level of service in 2040; whether the design for Highway 145 improvements meets CDOT standards. These items should be addressed in the Preliminary PUD.

San Miguel County Sheriff, Bill Masters: The Sheriff provided a letter supporting the project.

San Miguel County Parks & Open Space, Janet Kask: Parks and Open Space comments are a compilation of comments from the Parks Supervisor, members of the Open Space Commission, members of the Historical Commission, and Vegetation Control and Management. Regarding Open Space Commission comments, they are wide-reaching, covering topics related to parks and open space but also more specific internal design and use issues. Common themes are a concern for the impression the development will create at the entrance to the Telluride area, impacts on the trail system, and future use and development of the County open space parcel.

Historic Commission members note the wooden tipple and recommend further research. As the tipple is within the County open space parcel, it will eventually be dedicated to the County. They also asked questions about the glacial moraine at the northeast corner of the site; this is discussed later in this report.

Rich Hamilton, Parks Supervisor, requested information regarding how the park land and school land dedications would work, and how the school land might be conveyed. Dedications are addressed in LUC Section 5-8. School lands are dedicated to the County. It is the responsibility of the Board of County Commissioners to determine if the dedication is suitable, and how and if it is conveyed to the School District. He also asked about the presence of mill tailings in the area. If present, they are not in the area proposed to be developed. The applicant is undertaking preliminary analysis of this issue and will follow the recommendations of consultant and state. This should be clarified in the Preliminary PUD when more detailed environmental review is conducted. Other questions included disposition of the historic structures; how the bridge and pond

will be built on the west open space parcel; realignment of the Remine Creek trail and the highway crossing; and the impact of a utility easement on the County open space parcel.

Julie Kolb, Vegetation Control and Management, requested that a bond be placed on the development to ensure the management of noxious weeds post-construction. Full landscaping of the site will occur over time, but in between phases, vegetation should be planted and maintained to control dust and prevent weeds from getting established. This should be addressed in the Subdivision Improvements Agreement.

San Miguel County Surveyor, David Foley: The County Surveyor provided a number of comments and questions regarding surveying, easements, and design. These should all be addressed in the Preliminary PUD.

SMART, Director, David Averill: SMART raised a number of technical questions regarding the Traffic Study and the intersection design, as well as the specifics of the Transit Plan. The need for more than one bus stop is noted. Expanding bus routes to serve this property will have an impact on overall transit service. SMART should be consulted and the Transit Plan updated prior to submission of the Preliminary PUD.

SMPA, Brad Zaporski: SMPA is in support of the project but has reservations regarding the proposed revision to access to the Telluride Substation, offices, warehouse and storage yard. The project would result in an amendment to the access easement that was previously granted to SMPA. At least once a week, an 80-foot semi accesses the site. On occasion, 90-foot trucks bring in replacement equipment. SMPA is concerned that semis will not be able to maneuver to the property through the rerouted easement, which would be off Road A and through the Medical Center parking lot. Currently, some trucks access the site through the wastewater treatment plant site but staff has been told that that may not be possible in the future. SMPA and the applicant should continue to work on finding a solution.

Telluride Fire Protection District: Jim Boeckel, Fire Marshal, noted that the location of fire hydrants should be field verified with the TFPD prior to installation. John Bennet, District Chief, provided a letter in support of the project, noting that the COVID-19 pandemic has highlighted the need for a larger medical center with expanded capability.

Telluride Hospital District: Letters were received from Karen Winkelmann, CEO, Telluride Regional Medical Center, Dr. Diana Koelliker, Emergency Department Director, and Dr. Sharon Grundy, who is also the Public Health Officer for the San Miguel County Department of Health. All wrote of the need for a new Telluride Regional Medical Center and the improvements in services that would be possible with a new, larger facility.

Town of Mountain Village, Dan Caton, Mayor Pro-Tem: The Town of Mountain Village supports the Society Turn PUD, noting the increased affordable housing, community amenities it will offer Lawson Hill residents, the overall mix of uses, and improved trail

and transit connections. The Town also notes the dedication of land for public amenities and infrastructure, notably the medical center and the wastewater treatment plant. The Town of Mountain Village maintains a 15% ownership interest in the wastewater treatment plant and recommends dedication be to all entities with an interest in the plant, not just the Town of Telluride, to ensure the plant can be expanded in the future to accommodate regional growth. This should be discussed among all partners who have an interest in the Regional Wastewater Treatment Plant.

Town of Telluride, Ron Quarles, Planning and Building Director: The Town of Telluride notes that the public benefits (land conveyance for the medical center, wastewater treatment plant, and open space) are reasonable with respect to the overall development of the property. The water and sewer service agreement with the Town should be finalized prior to Preliminary PUD. A method to track land use approvals relative to that agreement will need to be developed to ensure development occurs within the timeframes and limitations of the agreement. Recommendations are made regarding hotel uses and the need for current statistical data relative to the Hotel Needs Assessment, as well as site design and architecture. The Town recommends reviewing the drainage and stormwater management plan to better handle pollutants within the discharge, and to discharge in a location that will not impact the wastewater treatment plant. Finally, fire flow analysis will need to be conducted, and sewer main design should reflect work that will be done related to the wastewater treatment plant upgrade. The Town of Telluride's comments should be addressed in the Preliminary PUD.

### **Public Comments**

As of the writing of this report, comments have been received from the following:

Bill Gordon wrote in support of the overall project. Tri-County Health Network and Telluride Medical Center Foundation wrote in support of the project and specifically addressed the need for the Medical Center. Telluride Mountain Village Owners Association provided a Resolution expressing its support for TRMC's efforts to construct a new regional Medical Center.

Last Dollar PUD Owners: Bill Burgess, Craig Sterbenz, Danny O'Callaghan, David Oliver-Smith, Denise Traylor, Jack Thompson, Jeff Campbell, Judy Ingalls, Larry Hopkins, Leslie Root, Randall Root, Susie Meade

Property owners in Last Dollar PUD have all expressed concerns regarding traffic impacts, citing the already difficult conditions of their own access road. A request for turn lanes into their road was made by several people. Some recommend a pedestrian tunnel under Highway 145 for the Remine Creek trail. Lighting impacts, potential noise impacts from the Medical Center helipad, visual impacts relative to the entrance to the valley, and wildlife impacts are noted. A few stated they were not in support of modification of the highway setbacks or parking modification. They noted that road sections show 6-foot sidewalks and that they feel sidewalks should be 8 feet wide. These issues are addressed elsewhere in this report.

## Master Plan

The property is located within the Telluride Regional Area Master Plan area. On May 8, 2019, the San Miguel County Planning Commission adopted an amendment to the TRAMP, an element of the San Miguel County Comprehensive Development Plan, adding Section N. Society Turn Parcel, to Section III, Future Land Use Element. Section III.N is included in this packet for reference.

Section III.N states in part,

*The Planning Commission recommends that the development of the suitable portions of the Society Turn parcel be developed with a balanced mix of land uses that are compatible with the Telluride Region. Uses and activities should complement those occurring in the Town of Telluride, Town of Mountain Village, and Lawson Hill, enhancing the overall mix of uses serving local residents and visitors alike. This section of the Telluride Regional Area Master Plan is intended to be used in determining the future land uses that may be proposed on the site; all other Goals and Objectives of the Telluride Regional Area Master Plan will also apply.*

It goes on to list potential uses that might be located on the site, with additional information describing certain uses. It concludes with a discussion of issues that will be addressed through the PUD process, as follows:

*The development of the Society Turn parcel would occur through a Planned Unit Development (PUD) and subdivision review process as provided for in the LUC. The PUD process would require the provision of a public benefit, which could consist of the dedication of a site for either the Regional Medical Center, employee housing or other Public Facilities/Uses.*

*During the review of the PUD/Subdivision application, various land use issues and matters would be reviewed and established, inclusive of the following: (i) the final mix of uses, consistent with the uses and activities being recommended above, (ii) allowable range of mass/scale, setbacks, heights of building and other improvements, (iii) design guidelines for development of buildings and improvements on the site, including landscaping and berming, (iv) compliance with County employee housing mitigation, (v) parking requirements and guidelines to serve the development, focused on serving the actual parking needed for the uses particular uses, which may be determined by parking studies based upon then current demand calculations, (vi) management of traffic, including intersection improvements and transit opportunities as well as the provision of necessary infrastructure to serve the proposed development, including water and sewer, shallow utilities, internal roads, sidewalks, pedestrian corridors, drainage and similar requirements, so as not to adversely impact public safety, and (vii) timing and phasing of the development. In the course of the review of development applications for the Society Turn parcel, consideration should be given to mitigating impacts of the proposed development on the Scenic*

*Foreground through building placement, massing, and design, landscaping, and other design strategies. Consideration may be given to reducing the 200-foot scenic setback requirement for property located in the Scenic Foreground (Highway 145 south from Society Turn along the east side) and the 100-foot major highway setback requirement on the north side (Highway 145 from Society Turn to the west), provided impacts are sufficiently mitigated.*

*Implementation of the Future Land Uses as described herein is dependent upon the developer of the property entering into an agreement with the Town of Telluride for the provision of water and sewer services. It is acknowledged that such agreement may stipulate the type and amount of specific uses.*

*Environmentally sensitive areas shall retain their Future Land Use designations of Open Space/Rec/Parks or Wetlands/Rivers/Open Space.*

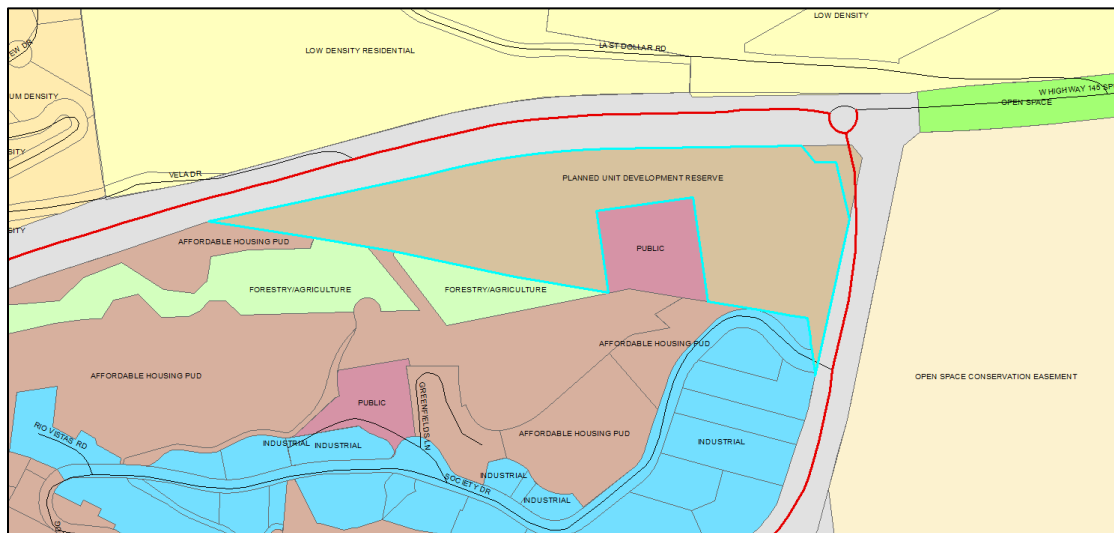
## **Zoning**

*(See Exhibit D)*

The property is currently zoned Planned Unit Development – Reserve (PUDR). As stated in LUC Section 5-317 A, “PUD Reserve status for a contiguous parcel provides a transition between designation under the San Miguel County Comprehensive Development Plan and final zoning. No development shall occur under the PUDR Zone District.” The PUDR zone district does not have any development standards or allowed uses. Rather, that is determined through the PUD process, based on the adopted Future Land Use contained in the Master Plan.

The Lawson Hill development, to the south, is zoned Affordable Housing PUD and Industrial. The SMPA property and the Keystone Gorge area are zoned Forestry/Agriculture. The Valley Floor, to the east, is within the Town of Telluride and is zoned Open Space. To the north, the Deep Creek subdivision is zoned Low Density Residential, Aldasoro Ranch subdivision is zoned Low Density, and the Last Dollar subdivision is zoned Medium Density.

## **Zoning Map**



## **Review Standards**

LUC Sections 4-301-5 and 4-901-4 list the submission requirements. All required reports, maps and studies are included in the application.

### **A. Sketch PUD and Subdivision**

#### **5-1403 General Standards**

Each Planned Unit Development (PUD) shall comply with the following general standards:

##### 5-1403 A. Ownership

Land proposed for Planned Unit Development (PUD) must be in one ownership; however, the owners of contiguous parcels under separate ownership may jointly file an application.

*The property is owned by Genesee Properties, Inc.*

##### 5-1403 B. Compatibility of Land Uses

Area and bulk requirements and permitted land uses may be varied pursuant to the standards within specific zone districts to insure compatibility among multiple land uses in a Planned Unit Development.

*Because the property is currently zoned PUDR, area and bulk requirements and permitted land uses must be established. The proposed Mixed Use Development zone district, and the land use matrix that will be developed for this PUD, will outline permitted uses and development standards. The development, as proposed within the application and described above, has been designed to provide compatibility among the proposed uses. Limitations are placed on certain uses, such as retail and flex spaces larger than 8,000 s.f., and lodging uses, to ensure community compatibility. Areas of potential conflict, such as occasional odors from the wastewater treatment plant or helicopter flight operations associated with the Medical Center, would be intermittent.*

##### 5-1403 C. Area and Bulk Requirements and Variation

Area and bulk requirements may be established or varied pursuant to the standards in Section 5-1404 A.

*As discussed above, the primary development standard that is requested to be varied through the PUD is the Scenic Highway and Major Setbacks, as required in LUC Section 505, Highway Setbacks. This can be mitigated through site design, landscaping, architectural design, and height limitations. The draft MXD zone district does allow the consideration of an additional 12 feet of height for the sole purpose of providing affordable housing, which is a benefit to the community. The proposed development standards, including area and bulk requirements, are typical for a mixed use development. The applicant is requesting modification of parking standards, as*



allowed by LUC Section 5-507/

5-1403 D. Phasing

A Planned Unit Development (PUD) shall insure:

- I. Each phase is self-sufficient and not dependent upon later phases;
- II. The failure to develop subsequent phases will not have any adverse impacts on the Planned Unit Development (PUD), its surroundings or the community in general; and
- III. Amenities such as open space and recreational areas are provided along with proposed residential or tourist accommodation construction at each development phase.

*Utilities and infrastructure are being installed in the first phase, along with construction of Roads A, C and D and the highway improvements. Road B will be built as a gravel road, to be completed in future phases. The phasing plan and development standards will ensure that each phase will be self-sufficient. Notably, each phase must meet or exceed requirements for parking and employee housing. Trails are built in the first phase, and the southern portion of the open space parcel will be transferred to the County, allowing the County to proceed with development of any recreational amenities or facilities at our discretion.*

5-1403 E. Common Open Space and Recreational Facilities

A Planned Unit Development (PUD) must:

- I. Include common open space and recreational facilities for the mutual benefit of residents of the entire tract, including residents of on-site affordable housing;
- II. Preserve and, if possible, enhance unique site features; and
- III. Include provisions for maintenance of common open space and recreational facilities to be described in the improvements agreement (Refer to Section 5-9).

*Common open space and amenities will be included within the development. The primary recreational amenity is the trail system that passes around and through the site. The County could develop additional amenities and facilities on the open space parcel. The Improvements Agreement and/or Development Agreement will address maintenance of facilities.*

5-1403 F. Maximum Density

A Planned Unit Development (PUD) is not entitled automatically to the maximum density allowed in the zone district in which the land is located. Density shall be established based upon:

- I. Analysis of environmental factors affecting the land;
- II. Availability and adequacy of transportation system and facilities;
- III. Compatibility with surrounding land uses;
- IV. Consideration of adopted County plans affecting the site; and
- V. Consistency with Land Use Policies in Article 2.

*The maximum floor area and density is based on TRAMP Section III.N, Society Turn. The application includes studies analyzing impacts of the proposal and suitability of the site for development. The reports and studies support the suitability of the site for development and the proposed design, layout and uses.*

*The proposed PUD is generally consistent with the relevant Land Use Policies of LUC Article 2, including 2-1, Conformance with Adopted Comprehensive Plan; 2-3, Phasing of Public Services and Facilities; 2-4, Community Balance; and 2-6 Compatibility with Existing Adjacent Neighborhoods, as well as a number of policies related to more specific topics (Policies 2-9 through 20, 2-22, 2-23, 2-25, 2-26, 2-28, 2-29, 2-30, 2-32, and 2-34)*

*A key component of the PUD will be the improvements to Highway 145 at the new entrance to the site to allow for safe movement of traffic in and out of the site. The main point of concern identified by members of the public in response to this project come from residents of the Last Dollar PUD. The existing Vela Drive intersection does not meet standards, particularly with respect to approach angle. This is an existing problem that is not impacted by the proposed Society Turn development. Any traffic generated by the proposed development is mitigated by highway improvements. There is no nexus between the proposed Society Turn development and current conditions related to Vela Drive. The highway improvements as designed and ultimately built will meet CDOT standards, which include separation between intersections. Additionally, it is the purview of CDOT to determine speed limits, locations of passing lanes, and other traffic control issues within the state highway.*

5-1403 G. Cultural Resources

A Planned Unit Development (PUD) shall take into consideration:

- I. The presence of cultural resources on the property, including historic, archaeological, and paleontological resources that are of local, state or

national significance;

- II. The impact of the PUD on the cultural resources; and
- III. Measures that can be taken to preserve and protect cultural resources located within the PUD or mitigate impacts of the PUD on the cultural resources.

*The cultural resource report indicates two structures of interest. The foundation near the north side of the site does not appear to have any local significance. The significance of the wood loadout structure on the north side of the river has not been fully assessed. Since it is within the open space parcel, all impacts of the PUD development are fully mitigated.*

5-1403 H. Procedures and Submission Contents

Refer to Section 3-7 for procedures and Sections 4-3 through 4-5 for submission contents.

*All applicable submission requirements for a PUD Sketch Plan as identified in LUC Section 4-3 have been submitted. The PUD is being considered pursuant to the procedures of LUC Section 3-7, Five-Step Review. The concurrent Land Use Code amendment and Rezoning applications are two-step reviews, being considered pursuant to LUC Section 3-6, Two-Step Reviews. LUC Section 3-8 stipulates that projects seeking multiple land use approvals shall be consolidated.*

**5-1404 Variations in Standards**

This Section establishes criteria for varying area and bulk, open space, off-street parking and use standards for a Planned Unit Development (PUD).

5-1404 A. Area and Bulk Requirements

The following area and bulk requirements may be varied to cluster buildings and dwelling units, provided the overall density of the development does not exceed the maximum allowable density permitted and the development remains consistent with the intent of Planned Unit Development (PUD) (refer to Section 5-1401):

- I. Minimum lot area;
- II. Minimum front, side and rear yard setbacks;
- III. Minimum lot width;
- IV. Maximum height of buildings; and
- V. Maximum floor area ratio.

*The property is currently zoned PUDR and as such has no area and bulk requirements.*

*The applicant is proposing the Mixed Use Development – MXD zone district be adopted to provide standards. Further, the final PUD will include a Land Use Matrix that identifies all permitted uses and development standards. Minimum and maximum lot sizes are not proposed in the draft MXD zone because the nature of the zone district and site, as well as development standards regarding parking, landscaping and other features, makes those limitations irrelevant.*

*As discussed above, the primary development standard that the applicant is requesting be modified is the Major Highway and Scenic Highway setback, as required in LUC Section 5-505 Highway Setbacks. This can be mitigated through site design, landscaping, architectural design, and height limitations. The draft MXD zone district does allow for the consideration of an additional 12 feet of height for the sole purpose of providing affordable housing beyond what is required for mitigation, which is a benefit to the community. A request for modification of parking standards is also included, as discussed elsewhere in this report.*

5-1404 B. Common Open Space or Open Space

Common open space or open space standards may be reduced by up to five percent if:

- I. Such reduction is consistent with the intent of the Planned Unit Development (PUD) procedure (refer to Section 5-1401);
- II. Such reduction is consistent with the San Miguel County Comprehensive Development Plan;
- III. Such reduction is consistent with the purpose and standards of the Scenic Foreground Overlay and Scenic View Plane Districts (refer to Section 5-316);
- IV. The common open space is useable and suitable for scenic, landscaping or recreation purposes; and
- V. A proportionate, undivided interest in all common open space is deeded in perpetuity to the homeowners association within the Planned Unit Development (PUD); which deed shall contain restrictions against future residential, commercial and industrial development.

*There is no request to reduce the open space standards. As noted above, 3.8 acres (19% of the total parcel) will be dedicated to the County, meeting the open space and school dedication requirements. An additional 2.1 acres, or 10% of the parcel, will be private open space.*

5-1404 C. Off-street Parking

Off-street parking standards (see Section 5-702) may be increased or decreased

based upon consideration of the following criteria:

- I. The estimated number of cars owned by future occupants of dwellings in a Planned Unit Development (PUD);
- II. The parking needs of any non-residential uses;
- III. The varying time periods of use, whenever joint use of common parking is proposed; and
- IV. Available or proposed transportation system.

*Because the proposed PUD is a mixed used development, it is expected that there will be overlap among uses, or uses with their attendant parking needs will occur at different times of the day. For example, lodging uses typically require the most parking between 4 pm and 8 am, while office uses require parking between 9 am and 5 pm. Residents require more parking at night as they may use their vehicles to get to work during the day. It is expected that some employee units would be studios and 1-bedroom units, most likely housing only one person, yet the LUC requires 2 parking spaces per dwelling, regardless of size. Additionally, it is expected that the site will be served by public transit once housing is built. Also, there will be year-round multi-modal access to the site, allowing people to walk or ride bikes. The applicant has submitted Exhibit L1, Parking Study, and Exhibit L2, Parking Plan, and is requesting approval of an alternate parking plan. This would be for Planning Areas 2-5; the Medical Center and its associated parking would be independent.*

*Based on the floor area, type of use, number of hotel rooms and number of dwelling units set forth in Section 4.5 of the application, the LUC requirement would be 677 parking spaces. The Parking Plan, using the ITE Parking Generation Manual, estimates the parking need to be 587 spaces on weekdays and 313 spaces on weekends, without taking into consideration time of day or multi-modal factors. The plan anticipates peak need on weekdays, around midday. If multi-modal trip reduction is considered, the number of spaces would drop to 456. The Parking Plan proposes 602 spaces (382 surface spaces and 220 sub-grade spaces), an 11% reduction from the LUC standards but about 32% more than the number estimated to be needed by the Parking Study, and 2.5% more than the non-adjusted number of spaces.*

- 5-1404 D. Permitted land uses may only be varied pursuant to the listing of uses allowed by PUD procedure and to demonstration of compliance with the review standards for the various land use districts within a PUD.

*The PUDR zone district has no permitted land uses and is implemented through the PUD process. Uses are determined through the site-specific PUD. The proposed Mixed Use Development (MXD) zone district would establish land uses.*

## **B. Land Use Code Amendment Review Standards**

The applicant is proposing adoption of a new zone district, LUC Section 5-323 Mixed Use Development – MXD Zone District, which is included in this project packet as Appendix I. The draft zone district closely follows and builds on TRAMP Section III.N, Society Turn. It specifies that all development in the MXD zone District will be reviewed pursuant to PUD and subdivision standards and identifies items that must be included in the PUD and subdivision plan. It also establishes a future process for consideration of an Architectural Review Plan, either concurrent with the PUD itself, or in the future at the time of actual development. This is necessary because development of the site will be phased.

The proposed zone district lists allowed uses, substantially matching the Master Plan. Area and bulk requirements are largely determined through the PUD and will be contained in a Land Use Matrix, similar to that adopted for Lawson Hill. Maximum building height is notable in that it will establish an above sea-level maximum elevation rather than a height based on existing or finished grade. This is related to the scenic corridor requirements and is intended to set heights relative to the surface of the highway. Height exceptions are proposed if the additional height will be used for the development of affordable housing, and for roof appurtenances and architectural features.

Additional changes are proposed to LUC Section 3-401 (Administrative Review Procedures), 3-501 (One-Step Reviews), 5-317 (Planned Unit Development Reserve), and Article 6, Definitions, to integrate the MXD zone into the LUC where necessary.

Review Standards for Land Use Code Amendments are contained in LUC Section 5-1802 and state, “Land Use Code Amendments may be initiated by the County or by persons who are residents of, or own property in, San Miguel County subject to compliance with the following standard.”

*The proposed amendment has been drafted in the format and style of the code.*

In addition, Section 1-4, Purposes of the Land Use Code, should be considered.

### 1-402 Implement Policies

To implement the policies of San Miguel County regarding land use and development, housing, growth and related issues, as adopted and amended from time to time.

### 1-403 Create Common System of Administration and Regulation

To combine the regulation of all aspects of land use and development and the use of land and natural resources into a common system of administration and regulation.

### 1-404 Simplify the Land Use Regulatory Process

To simplify the application and review process for such regulatory system.

1-405 Protect Health, Safety and Welfare

To protect the health, safety and public welfare of San Miguel County.

*The MXD zone district, as drafted, takes into account a number of policies of the County. Additionally, it is written to be compatible with current systems of administration and regulation of land use, and where appropriate, simplifies the application and review process, particularly with regards to how the project will be developed in phases.*

### **Sample Motions:**

#### **A. Sketch Plan Subdivision/PUD**

I move to adopt Planning Commission Resolution 2021-02, recommending the San Miguel County Board of Commissioners approve the Society Turn Sketch Planned Unit Development and Subdivision, based on the findings that the Sketch Plan is consistent with the San Miguel County Comprehensive Development Plan and more specifically, Section III.N of the Telluride Regional Area Master Plan Future Land Use Element, and meets the Intent for Planned Unit Developments, as set forth in Land Use Code Section 5-1401, the review standards of Land Use Code Section 5-1403, and the relevant Land Use Policies as set forth in Article 2 of the San Miguel County Land Use Code, with the following conditions:

1. The applicant shall address all relevant Referral Agency comments in the application for Preliminary PUD and Subdivision.

#### **B. Land Use Code Amendment**

I move to recommend to the Board of County Commissioners to adopt Section 5-323 Mixed Use Development (MXD) zone district as an amendment to San Miguel County Land Use Code, with the associated amendments to LUC Section 3-401 (Administrative Review Procedures), 3-501 (One-Step Reviews), 5-317 (Planned Unit Development Reserve), and Article 6, Definitions, based on the finding that the proposed amendment complies with the standards of Land Use Code Section 5-1802, Land Use Code Amendments and is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code.

**RESOLUTION OF THE COUNTY PLANNING COMMISSION,  
SAN MIGUEL COUNTY, COLORADO,  
RECOMMENDING APPROVAL OF A SKETCH PLAN FOR PLANNED UNIT  
DEVELOPMENT AND SUBDIVISION OF THE SOCIETY TURN PARCEL FOR  
GENESEE PROPERTIES, INC**

**Resolution 2021-02**

**WHEREAS**, Genesee Properties, Inc., a Wyoming Corporation, hereafter “Applicant”, is the owner a certain tract of land (“Society Turn Parcel”), hereafter “Property,” in the Planned Unit Development Reserve (“PUDR”) Zone District, more particularly described as shown on Exhibit A, Legal Description; and

**WHEREAS**, Thomas G. Kennedy, Attorney, on behalf of the Applicant has submitted an Application (“Application”) for Sketch Plan for Planned Unit Development and Subdivision for the Property, in accordance with San Miguel County Land Use Code Section 5-317 Planned Unit Development Reserve (PUDR), and for the proposed Land Use Code Section 5-323 Mixed-Use Development Zone District; and

**WHEREAS**, Applicant is seeking approval of the Society Turn Development Sketch Plan that consists of the platting of certain Lots to accommodate the development of various separate buildings and other improvements on the Property, which would be used to implement those uses and activities allowed under the San Miguel County Comprehensive Development Plan/ Telluride Regional Area III. Future Land Use Element N. Society Turn Parcel, as shown on Exhibit C, Site Plan; and

**WHEREAS**, the Application was referred to the County Assessor, County Attorney, County Building Department, County Manager, County Road and Bridge Department, County Open Space and Parks Department, County Sheriff, County Site Inspector, County Surveyor, County Treasurer, Colorado Department of Transportation, Colorado Parks and Wildlife, Colorado Department of Public Health & Environment, Colorado Division of Water Resources, Aldasoro Ranch Homeowners Company, Lawson Hill Property Owners Company, Last Dollar Home Owners Association, Black Hills Energy, Century Link, San Miguel Power Association, Federal Aviation Administration, Telluride Regional Airport, San Miguel Authority for Regional Transportation, Sheep Mountain Alliance, Telluride Fire Protection District, Telluride R-1 School District, Town of Mountain Village, Telluride Hospital District, Town of Telluride, and the US Forest Service for review and comment; and

**WHEREAS**, on or about January 6, 2021, the Applicant sent Notice of the application and the Planning Commission (CPC) Public Hearing to be held on Wednesday, February 11, 2021 to all property owners within 500 feet of the subject parcel, and signs were posted on the property on or about January 10, 2021 noticing the proposed use and the CPC meeting to be held on February 11, 2021; and

**WHEREAS**, a Public Hearing Notice for the proposed Subdivision Exemption Plat and the Planning Commission meeting to be held on February 11, 2021 was published in the Norwood Post and the Telluride Daily Planet on January 27, 2021; and



**WHEREAS**, a list of the items included in the Public Hearing Record is attached to this resolution as Exhibit B; and

**WHEREAS**, the Planning Commission considered this application, along with relevant evidence and testimony, at a public hearing on Thursday, February 11, 2021.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of San Miguel County, Colorado, recommends the San Miguel County Board of Commissioners approve the Society Turn Sketch Planned Unit Development and Subdivision, based on the findings that the Sketch Plan is consistent with the San Miguel County Comprehensive Development Plan and more specifically, Section III.N of the Telluride Regional Area Master Plan Future Land Use Element, and meets the Intent for Planned Unit Developments, as set forth in Land Use Code Section 5-1401, the review standards of Land Use Code Section 5-1403, and the relevant Land Use Policies as set forth in Article 2 of the San Miguel County Land Use Code, with the following conditions:

1. The applicant shall address all relevant Referral Agency comments in the application for Preliminary PUD and Subdivision.

**BE IT FINALLY RESOLVED** that all written representations of the applicant in the original submittal and all supplements, letters and emails are deemed to be conditions of approval, except to the extent modified by this review process.

**DONE AND APPROVED** by the County Planning Commission of San Miguel County, Colorado, on February 11, 2021.

**SAN MIGUEL COUNTY, COLORADO  
PLANNING COMMISSION**

By: \_\_\_\_\_  
Lee Taylor, Chair

Vote:	Lee Taylor	Aye	Nay	Abstain	Absent
	Pamela Hall	Aye	Nay	Abstain	Absent
	Ian Bald	Aye	Nay	Abstain	Absent
	M.J. Schillaci	Aye	Nay	Abstain	Absent
	Josselin Lifton-Zoline	Aye	Nay	Abstain	Absent
	Matthew Bayma	Aye	Nay	Abstain	Absent
	Tobin Brown	Aye	Nay	Abstain	Absent

ATTEST:

By: \_\_\_\_\_  
M.J. Schillaci, Secretary

EXHIBIT "A" Legal Description  
EXHIBIT "B" Public Meeting Record list  
EXHIBIT "C" Site Plan

## EXHIBIT "A" LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE DENVER PLACER, MINERAL SURVEY NO. 12119, OF THE UPPER SAN MIGUEL MINING DISTRICT AND IN THE NAVIKE PLACER, MINERAL SURVEY NO. 736, OF THE UPPER SAN MIGUEL MINING DISTRICT AND IN GOVERNMENT LOT 1 OF SECTION 32, ALL SITUATED IN SECTIONS 32 AND 33, TOWNSHIP 43 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF SAN MIGUEL, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 9 OF SAID DENVER PLACER, BEING A UNITED STATES DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT BRASS CAP;  
THENCE ALONG LINE 9-10 OF SAID DENVER PLACER NORTH 81° 08' 37" WEST, 366.65 FEET;  
THENCE DEPARTING SAID LINE 9-10 NORTH 08° 13' 23" WEST, 446.33 FEET;  
THENCE SOUTH 81° 46' 37" WEST, 362.00 FEET;  
THENCE SOUTH 08° 13' 23" EAST, 335.11 FEET TO SAID LINE 9-10;  
THENCE ALONG SAID LINE 9-10 NORTH 81° 08' 37" WEST, 1406.67 FEET TO CORNER NO. 10 OF SAID DENVER PLACER;  
THENCE ALONG LINE 1-2 OF THE BOSTON PLACER, MINERAL SURVEY NO. 2019, OF THE UPPER SAN MIGUEL MINING DISTRICT, NORTH 81° 05' 35" WEST, 107.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 145;  
THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 74° 26' 41" EAST, 846.03 FEET;  
THENCE 696.28 FEET ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2790.00 FEET, A CENTRAL ANGLE OF 14° 17' 56" AND A CHORD BEARING NORTH 81° 35' 39" EAST, 694.48 FEET;  
THENCE NORTH 88° 44' 41" EAST, 890.11 FEET;  
THENCE SOUTH 40° 28' 23" EAST, 63.75 FEET;  
THENCE SOUTH 11° 20' 11" WEST, 878.41 FEET TO LINE 8-9 OF SAID DENVER PLACER;  
THENCE NORTH 07° 31' 25" WEST, 215.78 FEET TO THE POINT OF BEGINNING,  
SAID TRACT OF LAND IS SHOWN AS TRACT 19A ON SPECIAL WARRANTY DEED RECORDED MAY 26, 2005 UNDER RECEPTION NO. 375058;  
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LESS AND EXCEPT ANY PORTION CONVEYED TO THE TOWN OF TELLURIDE IN WARRANTY DEED RECORDED DECEMBER 5, 1986 IN BOOK 432 AT PAGE 38, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LESS AND EXCEPT A TRACT OR PARCEL OF LAND NO. RW-1 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT CODE 17641, PROJECT NUMBER NH 145A-045, BEING IN SECTION 33, TOWNSHIP 43 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF SAN MIGUEL, STATE OF COLORADO, CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, IN WARRANTY DEED RECORDED JANUARY 18, 2012 UNDER RECEPTION NO. 421280, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 145 ESTABLISHED ON PROJECT S 0153(13), WHENCE CORNER NO. 9 OF THE DENVER, PLACER, MINERAL SURVEY NO. 12119, OF THE UPPER SAN MIGUEL MINING DISTRICT, BEING A BRASS CAP, 3 1/4" IN DIAMETER, MARKED "U.S. DEPT. OF THE INTERIOR, BUR. OF LAND MANAGEMENT, COR 9 MS 12119, COR 2 MS 2019, 1975", BEARS SOUTH 20° 17' 42" WEST, A DISTANCE OF 447.41 FEET;

1. THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 14° 10' 25" WEST, A DISTANCE OF 219.30 FEET;
2. THENCE SOUTH 88° 45' 19" WEST, A DISTANCE OF 75.75 FEET;
3. THENCE NORTH 40° 26' 09" WEST, A DISTANCE OF 80.00 FEET TO THE SOUTHERLY LINE OF COLORADO STATE HIGHWAY 145 ESTABLISHED ON PROJECT S 0150(3);
4. THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 88° 45' 19" EAST, A DISTANCE OF 185.86 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 145 ESTABLISHED ON PROJECT S 0153(13), TO AN ALUMINUM CAP, 1 1/2" IN DIAMETER, MARKED "BANNER INC. 25954";
5. THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 40° 26' 09" EAST, A DISTANCE OF 63.44 FEET TO A BRASS CAP, 3" IN DIAMETER ON A 6" DIAMETER CONCRETE POST, MARKED "STATE HIGHWAY DEPT., R.O.W. MARKER";
6. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 11° 20' 21" WEST, A DISTANCE OF 232.15 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE "STATE PLANE" GRID BEARING OF NORTH 2° 41' 20" EAST FROM CDOT CONTROL POINT MILEPOST 71.38 (A 3 1/4" ALUMINUM CAP) TO CDOT CONTROL POINT MILEPOST 71.48 (A 3 1/4" ALUMINUM CAP).  
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**EXHIBIT “B”**  
**PUBLIC HEARING RECORD**

County Planning Commission

Application: Genesee Properties, Inc

Planned Unit Development /Subdivision Sketch Plan for the Society Turn Parcel;  
Mixed-Use Development Zone District Land Use Code Amendment

Date: February 11, 2021

1. San Miguel County Land Use Code (Adopted 11/30/90) with all amendments to date (By Reference Only).
2. San Miguel County Comprehensive Development Plan (Adopted 8/3/78) with all amendments to date (By Reference Only).
3. Memorandum to the San Miguel County Planning Commission from Kaye Simonson, Planning Director dated February 11, 2021.
4. Draft Resolution of the County Planning Commission, San Miguel County, Colorado, Resolution 2021-02, Recommending Approval of a Sketch Plan for Planned Unit Development and Subdivision of the Society Turn Parcel for Genesee Properties, Inc.
5. Telluride Regional Area Master Plan, III. Future Land Use Element, N. Society Turn Parcel.
6. Application submitted by Tom Kennedy, Attorney, on behalf of Genesee Properties, Inc., Society Turn Sketch PUD/Subdivision Plan Review and Related Matters received November 18, 2020, and Supplements received January 20, 2021.
7. Applicant’s Certifications of Compliance with the public noticing requirements of the San Miguel County Land Use Code Section 3-9 dated January 6, 2021 and January 10, 2021.
8. Public Hearing Notice published in the Norwood Post and Telluride Daily Planet on January 27, 2021.

**AGENCY COMMENTS**

9. Letter received from Bill Masters, County Sheriff, to Kaye Simonson, Planning Director dated February 4, 2021.
10. Letter received from Jim Boeckel, TFPD - Fire Marshal, to Kaye Simonson, Planning Director dated December 22, 2020.
11. Letter received from David Foley, County Surveyor, to John Huebner, Senior Planner dated January 7, 2021

12. Letter received from John Sweeney, FAA – Community Planner, to Kaye Simonson, Planning Director dated January 20, 2021.
13. Letter with traffic memo attached received from Pete Wagner, Last Dollar PUD Association, to Kay Simonson, Planning Director dated January 22, 2021.
14. Letter received from Brad Zavorski, SMPA – CEO, to Kaye Simonson, Planning Director dated January 22, 2021.
15. Email received from Jim Boeckel, TFPD - Fire Marshal, to Kaye Simonson, Planning Director dated January 21, 2021.
16. Letter received from Ron Quarles, Telluride Planning and Building Director, to Kaye Simonson, Planning Director dated January 25, 2021.
17. Letter received from Mark W. Caddy, CPW – District Wildlife Manager, to Kaye Simonson, Planning Director dated January 26, 2021.
18. Letter received from Dan Caton, Mountain Village – Mayor Pro-Tem, to Kaye Simonson, Planning Director dated January 25, 2021.
19. Letter received from David Averill, SMART – Executive Director, to Kaye Simonson, Planning Director dated January 29, 2021.
20. Letter received from Janet Kask, County Parks & Open Space Director, to Kaye Simonson, Planning Director date January 29, 2021.
21. Letter received from John Bennett, TFPD – District Chief, to Kaye Simonson, Planning Director dated February 1, 2021.
22. Letter received from Karen Winkelmann, TRMC - CEO, to Kaye Simonson, Planning Director dated February 1, 2021.
23. Letter received from Lawson Hill Board of Directors, to Kaye Simonson, Planning Director and John Huebner, Senior Planner dated January 27, 2021.
24. Letter received from Diana E. Koelliker, MD, TRMC – Trauma and Emergency Services Director, to Kaye Simonson, Planning Director dated February 3, 2021.
25. Letter received from Sharon Grundy, MD, TRMC – Primary Care to Kaye Simonson, Planning Director dated February 3, 2021.
26. Letter received from Mike Hess, TMCF – Chair to Kaye Simonson, Planning Director dated February 4, 2021.

27. Letter received from Lynn Borup, Tri-County Health Network to Kaye Simonson, Planning Director dated February 4, 2021.
28. Resolution received from TMVOA Board of Directors to Kaye Simonson, Planning Director dated February 4, 2021.

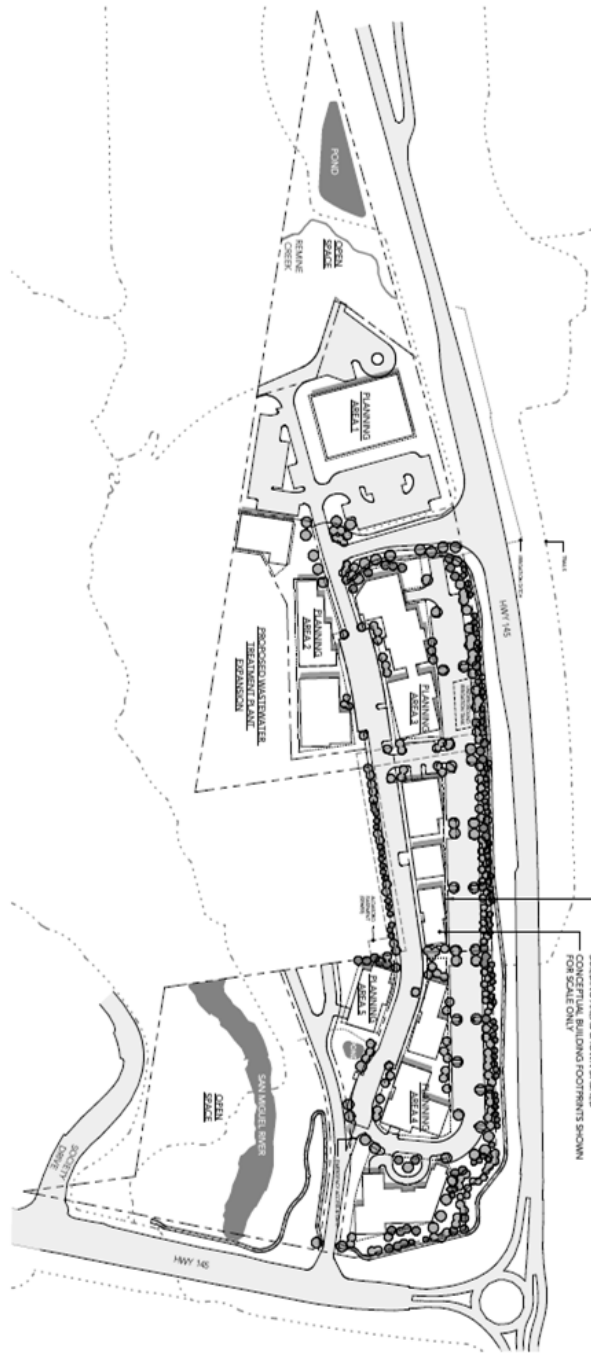
#### PUBLIC COMMENTS

29. Letter received from Denise M. Traylor, PO Box 2940, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
30. Email received from Larry Hopkins, 140 Nimbus Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
31. Email received from Randall Root, 15 Valley View Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
32. Email received from Bill Burgess, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 28, 2021.
33. Email received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 27, 2021.
34. Email No. 2 received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 27, 2021.
35. Email received from Leslie Root, 15 Valley View Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
36. Email received from Judith A Ingalls MD, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 29, 2021.
37. Email received from David Oliversmith, Last Dollar Development, to Kaye Simonson, Planning Director dated January 29, 2021.
38. Letter received from Jeff Campbell, 198 Nimbus Trail, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
39. Email No. 3 received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
40. Email received from Jack Thompson, 183 Nimbus Drive, Telluride CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
41. Email received from Susie Meade, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 28, 2021.

42. Email received from Craig Sterbenz, 125 Nimbus Drive, Telluride CO 81435, to Kaye Simonson, Planning Director dated January 29, 2021.
43. Email received from Bill Gordon, Society Conoco – owner, to Kaye Simonson, Planning Director dated January 29, 2021.

DRAFT

# Exhibit "C" - Site Plan



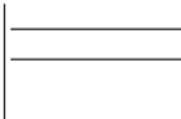
NORTH

**CCY ARCHITECTS**

SOCIETY TURN PARCEL  
DEWING, OHIO

DATE: 11.15.2020  
 BY: B. B. B. B. B.  
 PROJECT NUMBER: 1702

HISTORIC  
 NEW DATE: 11.15.2020



SITE PLAN

SCALE: 1" = 200'

**A3**

200 W. Main Street, Suite 100  
 Columbus, OH 43215  
 614.261.1111  
 www.ccyarchitects.com



## **N. Society Turn Parcel.**

The Society Turn parcel, which consists of approximately 20 acres, situated south and west of the Society Turn Roundabout, south of State Highway 145, north of the Telluride Regional Sewage Treatment Facility and adjacent to Remine Creek to the west is currently recommended for development as open space, recreational and park usage. The Society Turn parcel is currently zoned PUDR.

The Planning Commission recommends that the development of the suitable portions of the Society Turn parcel be developed with a balanced mix of land uses that are compatible with the Telluride Region. Uses and activities should complement those occurring in the Town of Telluride, Town of Mountain Village, and Lawson Hill, enhancing the overall mix of uses serving local residents and visitors alike. This section of the Telluride Regional Area Master Plan is intended to be used in determining the future land uses that may be proposed on the site; all other Goals and Objectives of the Telluride Regional Area Master Plan will also apply. The Planning Commission recommendations as to the most desirable land uses for the Society Turn parcel include the following:

### **Public Facilities/Uses**

- Expansion of the Regional Sewage Treatment Facility
- Governmental/Municipal Facilities
- Transit
- Park/Open Space
- Hiker/Biker Trails
- Visitor Center
- Day Care
- Community Meeting Space

### **Medical**

- Regional Medical Center
- Uses related to the Regional Medical Center, including, but not limited to, pharmacy, optician, dental, physical therapy, and mental health/counseling, etc., which related uses may be included in the medical center facility or elsewhere on the Society Turn parcel
- Helipad
- Medical Offices
- Extended Care and Rehabilitation Care Facilities

### **Housing**

- Employee Housing. In addition to required employee housing mitigation resulting from free market development, the property owner is encouraged to look for opportunities to provide additional employee housing, which could be accommodated by height, mass/scale and other dimensional waivers by the County through the PUD process. Any additional housing could be considered to be further public benefits for the project.

## **Commercial**

- Retail
- Eating/Drinking
- Office
- Flex Space

The retail and eating/drinking commercial uses should primarily cater to residents living or working on the Society Turn parcel site and in Lawson Hill and 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.

## **Flex Space**

The use of “Flex Space” is intended to create an opportunity to allow spaces in the project 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 Society Turn 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 s.f. and would be determined on a case-by case basis.

Hospitality uses are less desirable at this site. The Planning Commission recommends careful consideration of Hospitality uses within the context of other Master Plan Goals. Attention should particularly 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.

## **Hospitality**

- Hotel/Motel Lodging, provided that development of lodging includes a transportation management plan addressing 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.

## **Discussion**

The development of the Society Turn parcel would occur through a Planned Unit Development (PUD) and subdivision review process as provided for in the LUC. The PUD process would require the provision of a public benefit, which could consist of the dedication of a site for either the Regional Medical Center, employee housing or other Public Facilities/Uses.

During the review of the PUD/Subdivision application, various land use issues and matters would be reviewed and established, inclusive of the following: (i) the final mix of uses, consistent with the uses and activities being recommended above, (ii) allowable range of mass/scale, setbacks, heights of building and other improvements, (iii) design guidelines for development of buildings and improvements on the site, including landscaping and berming, (iv) compliance with County employee housing mitigation, (v) parking requirements and guidelines to serve the development, focused on serving the actual parking needed for the uses particular uses, which may be determined by parking studies based upon then current demand calculations, (vi) management of traffic, including intersection improvements and transit opportunities as well as the provision of necessary infrastructure to serve the proposed development, including water and sewer, shallow utilities, internal roads, sidewalks, pedestrian corridors, drainage and similar requirements, so as not to adversely impact public safety, and (vii) timing and phasing of the development. In the course of the review of development applications for the Society Turn parcel, consideration should be given to mitigating impacts of the proposed development on the Scenic Foreground through building placement, massing, and design, landscaping, and other design strategies. Consideration may be given to reducing the 200-foot scenic setback requirement for property located in the Scenic Foreground (Highway 145 south from Society Turn along the east side) and the 100-foot major highway setback requirement on the north side (Highway 145 from Society Turn to the west), provided impacts are sufficiently mitigated.

Implementation of the Future Land Uses as described herein is dependent upon the developer of the property entering into an agreement with the Town of Telluride for the provision of water and sewer services. It is acknowledged that such agreement may stipulate the type and amount of specific uses.

Environmentally sensitive areas shall retain their Future Land Use designations of Open Space/Rec/Parks or Wetlands/Rivers/Open Space.

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

**IS ONLINE AT <https://societyturn.info/>**

**APPLICANT'S CERTIFICATION OF COMPLIANCE WITH THE PUBLIC NOTICING REQUIREMENTS OF THE SAN MIGUEL COUNTY LAND USE CODE SECTION 3-9**

Genesee Properties, Inc. Applicant, or the duly designated agent(s) of Applicant, has applied to San Miguel County for approval of a land use application. Applicant recognizes that the provisions of the San Miguel County Land Use Code (LUC) Section 3-9 require public notice by First Class mail and posting of the property not less than twenty (20) days before the date scheduled for a public meeting or hearing.

Applicant or Applicant's agent(s) have examined the current tax records of San Miguel County as they appeared either in the records of the San Miguel County Assessor or under the San Miguel County Geographic Information Systems\* (GIS) mapping program no more than sixty (60) days prior to the date of the public meeting or hearing. Applicant or Applicant's agent(s) hereby certifies that: (Applicant must check all.)

Following an examination of the records in the San Miguel County Assessor or under the San Miguel County GIS\* mapping program, the Applicant has provided public notice, in compliance with LUC § 3-903C not less than twenty (20) days before the date scheduled for a public meeting or hearing, by First Class mail to every property owner and condominium unit owner within 500 feet of the perimeter of the subject property. **I hereby certify that I have attached a copy of this public notice letter and mailing list to this certification.**

AND

Not less than twenty (20) days before the date scheduled for a public meeting or hearing, I hereby certify that, in compliance with LUC § 3-903B, public notice has also been provided by posting a sign in a conspicuous place on the property that is the subject of the land use application.

I understand that San Miguel County requires completion and delivery of this Certification of Compliance to the San Miguel County Planning Department at least ten (10) days prior to the initial public meeting or hearing on a land use application. I further understand that failure to submit the required Certification of Compliance to the County Planning Department at least ten (10) days prior to the initial public meeting on a land use application will result in the public meeting or hearing being rescheduled to a later date.

Anne M Connor  
Name

Genesee Properties, Inc.  
(Insert Applicant's name if executed by agent)

See attached  
Physical location of Property and/or legal description

c/o Nicole Champine  
7800 E. Dorado Place, Suite 250, Englewood, CO 80111-2306  
Mailing Address (if different from above)

Date: 1/6/21

Signature: Anne M Connor

[text/luc/certification.property.owner]

\* GIS data may not accurately or completely reflect owners in multi-unit, multi-floor buildings in San Miguel County. In such instance, the applicant must examine the Assessor's information in addition to the GIS data in order to provide the required public notice.

**APPLICANT'S CERTIFICATION OF COMPLIANCE WITH THE PUBLIC NOTICING REQUIREMENTS OF THE SAN MIGUEL COUNTY LAND USE CODE SECTION 3-9**

Genesee Properties, Inc Applicant, or the duly designated agent(s) of Applicant, has applied to San Miguel County for approval of a land use application. Applicant recognizes that the provisions of the San Miguel County Land Use Code (LUC) Section 3-9 require public notice by First Class mail and posting of the property not less than twenty (20) days before the date scheduled for a public meeting or hearing.

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AND

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I understand that San Miguel County requires completion and delivery of this Certification of Compliance to the San Miguel County Planning Department at least ten (10) days prior to the initial public meeting or hearing on a land use application. I further understand that failure to submit the required Certification of Compliance to the County Planning Department at least ten (10) days prior to the initial public meeting on a land use application will result in the public meeting or hearing being rescheduled to a later date.

Thomas G. Kennedy  
Name

Genesee Properties, Inc.  
(Insert Applicant's name if executed by agent)

see attached  
Physical location of Property and/or legal description

c/o Nicole Champagne  
7800 E. Dorado Place, Suite 250, Englewood, CO 80111-2306  
Mailing Address (if different from above)

Date: 11/10/21

Signature: 

[text/luc/certification.property.owner]

\* GIS data may not accurately or completely reflect owners in multi-unit, multi-floor buildings in San Miguel County. In such instance, the applicant must examine the Assessor's information in addition to the GIS data in order to provide the required public notice.

Please publish the following Legal **PUBLIC HEARING NOTICE** in the:

**NORWOOD POST and TELLURIDE DAILY PLANET on WEDNESDAY, JANUARY 27, 2021**

Please bill:                      San Miguel County Planning Department  
   P.O. Box 548  
   Telluride, CO 81435

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### **PUBLIC HEARING NOTICE**

The San Miguel County Planning Commission has been asked to consider an application submitted by Thomas G. Kennedy, Attorney on behalf of Genesee Properties, Inc. for a Land Use Code Amendment to add a new Mixed-Use Development Zone District and for a Sketch Plan Subdivision and Planned Unit Development (PUD) for the “Society Turn Parcel” a 20 acre property parcel three miles west of the Town of Telluride on Highway 145 located southwest of the Society Turn Roundabout. Land Use Code Amendments and Sketch Plan Subdivisions and Planned Unit Developments applications are subject to Two-step Review, i.e. review and recommendation at a Public Hearing by the Planning Commission (CPC) and review and action at a public meeting by Board of County Commissioners (BOCC).

This Public Hearing is the first step of a Two-step Planning Commission and Board of County Commissioner Review pursuant to Land Use Code Sections 5-1802, 3-601 C and 3-702 A.

A Public Hearing on the above proposal will be held by the San Miguel County Planning Commission on Thursday, February 11, 2021 at 9:30 AM. This meeting will be held online due to the COVID-19 virus. To provide comment or ask questions regarding the proposed application(s), please join the meeting at <https://zoom.us/join>, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply). Please call the Planning Department at 97-728-3083 for more information on the application. A complete text of this proposal may be viewed at <https://societyturn.info/>

Written comments of more than one page may not receive full consideration if not received by February 1, 2021. Send comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or [planning@sanmiguelcountyco.gov](mailto:planning@sanmiguelcountyco.gov).

**Legal Notices**

**NOTICE OF CALL FOR ANNUAL STOCKHOLDER MEETING**

You are hereby notified that the annual meeting of the stockholders of the Farmers' Water Development Company will be held in Norwood, Colorado at the San Miguel County Fairgrounds on Saturday, February 13, 2021 at 1:00 p.m. to elect 2 members of the board of directors (Lothan Snyder and Chris Trosper's positions) for the ensuing year, setting the 2021 water assessments, and to consider any other and further business as may regularly come before the meeting. Only stockholders of record as of February 10th are eligible to vote, and registration for voting will be considered as being closed with the beginning of roll call. Weather permitting, the annual meeting will be held at the SMC Fairgrounds in the outdoor covered area next to the indoor arena, otherwise we will move the meeting into the indoor arena. Please bring your own seating. San Miguel County COVID-19 best practices guidelines as per Public Health Orders at the time of the meeting will be followed.

**PUBLIC HEARING NOTICE**

The San Miguel County Planning Commission has been asked to consider an application submitted by Thomas G. Kennedy, Attorney on behalf of Genesee Properties, Inc. for a Land Use Code Amendment to add a new Mixed-Use Development Zone District and for a Sketch Plan Subdivision and Planned Unit Development (PUD) for the "Society Turn Parcel" a 20 acre property parcel three miles west of the Town of Telluride on Highway 145 located southwest of the Society Turn Roundabout. Land Use Code Amendments and Sketch Plan Subdivisions and Planned Unit Developments applications are subject to Two-step Review, i.e. review and recommendation at a Public Hearing by the Planning Commission (GPC) and review and action at a public meeting by Board of County Commissioners (BOCC).

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**EDUCATION**

# Norwood School District superintendent search

**SPECIAL TO THE POST**

The consultants of McPherson & Jacobson L.L.C, have completed Phases I & II of the superintendent search process. These phases included work with the school board and with the community to identify criteria for a new superintendent in the Norwood School District. The top criteria, as determined by the board, are:

- **Leadership:** A collaborative leader who works to keep the momentum of the district going with a strategic focus. A team player who seeks to understand the current workings of the district and works with staff strengths. A leader with site leadership experience. A humble, competent, confident leader who always seeks to understand the people they serve. A leader who loves the rural community and is willing to live in the community for the long term.
- **Educator:** An inspirational leader with classroom experience and prior principal experience.

An instructional leader who has an appetite to learn. A leader who will listen to the staff while shaping a curriculum focus.

- **Communication:** A leader who listens to everyone impacted by a decision before deciding. A person who is willing to be the "face" of the district. A person who wants to be present in the Norwood community. A person who writes, speaks and reads on a professional level. A person who values the presence of others.

- **Innovator:** A person who thinks outside of the box. A leader who loves research and will keep what is working and build a system of improvement throughout the district. A leader who treasures diversity as a base for learning.

The superintendent's position has been advertised on Education Week's TopSchoolJobs, the McPherson & Jacobson website, and professional associations throughout the United States.

On Jan. 19, Paul Reich met with Norwood's board of education to review the stakeholder input summary, begin writing interview questions and discuss the logistics of the interview process.

The deadline for submitting application materials is Jan. 25. After that date, the consultants will begin reviewing the completed files and evaluating the candidates against the established criteria. The consultants will be conducting extensive background checks on the candidates.

On Feb. 9, the consultants will meet with the board of education to review candidates and assist the board as it selects final candidates to be interviewed.

After the superintendent has been hired, Paul Reich will facilitate a board/superintendent workshop to assist in the establishment of performance objectives for the new superintendent.

# Hand washing

**HEALTH**, from page 3

has placed the first order for the Moderna vaccine with the hope to begin vaccinating residents as soon as possible. UMC plans to contact their patients and the community when these vaccina-

tions become available.

San Miguel County Public Health and the Telluride Regional Medical Center have begun administering second doses to the county's first recipients of the Moderna vaccine, frontline healthcare and emergency ser-

vices workers. Full protection takes at least two weeks after recipients receive their second dose. Those that receive the full series of doses are still expected to comply with COVID protocols including wearing face coverings and physically distancing.



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**HOROSCOPE**

By **SALLY BROMPTON**  
www.sallybrompton.com

**BIRTHDAY WEDNESDAY:**

Not many people understand what motivates you but the few who do won't be in the least bit surprised by your words and actions over the coming year. You have been building up to something big for quite some time, and now it is time to deliver.

**ARIES (March 21 - April 20):**

You may think you can tackle a difficult task on your own but the planets warn you would be wise to get assistance. There are plenty of people you can call on for help – friends, family and even work colleagues – so don't be too much of an individualist.

**TAURUS (April 21 - May 21):**

You may want to believe that you are always in control of your emotions but the approaching full moon is sure to bring sensitive feelings to the surface and you will have to find ways to deal with them. Start by accepting you are human like everyone else.

**GEMINI (May 22 - June 21):**

You must keep what happens over the next two or three days in perspective. Tomorrow's full moon could bring the kind of shock that knocks you off your stride but you don't have to let it get to you. Certainly don't let it derail your long-term plans.

**CANCER (June 22 - July 23):**

Although tomorrow's full moon takes place in the most materialistic area of your chart you must not worry about money or possessions. Even if you find yourself short of cash for a day or two something will occur that tilts the financial balance back in your favor.

**LEO (July 24 - Aug. 23):**

The most important thing now is that you keep believing you have what it takes to thrive, even if everyone else seems to be losing faith in you. You are big enough to get through the current storm – and come out the other side shining and smiling again.

**VIRGO (Aug. 24 - Sept. 23):**

It may seem as if you have enemies in all directions but more likely you are allowing your fears to get the better of you and your mind is conjuring up all sorts of fanciful ideas. You are in the same place you have always been Virgo – among friends.

**LIBRA (Sept. 24 - Oct. 23):**

There is no point worrying, or even thinking about, how other people might react to your decision to move in a new direction. If you believe it is what must take place then get on and do it to the best of your abilities – and don't look back.

**SCORPIO (Oct. 24 - Nov. 22):**

Tomorrow's full moon highlights the career area of your chart, so you would be wise to

tread carefully on the work front in general and when dealing with employers and senior people in particular. They may be a bit more touchy than usual.

**SAGITTARIUS (Nov. 23 - Dec. 21):**

Just because you have a sense of humor does not mean everyone else has. The fact is some of the people you deal with today will be far too serious for your liking, but there is nothing you can do about it – except maybe stay out of their way.

**CAPRICORN (Dec. 22 - Jan. 20):**

There can be no half-hearted measures today – everything you undertake must be done with 100 per cent effort and total efficiency. Others may not care about their professional reputation but you do, and with good reason – it's what marks you out as special.

**AQUARIUS (Jan. 21 - Feb. 19):**

Relationship issues will take up a lot of your time over the next few days but you need to hold off from making far-reaching decisions, especially the sort that could be hard to reverse. Try not to take yourself, or other people, too seriously.

**PISCES (Feb. 20 - Mar. 20):**

The upcoming full moon could tempt you to say or do something silly, so it will pay you to keep your thoughts to yourself and to only act when you have no other choice. If you can fade into the background for a while then do so.

**Legal Notices**

**Request for Qualifications**

The Town of Telluride, Colorado is soliciting proposals from individuals interested in the joint position of Combined Marijuana Licensing Authority Hearing Officer for a two-year term beginning March 09, 2021. The Hearing Officer position has been established by the Telluride Town Council as authorized by Sections 12-43.3-101 and 12-43.4-101 C.R.S. The Hearing Officer shall have all the powers of the Medical Marijuana and Retail Marijuana Licensing Authorities except as otherwise specified in Telluride Municipal Code Chapter 6, Articles 5 and 6. Compensation for services shall be determined by the Telluride Town Council. Applicants shall specify an hourly billing rate in the proposal. Applicants must be an attorney admitted to practice law in Colorado with current malpractice liability insurance. Questions concerning the scope of the work or regarding bid submittal or process should be directed to Kevin Geiger, Town of Telluride Attorney, at (970) 728-2153. Written statements of qualifications and inquiries will be received at the Town of Telluride Clerk's Office, Attention: Town Clerk Tiffany Kavanaugh. Proposals must be received before 12:00 p.m., noon, on Friday, February 19, 2021. If hand-delivered, they are to be received at Town Hall, 135 W. Columbia Avenue, Telluride, CO 81435. If mailed, the address is P.O. Box 397, Telluride, CO 81435. Proposals can also be emailed to: tkavanaugh@telluride-co.gov. The Town of Telluride reserves the right to reject any and all proposals and to waive any irregularities or informalities.

**NOTICE OF VESTING OF SITE-SPECIFIC DEVELOPMENT PLAN**

**THIS IS TO GIVE NOTICE** pursuant to Section 24-68-103(1), C.R.S., and Telluride Municipal Code Title 18, Article 5, Division 2, Section 5-208.H, that a site-specific development plan and vested property right has been approved for the following project:  
**PROJECT TITLE:** 529 West Pacific Residence  
**SUMMARY:** Consideration of: (A) a Small Scale application for repositioning of a rated THAS Primary Structure in the HPOD per LUC 7-203.B.14; and (B) a Minor Scale application for an addition to a rated building which will increase the structure's floor area by less than 10%, per LUC 7-203.C.5.  
**LEGAL DESCRIPTION:** Lot 8 and the East 2.5' of Lot 9, Block 8, West Telluride Addition  
**ADDRESS:** 529 West Pacific Ave.  
**ZONE DISTRICT:** Accommodations One  
**OWNER:** Tim Hild and Iva Kostova Hild  
**APPLICANT:** Tom Conyers, Architect, AIA  
**Approved on January 20, 2021**  
**Such approval is subject to all rights of referendum and judicial review. Additional information concerning the approval is available from the Telluride Planning Department, Telluride, Colorado, 970-728-2161 during regular business hours.**

Published in the Telluride Daily Planet January 27, 2021 and at www.telluride-co.gov.

**PUBLIC HEARING NOTICE**

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**TOWN OF OPHIR, COLORADO Notice of Passage of Ordinance No. 2021-1**

On January 19th, 2021 the Town of Ophir, Colorado General Assembly passed on second and final reading Ordinance 2021-1, as amended, entitled: Amending 2017-1 in part to Allow Redaction of Voter Identification Information from Election Ballots in the Event of a Public Record Request for Paper Ballots that have been cast, Designating the Town Clerk as the Designated Election Official for All Non-Coordinated Municipal Elections, Providing that Nominations for Elections of Town Officers shall be made at the General Assembly Meeting in the month of December preceding the annual January Election, Allowing the Town Clerk to cancel an Election as to any office that is uncontested, and during the Period of Time which a State Disaster Emergency Due to Pandemic is Declared: 1) Provisionally Providing for a Delay of the annual Election; and allowing the Town Clerk to count, canvass, and tally the ballots cast prior to the completion of the election with the assistance of a mentor designated by the Mayor, and to Certify the Election Results to the General Assembly after 7:00PM on the day of the Election.

Ordinance 2021-1 amends Ordinance 2017-1, Authorizing Paper Ballots to allow for drop off ballot voting for elected officials during times of statewide declaration of disaster when the General Assembly cannot meet to vote. Ordinance 2021-1 allows the Town Clerk to cancel non contested elections and provides nominations for elected officials in the month of December preceding the month of January. This ordinance may be inspected and copied at the office of the Town Clerk and will be available on the Town's website. Requests may be made by calling 970-728-4943 or by emailing the town clerk at [clerk@ophir.us](mailto:clerk@ophir.us) Sydney Roop, Town Clerk.

**TOWN OF OPHIR, COLORADO Notice of Passage of Ordinance No. 2021-3**

On January 19th, 2021 the Town of Ophir, Colorado General Assembly passed on second and final reading Ordinance 2021-3, as amended, entitled: Allocating Funds to Match Southwest Water Conservation District Grant for Werner Spring Infiltration System Replacement. Ordinance 2021-3 transfers up to \$27,670.00

from the General Fund to the Capitol Improvements Fund to match Southwest Water Conservation District Grant for Werner Spring infiltration system replacement, a reliable secondary water supply. This ordinance may be inspected and copied at the office of the Town Clerk and will be available on the Town's website. Requests may be made by calling 970-728-4943 or by emailing the town clerk at [clerk@ophir.us](mailto:clerk@ophir.us) Sydney Roop, Town Clerk.

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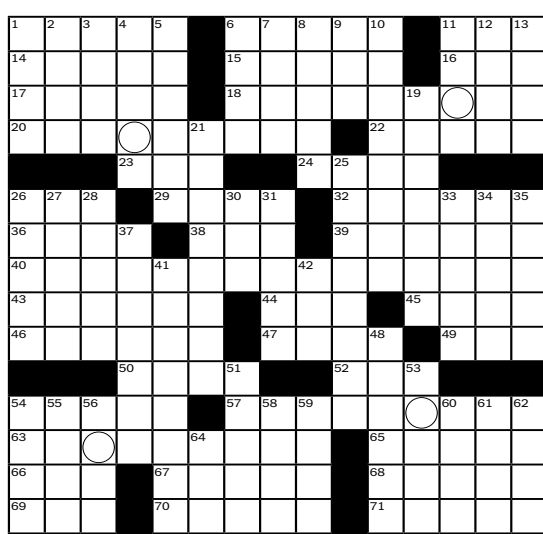
**NEW YORK TIMES CROSSWORD**

- ACROSS**
- 1 Mint \_\_\_\_
  - 6 Franz who wrote "I think we ought to read only the kind of books that wound and stab us"
  - 11 Dream time, in brief
  - 14 Everything together
  - 15 "... the bombs bursting \_\_\_\_"
  - 16 I
  - 17 Prospect
  - 18 Interval for a scheduled blastoff
  - 20 10th and 11th, e.g.
  - 22 Serves and receives, say
  - 23 Westernmost country in continental Afr.
  - 24 Quick haircut
  - 26 Blizzards are produced in them, familiarly
  - 29 Press (down)
  - 32 Extremely
  - 36 They intersect in Montréal
  - 38 \_\_\_\_ Paulo
  - 39 Kind of planning
  - 40 Carriers of meteorological instruments ... as suggested by this puzzle's theme?
  - 43 Immediately following
  - 44 Cloth that goes to waist?
  - 45 Overindulger of the grape
  - 46 Beginnings
  - 47 Lawless figure with legendary fighting skills
  - 49 Office linkup
  - 50 Repeated things in "Peter Piper picked a peck of pickled peppers"
  - 52 Worker for a hosp., maybe

- 54 Gradually faster, in mus.
- 57 Rend
- 63 Wonder-ful product?
- 65 Locale of 1974's Rumble in the Jungle
- 66 \_\_\_\_ Honor
- 67 Absinthe flavorer
- 68 Kind of account
- 69 "\_\_\_\_-hoo!"
- 70 Speeches that go off the rails
- 71 Smooth and lustrous

**DOWN**

- 1 Malarkey
- 2 Pioneering computer operating system
- 3 Word with dance or chance
- 4 High rollers?
- 5 World
- 6 Place for a firing
- 7 Stands up for dustpans, say: Abbr.
- 8 Inspiration for "Damn Yankees"
- 9 Family
- 10 Like a newspaper's morgue files
- 11 Puts back in its original state, as a videotape
- 12 Barbra Streisand collection?
- 13 Does a landscaper's job
- 19 ASDFGHJKL; on a keyboard
- 21 More or less



PUZZLE BY JULIANA TRINGALI GOLDEN

- 25 Premium movie theater seat
- 26 Long-running sci-fi show, for short
- 27 Contestant on "RuPaul's Drag Race"
- 28 Roebuck's onetime business partner
- 30 Bang up, e.g.
- 31 Alternative to a street address
- 33 Grease up again
- 34 Ingredient in some medicinal teas
- 35 Director Welles
- 37 Saturated (in)
- 41 Where drinks may be charged to a room
- 42 Lisa Simpson's grandpa
- 48 Wows
- 51 Writer Gertrude
- 53 Scary cry on a beach
- 54 Like most fireplace grates
- 55 Royal role for Liz
- 56 Enemy of Antony, in ancient Rome
- 58 From Eden to the land of Nod, e.g.
- 59 Fruit drinks
- 60 Product offering "round the clock protection"
- 61 Composer Satie
- 62 Trust
- 64 Aid in protein synthesis

Online subscriptions: Today's puzzle and more than 7,000 past puzzles, [nytimes.com/crosswords](http://nytimes.com/crosswords) (\$39.95 a year). Read about and comment on each puzzle: [nytimes.com/wordplay](http://nytimes.com/wordplay).

**ANSWER TO PREVIOUS PUZZLE**

OTIS AHEM MOTH S  
NOLA BELIKETHAT  
TOLD CRIMESCENE  
ORBITS ZIPS RDA  
ADIEU TACT ROLL  
SET SNUB RISES  
TREASURETREVES  
MAINTHEME  
ABOUTHEAUTHOR  
CLOUD WILL ORE  
ODOR BEAR UTTER  
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# San Miguel County Sheriff's Office

684 CR 63L Telluride, Colorado, 81435

*William S. Masters, Sheriff*

February 4, 2021

Kaye Simonson  
San Miguel County Planning Director  
P.O. Box 548  
Telluride, Colorado 81435

Dear Ms. Simonson,

I would like to express my support of the application submitted by Genesee Properties for the development of the Society Turn Parcel. The community is in need of a location for a regional medical center as the proposed development provides.

In the 45 years I have lived in San Miguel County our community has built a new library, the entire city of the Mountain Village, a Gondola, three new schools, three new fire stations, a Correctional Facility, an airport, several PUDs, billions upon billions of dollars of commercial and residential buildings, paved the streets, improved the highways, seized and paid for the entire valley floor. During this same period of time we did nothing to improve one of most basic of needs, our Telluride Medical Center.

For a variety of reason a new Medical Center has never been approved and built even though many sites and solutions have been proposed over the years. It is time for San Miguel County to stand up and exercise its leadership in solving the problem.

Respectfully,

A handwritten signature in black ink, appearing to read "WSM", with a long, sweeping underline.

Sheriff William S. Masters  
San Miguel County  
Telluride, Colorado

Cell: 970-729-2025  
billm@sanmiguelsheriff.org





# TELLURIDE FIRE PROTECTION DISTRICT

Jim Boeckel, Fire Marshal

---

December 22, 2020

TO: Kaye Simonson, San Miguel County Planning Director

FROM: Jim Boeckel, Fire Marshal

RE: Review of Genesee Properties Inc. Submittal for 20 acre property parcel located on SW corner of Highway 145 at Society Turn

After review of the plans and documentation for this property I (we) have the following comments;

While the locations of the fire hydrants shown on the plans appear to be adequate the locations shall be field verified with the Telluride Fire Protection District prior to installation.

J. David Foley  
San Miguel County Surveyor  
P. O. Box 825, Ophir, CO 81426  
Phone/ Fax 970-728-9998  
[surveyfoley@gmail.com](mailto:surveyfoley@gmail.com)

John Huebner, Associate Planner  
San Miguel County Planning Department  
P. O. Box 548  
Telluride, CO 81435

January 7, 2021

Re: Society Turn Sketch PUD/Subdivision Plan

I have reviewed the application received by email from the County Planning Dept. on December 21, 2020 and have the following comments:

General

1. The railroad right-of-way for the former Rio Grande Southern Railroad through the Denver Placer appears to belong to San Miguel County per deed at Reception No. 017594.
2. The Town Sewer Plant Parcel is located on an area of extreme topography with approximately 40 feet of elevation difference in a short length. Also, overhead utility lines cross that parcel. San Miguel County should obtain an evaluation and recommendation for suitability from the Town of Telluride for the use of this parcel for sewer plant expansion.
3. Per Exhibit G Engineer's Report and per Section 5-501 F of the Land Use Code, Road A is classified as a Collector. A Collector requires a 60 foot right-of-way per Section 5-502 E and Figure 5-1D of the Land Use Code. The right-of-way width for Road A varies and is only 40 feet wide at the narrowest point. It is important to have a full right-of-way width for the main entrance to this proposed subdivision to allow for future pedestrian and vehicle transportation needs, future utility installations, snow storage and many other future needs that may not be predicted now.
4. The Snow Storage Area shown on Sheet C-4 of Exhibit F Engineering Plans is located on a Gas Easement per Reception No. 249246. The applicant would need permission from the Gas Company to use this easement area for snow storage.
5. Sheet C-3 of Exhibit F Engineering Plans shows an irrigation ditch to be re-routed and constructed. The applicant should let the County know if this ditch has any other owners of water rights associated with it other than the applicant. Also, there appears to be plans to continue using the irrigation water from this ditch, but no irrigation plan or narrative is presented.
6. There is a large hilltop located in the Northeast area of the proposed project. The Sketch Plan is unclear as to how this large topographical feature will be

- affected by the proposed development. Is the hilltop to be removed, partially removed or left in place for future owners to remove? Will it still provide visual screening from the highway?
7. Portions of Planning Areas 4 and 5 are within Easements per Book 432 at pages 29 and 31. Is the Town of Telluride agreeable to revise these easement locations?

Exhibit E Existing Conditions Map - Improvement Survey Plat and Topographic Survey by Bulson Surveying

It is best to have all easements of record properly disclosed and shown on an existing conditions map at an early stage of the review process.

8. Label the easement shown for the Easement Agreement at Reception No. 439903.
9. Correct the labelling of the Amended Easements per Reception No. 460667.
10. The overhead utility lines and centerline of easements near the Southwest corner of Parcel A-1 is not shown.
11. Plot the Easement to Mountain Bell indicated on Plat Book 1 at page 67 and supposedly filed with the District Court (as noted on the plat).

Land Use Code Amendment from October, 2020

The applicant should be advised that a Land Use Code Amendment was approved by the County Commissioners at their October 7, 2020 meeting and is not posted on the County website yet. This Land Use Code Amendment has some changes to the requirements for PUD and Subdivision applications.

J. David Foley  
San Miguel County Surveyor



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

**Northwest Mountain Region**  
Colorado, Idaho, Montana, Oregon,  
Utah, Washington, Wyoming

**Denver Airports District Office**  
26805 East 68<sup>th</sup> Avenue, Suite 224  
Denver, Colorado 80249

Phone: (303) 342-1254  
Fax: (303) 342-1260

January 20, 2021

Kaye Simonson, Planning Director  
San Miguel County  
333 West Colorado Ave  
Telluride, CO 81435

RE: Sketch Plan PUD/Subdivision and LUC Amendment Society Turn Parcel - Genesee Properties, Inc.

Dear Ms. Simonson:

The Federal Aviation Administration, Denver Airports District Office (FAA) appreciates the opportunity to comment on the agency referral for the “Society Turn” parcel. Due to the close proximity of this proposed development to the Runway 27 threshold at the Telluride Regional Airport and the proposed uses, specifically the residential component, the FAA has concerns over this proposed development because of the potential negative impacts this development may have on persons and property on the ground and the safety and utility of the National Airspace System.

The FAA has invested over \$94 million in development and planning grants for the Telluride Regional Airport. This investment requires San Miguel County, as an airport sponsor, to comply with specific Federal obligations, known as Federal grant assurances, which among many other requirements, requires the county to preserve and operate Telluride Regional Airport in accordance with FAA regulations and standards and to protect the airport from non-compatible land uses. FAA considers residential development adjacent an airport to be a non-compatible land use (see FAA Order 5190.6B, Airport Compliance Manual, Chapter 20, *Compatible Land Use and Airspace Protection*).

In addition to the land use concerns, given the proximity to the airport the FAA requires the submittal of FAA Form 7460-1, *Notice of Proposed Construction or Alteration* for any development or construction in this area. The FAA uses information provided on this form to conduct an aeronautical review to determine if the proposal will pose an aeronautical hazard and to minimize the adverse effects to aviation. Helipads are required to submit FAA Form 7480-1 *Notice for Construction, Alteration and Deactivation of Airports* prior to construction. FAA Form 7460-1 and 7480-1 can be filed electronically at [www.oaiaa.faa.gov](http://www.oaiaa.faa.gov).

The FAA understands and recognizes the needs for a regional Medical Center and associated affordable housing; however that does not relieve San Miguel County from its obligations as an airport sponsor. The FAA does not control local land use decisions, it is up to San Miguel

County to make sure they are living up the requirements as an airport sponsor to protect the airport and the ensure compatible land uses surrounding the airport.

If you have any additional questions or concerns please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Sweeney', is centered on a light yellow rectangular background.

John Sweeney,  
Community Planner  
FAA, Denver Airports District Office

**LAST DOLLAR P.U.D. ASSOCIATION  
P.O. BOX 1106  
TELLURIDE, CO 81435**

January 22, 2021

*Via Email: [kayes@sanmiguelcountyco.gov](mailto:kayes@sanmiguelcountyco.gov) and  
[planning@sanmiguelcountyco.gov](mailto:planning@sanmiguelcountyco.gov)*

Kaye Simonson, San Miguel County Planning Director  
San Miguel County Planning Commission

RE: Referral Agency Comments for Last Dollar P.U.D. Association (the “**Association**”) regarding the Applications for Amendment to the San Miguel County Land Use Code and Sketch Plan Subdivisions and Planned Unit Development Applications for the Society Turn Parcel (the “**12/21 Submissions**”), all as submitted by Genesee Properties, Inc. (“**Genesee**”)

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Dear Kaye:

Please accept this letter as providing on behalf of the Association the initial “*designated referral agency*” comments on the above-referenced 12/21 Submissions.<sup>1</sup>

In that connection, attached is a summary of comments (the “**Traffic Consultant Comments**”) from SM Rocha, LLC, the Association’s traffic consultant (the “**Traffic Consultant**”). To help highlight the issues of concern, from a traffic perspective, we have **yellow highlighted** those portions of the Traffic Consultant Comments that appear to merit attention and/or look problematic.<sup>2</sup>

In addition to the Traffic Consultant Comments, we also note that the southern portion of the Road A Cul-de-Sac is shown as extending beyond the paved roadway. Thus, getting clarification on that issue would be very helpful. Also, since a CDOT waiver is required to allow the shortened eastbound right turn lane (based on a 40 MPH, instead of the current 45 MPH), please help us understand the status and details of that CDOT waiver (and how it will impact the 12/21 Submissions). Finally, we cannot follow the plans for extending the pedestrian/bike paths (offered as mitigation for the various Land Use Exemptions/waivers with respect to underpasses regarding highway 145, etc.). Thus, clarification on that front also would be helpful.

Finally, please accept these comments as provided in the context of the Association’s “*designated referral agency*” comments. Since specific Association Owners, etc. have not yet reviewed the 12/21 Submissions in detail, any of their comments will follow under separate cover within the public comment timelines you outlined.

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<sup>1</sup> Please note that you forwarded yesterday updates/revisions to the Traffic Plan provided with the 12/21 Submissions. Accordingly, these comments do not reflect any matters in this most recent new traffic plan.

<sup>2</sup> See footnote above.



Kaye Simonson, San Miguel County Planning Director  
San Miguel County Planning Commission  
San Miguel County Board of Commissioners  
January 22, 2021  
Page 2

Thank you for your attention to these matters and please do not hesitate to contact us with any questions, or if we can help otherwise.

Sincerely,

LAST DOLLAR PUD ASSOCIATION

By: //s// Pete Wagner  
Pete Wagner

ec: Amy Markwell, Esq.  
Thomas G. Kennedy, Esq.  
Last Dollar Board  
Affected Owners  
Douglas R. Tueller, Esq.  
David F. J. Dye, Esq.  
Monique Bensett



**MEMORANDUM**

TO: Last Dollar P.U.D. Association Board of Directors

FROM: SM ROCHA, LLC  
Mike Rocha, Principal

DATE: January 21, 2021

SUBJECT: Review of Society Turn Parcel Sketch Plan Application

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This memorandum is provided to summarize our review findings related to the recent Society Turn Sketch Plan application related to potential concerns with respect to existing and future traffic volumes, pedestrian trail connectivity, and building locations. Specific focus was given to the traffic elements for the proposed development located at the intersection of CO 145 and Society Drive in San Miguel County near Telluride, Colorado.

**Key Findings Summary**

- The figures throughout the application documents appear to not show the required 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. Moreover, is not mentioned in the traffic study. Access Road A is instead shown varying in width between State Highway 145 and site Road B, which does not appear to provide for the minimum 100 feet for both exit lanes. This affects the allowed location of new sidewalks, building envelopes, parking areas etc.
- Planning areas shown on the Scenic View Corridor Map indicate need for a waiver from the Scenic Foreground and Highway Setbacks to accommodate planned building setbacks from edge of CO 145. The application is requesting such waiver.
- The application is requesting a waiver on the amount of required parking spaces.
- Access Road A shown appears to not be consistent with the application's required mitigation of providing two egress (exit) lanes for a minimum of 100 feet on approach to State Highway 145.
- Access Road A is shown with a narrowing width between State Highway 145 and Road B. This is not consistent with the application's mitigation proposed for the site.
- Sidewalk widths shown are 6 feet in width. The application is requesting a waiver/variance on the 8 foot sidewalk requirement in the LUC.
- Bike lanes are not shown in any internal site roads. This leads to an assumption that bicycles are on the 6 foot wide path on the outer limits of the site. This mixes bicycles and pedestrians within a planned 6 foot side path. The application is requesting such waiver.

- Analysis results of the application traffic study outline expected intersections operations in Year 2040. The northbound left turn movement exiting the site at Access Road A is shown as operating with unacceptable delay and the study states that limited gaps in traffic on CO 145 cause the issue.
- The traffic study assumes that the posted speed on CO 145 will be reduced at Access A and presents turn lane lengths based upon an assumed 40 mph posted speed. This affects where the eastbound turn lane into the site starts near the entrance to the Last Dollar HOA. It appears that the application is requested a shorter right and left turn lane length than required by CDOT standards.
- The CDOT Access Permit application narrative says the application can add up to the maximum allowed for employee housing. This would add more traffic than is shown in the permit application.
- The existing regional trail system appears to include pedestrian paths that are 8 feet wide or more. As mentioned previously, the application is proposing a sidewalk width variance for the development in many areas.
- The application is seeking an adjustment to the number of parking spaces that is required under the County Land Use Code (LUC). Such an adjustment is contemplated and allowed by the LUC.
- The Parking Study states that LUC requires 677 parking spaces and then gives explanation that 456 spaces should be needed. The proposed development contemplates 602 spaces (382 surface and 220 sub-grade) providing for a surplus of 146 parking spaces beyond what the Parking Study defines as needed. The application is requesting such waiver.

## Review Details and Conclusion

The following is a list of PDF files from the application that were reviewed for traffic related elements and a brief summary outlining our findings to provide context to the above summary.

- 1.Application-Narrative
  - Proposed land uses, building sizes and acreage shown are consistent with other documents within the applicant's submittal.
  - Section 4.8.2 Setbacks/Building Envelopes states, "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."
    - The applicant is requesting a waiver on how far back the new building must be from State Highway 145.
  - Section 4.9 Parking
    - The applicant is requesting a waiver on the amount of required parking spaces.
  - Section 4.14 Scenic Quality outlines that a general building setback of 200 feet from State Highway 145 is required and then states that the standards, "...allows for a relaxation 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.”
- See Exhibit B2.Scenic View Corridor Map for building setbacks proposed.
  - See Appendix.I.LUC Amendment.MXD Zone for setback discussion.
  - See Exhibit B2.Scenic View Corridor Map for building setbacks proposed.
  - Section 5.1 Road Access to Society Parcel
  - Information presented here is consistent with the other documents in the applicant’s submittal.
- Section 5.2.2 Proposed Mitigation Measures states, “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.”
    - The figures throughout the applicant’s documents appear to not show this mitigation and it the mitigation is not mentioned in the traffic study. Access Road A is instead shown varying in width between State Highway 145 and site Road B, which does not appear to provide for the minimum 100 feet for both exit lanes. This affects the allowed location of new sidewalks, building envelopes, parking areas etc.
- Appendix.I.LUC Amendment.MXD Zone
    - Proposed zoning change from PUDR. Document outlines acceptable site uses and allowed additions that may be considered. Allowed building sizes , minimum and maximum lots sizes are discussed.
    - Section VII Scenic Foreground and Highway Setbacks states, “Any development proposed within the 200-foot Scenic Foreground setback and/or the 100-foot major highway setback shall be determined in the review of the Combined PUD/Subdivision Plan Review. Mitigation of impacts from development occurring within these setbacks shall occur through the placement of buildings and other improvements on the site, massing, design, roof forms, landscaping, screening, and other design strategies.”
      - See Exhibit B2.Scenic View Corridor Map for building setbacks proposed.
    - Section VIII Maximum Building Height mentions allowing the maximum building height to be exceeded if it being used for employee housing.
  - Exhibit B1.Site Plan
    - The intent of this figure is to present an overview of the conceptual building footprints, parking areas, sidewalk locations, site roadways and access locations for the different Planning Areas. Green circles are shown to indicate conceptual landscaping that may be installed where indicated.
      - Access Road A shown appears to not be consistent with applicant’s proposed mitigation of providing two egress (exit) lanes for a minimum of 100 feet on approach to State Highway 145.
        - See Section 5.2.2 Proposed Mitigation Measures in 1.Application-Narrative.

- Exhibit B2.Scenic View Corridor Map
  - Planning Areas are shown in the different colored regions on this figure. This figure indicates the planned building setback dimensions from the edge of State Highway 145.
    - These planned setbacks will require a waiver. See Section 4.14 in 1.Application-Narrative.
- Exhibit C1.Land Use Table
  - Acreages shown in figure are consistent with and match descriptions stated in the applicant's Narrative Section 4.6 Distribution of Land and Allowed Uses.
    - Acreage for Private Development is noted as 7.6 acres, 38% of the Total Parcel. Private Open Space and land dedicated to the County is shown as 5.9 acres, 29% of Total Parcel. Land conveyed for Medical Center and Regional Sewer Plant Expansion is 4.1 acres, 21% of Total Parcel. Infrastructure Right-of-Way (this is related to road construction) is shown as 2.3 acres, 12% of Total Parcel.
- Exhibit C2.Land Use Map
  - Planning Areas are shown in the different colored regions on this figure. The parcel sizes shown are consistent with the other applicant's documents. This figure indicates the planned building height elevation and in parentheses indicates the resulting height above State Highway 145 for each region. The applicant states in the Narrative that they may seek an exception to the building height requirement.
- Exhibit F.Engineering Plans
  - Sheets C-1,C-3,C-4,C-5,D-1,D-2,D-3 were reviewed.
    - Access Road A is shown with a narrowing width between State Highway 145 and Road B. This is not consistent with the applicant's mitigation proposed for the site.
      - See Section 5.2.2 Proposed Mitigation Measures in 1.Application-Narrative.
  - Sidewalk widths shown are 6 feet in width. Applicant is requesting a waiver/variance on the 8 foot sidewalk requirement in the LUC.
  - Bike lanes are not shown in any internal site roads. This would lead the to assumption that bicycles are on the 6 foot wide path on the outer limits of the site. This mixes bicycles and pedestrians within a planned 6 foot side path.
  - A new public and school bus stop is proposed within the new cul-de-sac on the south end of Access Road A.
  - The typical road cross section details present pavement and sidewalk widths consistent with what is stated in Exhibit G.Engineers Report. 6 foot sidewalk widths presented require a design waiver and the applicant has stated the intention of requesting it.

- Exhibit G. Engineers Report
  - As stated within the document, “This report summarizes the proposed infrastructure improvements for the proposed development of the Society Turn Parcel as presented in the sketch Plan application.”
    - Reviewed Roads Design – Section 5-501 and 5-502
      - Section states that CDOT Region 5 will not allow direct site access to State Highway on the east side of the development site. This is consistent with the information in Exhibit J. CDOT Access Permit Applications.
      - Second paragraph within section states that the proposed new roads comply with the San Miguel Land Use Code, with a variance regarding sidewalks. The code requires 8 foot wide sidewalks in non-residential uses, the Society Turn Parcel is proposing 6 foot wide sidewalks in some areas.
        - Sidewalks shown in other figures and in the roadway typical sections indicated 6 foot sidewalks are proposed for the site trails and pedestrian sidewalks except when the sidewalk is adjacent to on-street parking. In those instances, the applicant is proposing an attached 8 foot wide sidewalk to account for parked vehicle bumper overhang.
      - Roadway widths outlined in this section are consistent with the dimensions proposed in Exhibit F. Engineering Plans.
- Exhibit I. Traffic Study and Appendix
  - The traffic study states that it analyzes the applicable roadway and intersection conditions as outlined and required in CDOT’s Level III Traffic Impact Study requirements, the State Highway Access Code and the San Miguel Land Use Code.
  - Section 1.0 Executive Summary states, “The study concludes that the development can be implemented, and the highway system will continue to operate at an acceptable Level of Service when considering the growth in background traffic over a 20-year planning horizon plus the proposed project traffic volumes. In order to provide a safe and acceptably operating access road to SH 145, auxiliary turn lanes will mitigate the trips generated by the development and will be required as part of the construction and completed per the State Highway Access Code.”
  - The Traffic Study uses the same land use types as outlined in 1. Application-Narrative.
  - Methodology used in the study presents traffic volumes that may be likely for the land uses and sizes proposed for the development site. The study utilizes the typical methods for distributing the traffic to the northern site access to State Highway 145.

- Traffic study presents site traffic trip analysis reductions for internal capture as well as pass-by trips and multi-modal trip reduction (walking, riding bikes, or riding the bus, etc.). For example, the number of anticipated vehicle trips associated with the Medical Center were reduced by 33% based upon a survey of existing employees.
- Section 6.2 Total 2040 Traffic Volumes
  - Analysis results shown in page 20 of 94 outline expected intersections operations in Year 2040. The Northbound left turn movement exiting the site at Access Road A is shown as operating with unacceptable delay and the study states that limited gaps in traffic on State Highway 145 cause the issue.
- Section 6.5 Total Traffic Auxiliary Turn Lanes
  - This section of the study outlines how long the turn lanes on State Highway 145 would be at the new Access A on the north side of the site.
    - The existing posted speed on State Highway 145 adjacent to the north side of the site is 45 mph. The study assumes that the posted speed will be reduced here and presents turn lane lengths based upon an assumed 40 mph posted speed. This affects where the eastbound turn lane into the site starts near the entrance to the Last Dollar HOA.
- Exhibit J.CDOT Access Permit Applications
  - CDOT Access Permit Application traffic volumes numbers match the 1.Application-Narrative baseline. Note that text in the applicant's narrative says the developer can add up to the maximum allowed for employee housing. This would add more traffic than is shown in the permit application.
  - There are two permit applications.
    - Main Road (Road A) – This application is for site access directly onto State Highway 145 on the north side of the planned development. This is a proposed full-movement access for all new site traffic as well as existing Source Gas traffic. This intersection is planned to be un-signalized, controlled by a STOP sign on the northbound exit access road. State Highway 145 will remain free flow as is existing today.
    - Sewer Plant/Project Emergency Access – This application is for Sewer Plant Access and emergency vehicle site access (and buses in the future) directly to State highway 145 on the east side of the development site. The applicant is planning to install a gate onsite to prevent site traffic from using this access.
- Exhibit K.Transit Plan
  - The Medical Center is not included in the shared use parking analysis and is planned to provide its own on-site parking.
  - This document states, "The purpose of this Transit Plan is to describe the relationship of the proposed development and summarize regional multi-modal alternatives and illustrate how the development will be integrated into the fabric of

- the current systems and foster the organic growth of transportation options in the valley.”
- Section 1.0 states, “In connection with the application, the owner is seeking an adjustment to the number of parking spaces that is required under the County Land Use Code (LUC). Such an adjustment is contemplated and allowed by the LUC.”
  - The Transit Plan uses the same land use types, units (rooms, square feet, etc) and amounts as are presented in Exhibit I.Traffic Study and Appendix as well as Exhibit L1.Parking Study.
  - Figure 2 – Conceptual Site Plan, indicates new pedestrian trail and connections to the Valley Commuter Trail and Remine Creek Trail.
    - Applicant is proposing a 6 foot width for all pedestrian paths except when the sidewalk is adjacent to onsite parking. See Exhibit G.Engineers Report. Applicant is requesting a variance to the current 8 foot requirement in the LUC.
  - Section 3.0 Multi-modal Alternatives outlines pedestrian and bicycle connections, opportunities for bike sharing and other multi-modal options.
    - Section 3.2 Car-pooling / Ridesharing / Van Shuttle provides information on existing options for the public for shuttle and taxi service and explains that a school bus stop will be provided on-site.
  - Section 4.0 Summary outlines a Shared Use Trail that connects to other trails in the area.
    - Using available Google Earth imagery, the existing regional trail system appears to include pedestrian paths that are 8 feet wide or more. As mentioned previously, the applicant is proposing a sidewalk width variance for the development in many areas.
  - Exhibit L1.Parking Study
    - Section 1.0 Introduction states, “In connection with the application, the owner is seeking an adjustment to the number of parking spaces that is required under the County Land Use Code (LUC). Such an adjustment is contemplated and allowed by the LUC.”
    - The Parking Study uses the same land use types, units (rooms, square feet, etc) and amounts as are presented in Exhibit I.Traffic Study and Appendix as well as Exhibit K.Transit Plan.
    - Methodology used for the parking analysis follows the ITE Parking Generation Manual, 5<sup>th</sup> Edition and the LUC.
    - Study outlines the time of day that each of the proposed land uses is expected to experience parking demand, and outlines the actual parking demand (number of parking spacing required) expected by time of day.
      - Study states, “Based upon the ITE Parking Generation Manual, 5th Edition, the weekday peak shared use parking space requirement is 480 spaces.



- The study applies a 5% reduction in the parking required when taking into account multi-modal trip opportunities (walk, bus, biking etc.).
- Study states that LUC requires 677 parking spaces, and goes on to state, “Based upon the analysis performed in this Parking Study, we believe that the number of parking spaces that would be required is 456 spaces. The proposed site plan for the development contemplates 602 spaces (382 surface and 220 sub-grade), so there is a surplus of 146 parking spaces beyond what this Parking Study supports.”
- Exhibit T.Design Guidelines.Sketch Submission
  - Reviewed Section X.4-Parking and Access
    - Section states that on-street parking will include pedestrian improvements and that parking will be located to the rear of sides of buildings and alleys. Section states that unique design issues or proposals may be addressed through the administrative review process.
  - Reviewed Section X.4.1-Drive Through Design
    - Section states that pedestrian connections to sidewalks will be designed to address safety and not discourage pedestrian use.
  - Reviewed Section X.9-Pedestrian and Public Spaces
    - Section states that pedestrian connections throughout mixed-use areas will be short, safe, attractive and well defined. Pedestrian trail connections to regional trail networks are included and elements such as street trees, benches, bike racks, newspaper boxes, trash receptacles, lighting, awnings, signs, and banners that complement the streetscape are mentioned.



January 22, 2020

Kaye Simonson, Planning Director  
San Miguel County  
Via email: [kayes@sanmiguelcountyco.gov](mailto:kayes@sanmiguelcountyco.gov)

Re: Application for Sketch Plan/Subdivision and LUC Amendment – Society Turn Parcel

Dear Ms. Simonson:

Thank you for the opportunity to comment on the application of Genesee Properties, Inc. for Sketch Plan/Subdivision and LUC Amendment – Society Turn Parcel. Initially, please note that San Miguel Power Association is very supportive of this application, and that we believe, when built, this project will be of great benefit to the Towns of Telluride and Mountain Village, and the citizens of San Miguel County. Having said that, however, we do have serious reservations regarding the proposed design of the project as it relates to SMPA's ability to access the Telluride Substation, our local offices, warehouse and storage yard. In order to understand SMPA's concerns in this regard, it requires us to provide some historical perspective.

In 1991, San Miguel Valley Corporation conveyed an easement to SMPA for an access road over the subject property for access to our electric substation. Attached to this letter is an exhibit from this grant of easement showing the approximate road alignment for this access road. In 1994, SMPA applied for a special use permit from the County requesting approval to construct an office/warehouse facility adjacent to the substation site. This application cited this access road as the access to the facility. Since approximately 1995, SMPA has utilized the access road for its deliveries to this facility, installing permanent office structures on its property on or about July 3, 2001. These truck deliveries have historically included at least one semi-tractor truck delivery per week, in addition to daily service truck traffic. The semi-tractor truck making these deliveries is 80 feet long, 8 feet wide and weighs approximately 80,000 pounds. In addition, in the event of equipment failure within the substation (an event that would severely impact SMPA's ability to provide power to the Towns of Telluride and Mountain Village) additional deliveries of replacement equipment would entail the use of one or more semi-tractor trucks that are 90 feet long, 10 feet wide and weigh approximately 150,000 pounds.

The applicant is proposing that SMPA's access be from Colorado State Highway 145, west of Society Turn, which is in accordance with SMPA's easement. See the attached labeled diagram. After entering the subject property, SMPA vehicles will proceed to the cul-de-sac and turn right on the road designated as "SMPA and Gas Access." SMPA's vehicles will then need to turn left at the next intersection in order to enter its property and access its facilities. It is this intersection that is not designed properly to allow a semi-tractor trailer of either size mentioned above to make this turn. SMPA's current easement and access road is sufficient for these types of vehicles. The re-located and re-designed road is not. SMPA's desire is that its current access not be reduced or rendered unusable. In the event of a major substation transformer failure, it is unclear how SMPA and Tri-State would restore power to the Telluride substation under the proposed plan.

January 21, 2021

As stated above, SMPA is supportive of this application, but this flaw in the design must be corrected. To the extent that the applicant wishes to propose an alternate access for SMPA to its facilities, we are open to working with it and any other party or governmental entity. Our goal is to continue to provide safe, reliable, cost-effective, and environmentally responsible electrical service, not only to this new development, but to the Telluride and Mountain Village region. Thank you for your consideration of our comments. We look forward to addressing them to the Planning Commission at its hearing on February 11, 2021.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Zaporski". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Brad Zaporski  
CEO and General Manager  
**SAN MIGUEL POWER ASSOCIATION, INC.**

SMVC 6-14-91

COLO 145

ROW FENCE



EASEMENT FOR ACCESS ROAD ACROSS  
SMVC PROPERTY TO SMPA SUBSTATION

APPROXIMATE  
ROAD ALIGNMENT

DRAINAGE DITCH

GATE & CATTLE GUARD

FENCE RELOCATION

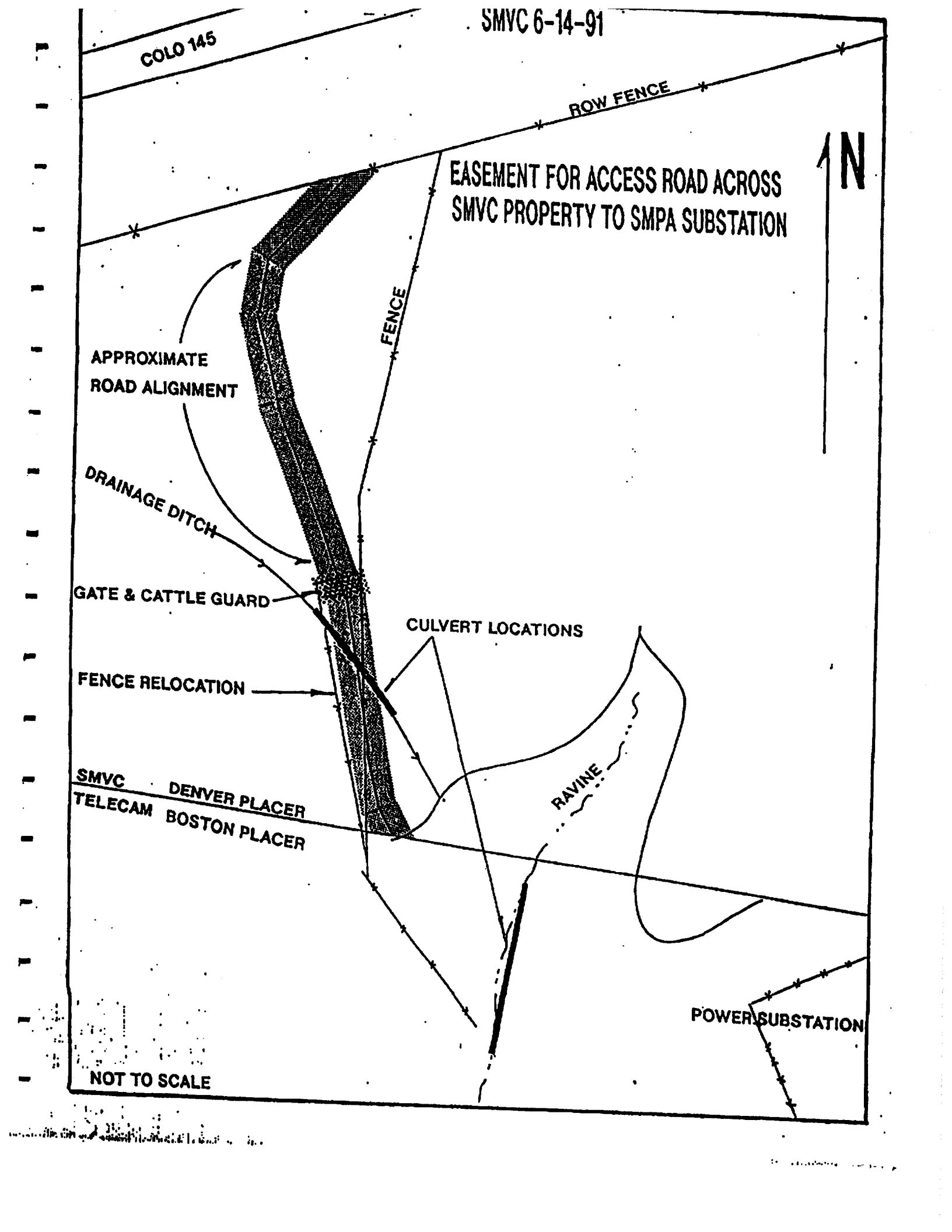
CULVERT LOCATIONS

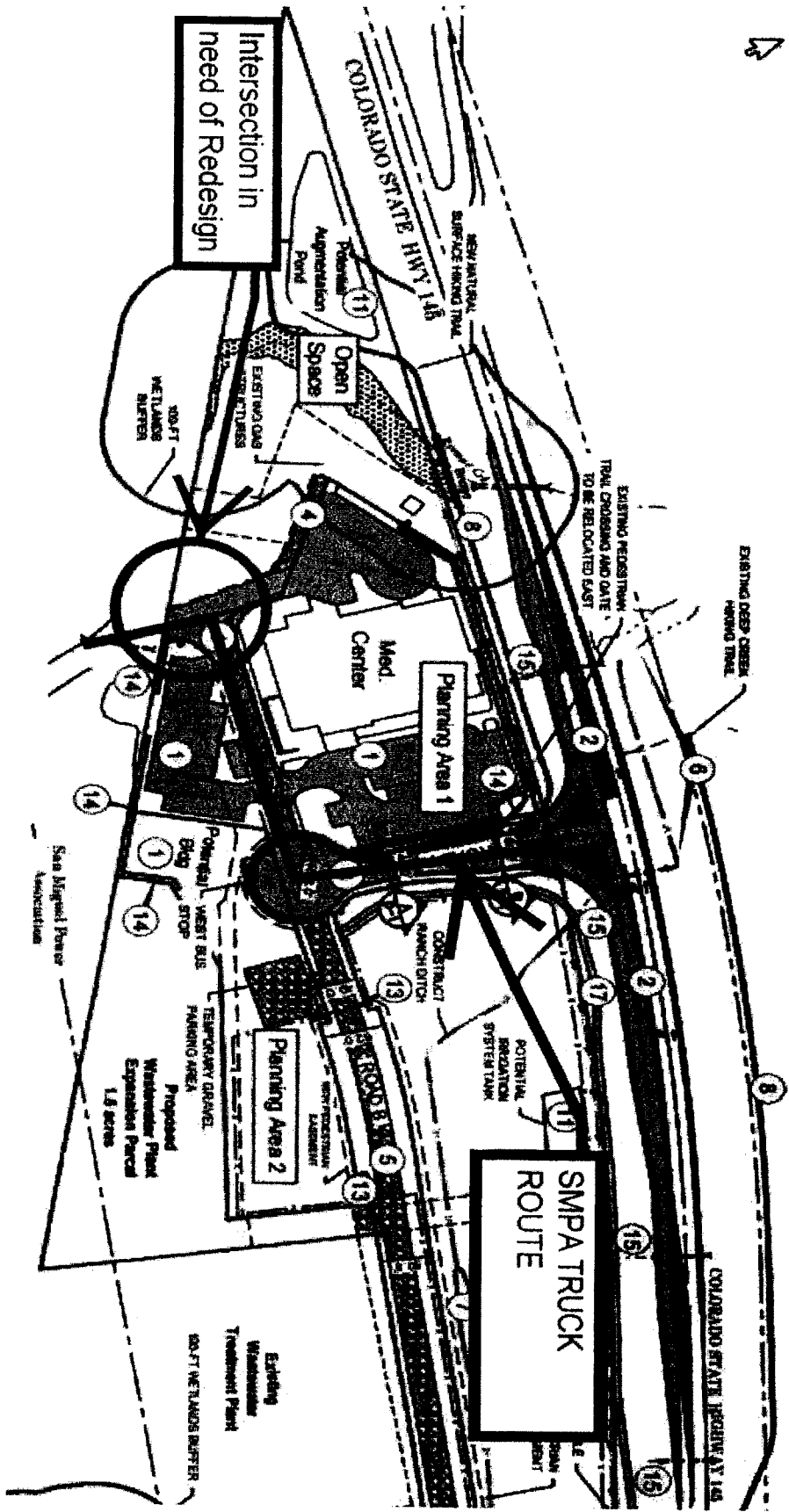
SMVC DENVER PLACER  
TELECAM BOSTON PLACER

RAVINE

POWER SUBSTATION

NOT TO SCALE





Intersection in  
need of Redesign

SMPA TRUCK  
ROUTE



Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt;

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**Re: Agency Referral: Sketch Plan PUD/Subdivision and LUC Amendment Society Turn Parcel - Genesee Properties, Inc.**

1 message

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**Jim Boeckel** <jim@telluridefire.com>

Thu, Jan 21, 2021 at 1:53 PM

To: Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt;

Kaye, We have no comment at this time regarding the traffic study

On Thu, Jan 21, 2021 at 10:21 AM Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt; wrote:

I would like to let you know that the Society Turn PUD Traffic Study has been updated, based upon some initial feedback from CDOT. It is on the website, <https://societyturn.info/>. We would appreciate receiving comments by 1/29. Comments received the first week of February or later will be more difficult to incorporate into the staff report, as we need to have that ready by February 4. To those of you who have provided comments already, thank you. If you have any questions, please let me know. Thanks.

Kaye

On Mon, Dec 21, 2020 at 2:29 PM John Huebner &lt;johnh@sanmiguelcountyco.gov&gt; wrote:

All,

Please find the enclosed link to application submitted by Tom Kennedy, Attorney on behalf of Genesee Properties, Inc. for Sketch Plan PUD/Subdivision and Land Use Code Amendment - Society Turn Parcel. The planning letter certifying the application complete is attached for your reference. Thank you for reviewing this application and providing your feedback.

The Planning Department requests that you please provide your review comments by January 22, 2021 to Kaye Simonson, Planning Director, [kayes@sanmiguelcountyco.gov](mailto:kayes@sanmiguelcountyco.gov)

The project application can be found at <https://societyturn.info/> and is scheduled for review by the San Miguel County Planning Commission on Thursday, February 13, 2021.

Regards,

John

**John Huebner**

Senior Planner

San Miguel County

P:970-728-3083

[333 W Colorado Ave, 3rd Flr](#)[Telluride, CO 81435](#)[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)

For information about San Miguel County's response to COVID-19 (Coronavirus), please visit <https://www.sanmiguelcountyco.gov/590/Coronavirus>

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For information about San Miguel County's response to COVID-19 (Coronavirus), please visit <https://www.sanmiguelcountyco.gov/590/Coronavirus>

Kaye Simonson, AICP  
Planning Director  
San Miguel County Planning Department  
Office: (970)369-5436  
Cell: (970)729-9929  
[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)



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**Jim Boeckel, Fire Marshal, Battalion Chief**  
Telluride Fire Protection District  
PO Box 1645/131 West Columbia Avenue  
Telluride, CO 81435  
970-729-1454 (cell)  
970-728-3801 (office)  
970-728-3292 (fax)  
[jim@telluridefire.com](mailto:jim@telluridefire.com)



January 25, 2021

Kaye Simonson, San Miguel County Planning Director  
P.O. Box 548  
333 W. Colorado Avenue, 3<sup>rd</sup> Floor  
Telluride, CO 81435

Re: 1) Sketch PUD and Subdivision Plan for Society Turn Development Plan  
2) Creation of new MXD Zone to regulate the Society Turn Development Plan

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Dear Ms. Simonson:

Thank you for your referral of the above referenced application for Sketch PUD and Subdivision Plan for the Society Turn Development Plan; and the creation of the new MXD Zone District. As indicated in your referral, the Sketch PUD and Subdivision Plan is the initial step in the review process for the 19.7-acre parcel and will be followed by more detailed plans and final reviews. At the same time, however, the MXD zone District is being reviewed by the Town for final review before it is considered for a recommendation by the San Miguel County Planning Commission. It is the Town's understanding that upon adoption by the Board of County Commissioners, the new zone district will then be requested for the Society Turn Parcel at a future hearing simultaneous with final review of the preliminary plans.

As was previously stated in comments to the County during the Master Plan amendment consideration, "...the Town will need to evaluate and agree to the appropriateness of any proposed uses along with specific volumes expected of water demand and wastewater generation." The current review of the Sketch Plan is an initial review since it precedes any negotiated water and sewer service agreements between the Town and County. The agreements must be accomplished before Preliminary applications are approved.

The Sketch PUD and Subdivision Plan identify future uses for five (5) "Planning Areas" developed as a "Planned Community" in accordance with the Colorado Common Interest Ownership Act (CIOA). While Planning Area 1 will develop initially for the new Regional Medical Center and Regional Wastewater Treatment Plant expansions/renovations, Planning Areas 2 through 5 will develop for free market mixed uses. While, the applicant will construct access improvements, internal roads, and utilities to serve development for Planning Area 1, Planning Areas 2 through 5 will be sold separately to third party developers. The development anticipates a Subdivision Improvements Agreement (SIA) with the Town. While the time frame for Planning Area 1 will occur in the short term as land is conveyed to the Hospital District and the Towns of Telluride and Mountain Village, it is not clear when Planning Areas 2 through 5 will be accomplished. According to the narrative, the free market planning areas will "remain undeveloped and used for cattle grazing for the foreseeable future" and will develop as phased sewer service is available. The narrative further clarifies that the Town would have to agree to provide water and sewer upon payment of the tap fees "based upon the proposed usage and calculated at the extraterritorial tap fee rate." The narrative projects that Planning Areas 2 and 3 could occur no later than seven (7) years from development plan approval, while Areas 4 and 5 could occur no less than ten (10) years from approval.



The public benefits (land conveyances for medical center/wastewater treatment plant expansion and public open space) are reasonable in terms of the development of the 19.7-acre parcel. A maximum total area of 334,848 square feet is provided in the narrative based on “modeling” for water and sewer service allocations. The densities could be re-assigned between Planning Areas.

Town Staff has reviewed the Sketch PUD and Subdivision Plan and the MXD Zone District and has the following comments:

- It is staff’s understanding that 100 Percent of the residential uses will be deed restricted employee housing (based on Housing Mitigation Plans) and that no free-market housing will occur in any of the Planning Areas.
- As stated in previous reviews, any “ancillary” uses in Planning Area 1 should be limited to only complementary uses to the Regional Medical Center, not an additional primary use or ancillary use occupying a separate parcel.
- The Town of Telluride strongly discourages restaurants that include drive-through window service.
- In keeping with the character of the Telluride region, use of standard “off-the-shelf” corporate image architecture should be prohibited in the design guidelines.
- Prior to final approvals for any hotel use, the Hotel Needs Assessment shall be revised to reflect “current” statistical data and shall identify the full impacts to the local accommodations market.
- Prior to hospitality uses being approved for construction, a formal transportation/shuttle agreement must be executed.
- Prior to preliminary approval applications, the applicant should have a finalized negotiated agreement with the Town of Telluride for water and sewer service.
- A 25-year vesting for the entire project may be ambitious considering the uncertainty of uses for Planning Areas 2 through 5. Vesting may need to be tied to actual final plan approvals. There may need to be a process whereby final plan approvals are only granted for Planning Areas 2 through 5 as development is granted based on service availabilities.
- A substantial amount of “head-in” parking is provided along the main travel corridor which is inconsistent with the design guidelines that encourage parking areas “to the rear or sides of buildings and along alleys.”
- Provide additional landscape dimensions for internal parking areas (landscape islands) to prevent excessive parking surface masses.
- Please clarify the method for tracking land uses based on the water and sewer allocations.
- Staff agrees that the irrigation for landscaped areas will be dependent on a drilled onsite well with water stored underground. In keeping with Low Impact Development (LID)

approaches that minimize runoff volumes, perhaps the development might investigate the possibility of connecting roof runoff from the subdivision, at least, to a capture system that connects to the underground water storage tank.

- Review of the proposed subdivision drainage plan has raised concern that the current designs have not incorporated LID concepts. Instead, the design proposes to capture and concentrate runoff from most of the subdivision and send it to several Stormtech ADS detention systems to mitigate runoff rates. While the ADS detention systems do remove some pollutants (i.e., total suspended solids, phosphorus, and some metals), some pollutants will be released into the San Miguel River. The current design sends most of the runoff volume from the subdivision eastward to ADS detention systems that will discharge stormwater upstream of the Telluride Regional Wastewater Treatment Plant discharge. This will compromise in stream water quality and likely lead to more stringent permit limits at the plant for a variety of parameters. The Town therefore requests that the applicant reconfigure its stormwater management designs.
- More Detailed Technical Observations
  - Water – A fire flow analysis must be conducted by the Applicant to ensure that there is sufficient water supply available for 6 new hydrants. An additional water tank may need to be part of the subdivision designs, similar to the tank at Lawson Hill Subdivision.
  - Sewer – When it is appropriate, the Town Engineer will review a proposed profile for the new sewer main serving planning areas 1 through 3 to confirm the main can make grade to flow by gravity to the existing sewer. The Applicant's engineer is not likely aware that the Town is evaluating upgrades to the TRWWTP that may change the hydraulic grade line (HGL) of the plant, which may require changes to the Aldasoro Main. Public Works anticipates that the HGL will be finalized by the end of 2021.
  - Sewer – The sewer connections for planning areas 4 and 5 to the existing 24-inch sewer main are discussed in the engineering report but not shown on the Sketch Plan.

Thank you for your consideration of these comments for initial review. The Town looks forward to future discussions as final plan details are developed for future hearings.

Sincerely,



Ron Quarles, Planning and Building Director



John Huebner <johnh@sanmiguelcountyco.gov>

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## Fwd: Clarification of January 25 letter

1 message

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Kaye Simonson <kayes@sanmiguelcountyco.gov>

Wed, Feb 3, 2021 at 11:31 AM

To: Thomas Kennedy <tom@tklaw.net>, John Huebner <johnh@sanmiguelcountyco.gov>

Tom, I believe Ron meant January 25, 2021, not 2019. I have asked if he'd like to give me an updated letter, or if I should just append the email to the letter.

Kaye

----- Forwarded message -----

From: **Ron Quarles** <rquarles@telluride-co.gov>

Date: Wed, Feb 3, 2021 at 11:13 AM

Subject: Clarification of January 25 letter

To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Cc: Ross Herzog <rherzog@telluride-co.gov>, Kevin Geiger <KGeiger@telluride-co.gov>

Good morning Kaye. Please accept this email as clarification regarding the second paragraph in the comments provided to you by the letter dated January 25, 2019 sent to you by email on the same date. In the second paragraph, language was inserted from a previous letter dated March 4, 2019 as follows "...the Town will need to evaluate and agree to the appropriateness of any proposed uses along with specific volumes expected of water demand and wastewater generation." The January 25 letter did not intend to disregard supplementary language that was sent to you in a letter dated May 7, 2019 as follows:

2) In Paragraph 4 of our March 4, 2019 letter the Town stated the following:

[T]he Town will need to evaluate and agree to the appropriateness of any proposed uses along with the specific volumes expected of water demand and wastewater generation. The Town expects that specific uses and volumetric limits will be elements of future negotiations with the Applicant that must be included and memorialized in a written agreement between the parties.

The Town would like to clarify that the use component in the water and sewer agreement with the Applicant is anticipated to be a general list or menu of uses that the Town would commit to serve on the property, along with a Town right of enforcement and an amendment process if the Applicant seeks to amend those uses in the future. Discussions on this issue have already progressed with the Applicant and we expect that the "use menu" will likely reflect and mirror many of the eventual zoning and PUD entitlements between San Miguel County and the Applicant should this project move forward to an approval by the County.

Ron Quarles

Planning and Building Director

Town of Telluride

970-728-2150

<https://www.telluride-co.gov/>

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For information about San Miguel County's response to COVID-19 (Coronavirus), please visit <https://www.sanmiguelcountyco.gov/590/Coronavirus>

Kaye Simonson, AICP  
Planning Director  
San Miguel County Planning Department  
Office: (970)369-5436  
Cell: (970)729-9929  
[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)





# COLORADO

## Parks and Wildlife

Department of Natural Resources

Montrose Service Center  
2300 S. Townsend Avenue  
Montrose, CO 81401  
P 970.252.6000 | F 970.252.6053

January 26, 2021

**Kaye Simonson**  
Planning Director  
San Miguel County  
333 W Colorado Ave, 3rd Floor  
Telluride, CO 81435

### RE: Sketch Plan PUD/Subdivision and LUC Amendment Society Turn Parcel - Genesee Properties, Inc.

Dear Ms. Simonson;

Thank you for the opportunity to comment on the Sketch Plan PUD/Subdivision and LUC Amendment Society Turn Parcel - Genesee Properties, Inc. Colorado Parks and Wildlife (CPW) has reviewed the site plan and wildlife report associated with this application. The proposed project is consist of mix use commercial and residential development on a 19 acre parcel adjacent to Highway 145 at Society Turn near the town of Telluride, CO. CPW provides the following comments related to the project:

#### Elk

CPW has mapped the parcel and surrounding area as severe winter range for elk and is on the edge for an elk migration corridor. Elk utilize the valley floor and during years of light snow fall and accumulation use of the parcel is limited, however, during years of normal or heavy snowfall events elk do utilize the parcel despite it being adjacent to existing highway and commercial and residential development.

The movement of large wild ungulates from summer range in the Prospect Basin, Alta Lakes, Mountain Village area to the winter range of the south facing slopes on the north side of the box canyon that Telluride lies in is extremely important to the continued survival of those populations. These populations provide not only economic benefits through hunting, but are a part of the visual lure of the area for visitors in the spring and summer. CPW is concerned with continued development of private parcels along the valley floor from the eastern edge of Telluride to the top of Keystone Hill could alter these seasonal migration patterns and long term populations. We recommend that the county prioritize efforts to permanently preserve the movement corridors and to ensure the permeability of the highway crossing for the benefit of wildlife including lynx and other species into and of the Telluride Valley.

#### Black Bears

CPW agrees with the assessment that development of the parcel will increase conflict potential between black bears and humans. The neighboring residential areas of Lawson Hill and Last Dollar report bear issues every year. With the addition of multi-family dwellings,



food service facilities, and budget nightly rental facilities, human-bear conflicts could significantly increase. The proposed mitigations in the plan (no fruit bearing vegetation, bear proof trash cans, etc) are the most basic measures that should be taken. CPW strongly suggests that all bird feeding be prohibited; this includes the feeding of hummingbirds with sugar syrup dispensers. CPW strongly recommends that all trash receptacles for businesses, multi-family dwellings, and nightly rental facilities be contained within a structure of metal, brick, or stone where human access points are constructed of metal with a locking mechanism that requires dexterous manipulation. All exterior trash receptacles should be bear proof, not just bear resistant.

With regard to the vegetation to be used for revegetation and aesthetic plantings, CPW suggests that only non-fruiting, non-invasive species be used. Numerous ornamental species, while easily established, have proven to be extremely invasive and can cause deleterious impacts to wildlife habitat not only in the area where first applied, but anywhere where the wind or water may transport the seeds. It is also suggested that plant species should be selected for their lack of palatability to wildlife species, primarily large ungulates, as it would not be advantageous to promote wildlife use of the area if the development is permitted.

#### Riparian and River Resources

The San Miguel River contains a recreational cold-water trout fishery popular with anglers. These trout also supports river otters, which prey on the fish. River otters have been reported further up river than noted in the plan materials. River otters have been sighted as far up stream as Bilk Creek confluence. Increased silt and sedimentation loading as well as other non point source pollution from the development and impervious surfaces could impact water quality within the San Miguel River. We recommend that project design feature incorporate permeant storm water management practices to reduce and prevent these material from entering the waterway. In addition, we recommend providing/planting a vegetation buffer and building setback of at least 300 feet from the Ordinary High Water Mark from the river.

Our goal in commenting is to ensure that wildlife populations can continued to be enjoyed by residents and visitors of Telluride and San Miguel County. The application of project design features and best management practices will help to avoid and minimize projects impacts to wildlife resources within the planned development.

Again, thank you for the opportunity to comment on this sketch plan. If you have any question or would like to discuss our recommendations please feel free to contact myself at 970-209-2368.

Sincerely,



Mark W. Caddy  
District Wildlife Manager  
Colorado Parks and Wildlife  
P.O. Box 532  
Norwood, CO 81423  
970-209-2368

Rachel Sralla, Area Wildlife Manager  
Cory Chick, Southwest Region Manager  
Brian Magee, Land Use Coordinator  
Eric Garduino, Aquatic Biologist  
File



January 25, 2021

Kaye Simonson, AICP; San Miguel County Planning Director  
P.O. Box 548  
333 W. Colorado Avenue, 3<sup>rd</sup> Floor  
Telluride, CO 81435

RE: Sketch PUD and Subdivision Application / LUC Amendment, Society Turn Parcel; San Miguel County Planning Commission Meeting February 11, 2021

Dear Ms. Simonson,

On behalf of the Town of Mountain Village (the “Town”), I am writing to provide support for the proposed Society Turn Parcel Sketch PUD / Subdivision Plan Application and proposed Land Use Code Amendment (the “Applications”), as submitted by Genesee Properties (the “Applicant”). We believe any future development in the region should meet the overall goals of the community and these Applications are congruous with the community’s changing needs. The Town is supportive of the Applications largely because it would allow for increased affordable housing opportunities, an improved sense of community for Lawson Hill residents, a vibrant mix of land uses, high-quality architectural design standards, trail connectivity, preserved open space, and additional transit connections. Most of all, we are excited about the Applicant’s willingness to provide dedicated lands for future public amenities and critical infrastructure that our community desperately needs, specifically the Telluride Regional Waste Water Treatment Plant and the medical facilities. The Town has reviewed the Applications and all associated documentation related to the site-specific development plan, and strongly supports the project as proposed with minor suggestions below.

Over the past year, COVID-19 has made it very apparent that in order to collectively serve our residents, we need to address and prioritize current and projected limitations on critical infrastructure. The lack of available land for improved medical facilities and overnight care beds has been at the forefront of recent discussions, but equally important is the long-term need to increase wastewater treatment capacity, increased regional affordable housing stock, and continue to reduce vehicle trips throughout our community. We recognize the limiting geographical constraints and lack of available land needed for our critical public infrastructure and anchor institutions. Therefore, we maintain that any opportunity to provide both a Regional Medical Center and provide adequate land for the Telluride Regional Wastewater Treatment Plant expansion is not a decision that should be taken lightly. These facilities allow for our community to continue to grow sustainably, thrive, and meet the needs of our local population. It is understood that there has to be an economic driver to allow for the development of these public amenities and with that, the Town also supports the development of synergistic uses such as employee housing units, stand-alone medical office space, commercial flex space, eating/drinking establishments, and lodging accommodations. By allowing for these uses – along with the other uses as described within



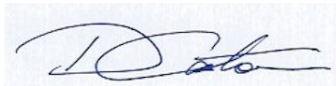
the Applications, there is huge potential to increase community cohesion in Lawson Hill and Society Drive in a way that has not been possible in the past given the relative geographical isolation of the community.

In addition to the comments above, it should be noted that the Town maintains a 15% interest in the ownership of the Waste Water Treatment Plant and requests that the Commission and other regional partners consider this as it relates to the dedication of the 1.5 acres for the future wastewater expansion to provide the Town a pro-rata share of ownership in this future expansion area. This pro-rata conveyance would allow the Town to ensure that any planned expansion of the Telluride Regional Wastewater Treatment plant is done in a way that provides the adequate capacity to support anticipated growth, not just in Lawson Hill and the Society Turn Parcel but for all future needs for our area for the next 50 years. We encourage foresight into the wastewater planning process along with utilization and incorporation of proven technological advances – but more so encourage adequate design for future capacity. The region is expanding both residentially and commercially, and we lack the capacity at our existing facility to properly treat the wastewater anticipated to be created by proposed businesses and homes. If the region continues to lack the capacity at its wastewater treatment plant, it will continue to be limited in its ability to allow future businesses and homes to be built. As a partial owner of the wastewater treatment plant the Town believes that it is in the regional best interest of each municipality to consider all potential growth scenarios when working towards the eventual joint development of any future treatment plant expansion.

We look forward to engaging in the forthcoming development process to ensure that any project meets the public needs of Mountain Village, Telluride, and the overall surrounding region.

Thank you in advance for your time and consideration of this project.

Dan Caton; Mayor Pro-Tem, Town of Mountain Village

A handwritten signature in blue ink, appearing to read "D. Caton", is placed over a light blue rectangular background.

CC: Kim Montgomery  
Town Manager, Town of Mountain Village



**SAN MIGUEL AUTHORITY for  
REGIONAL TRANSPORTATION**

**PO BOX 3140  
137 SOCIETY DRIVE UNIT B  
TELLURIDE, CO 81435  
SMARTTELLURIDE.COM**

Hi Kaye,

Here are my comments on the Society Turn Parcel proposal. I'm looking forward to seeing how this all turns out – super exciting for the region! And thanks for the opportunity to chime in!

- 1) TIS: projected volumes west of Society roundabout. Does the analysis consider future projected traffic volumes from CDOT Statewide model, or are the future volumes driven by current counts and other modeling? I ask because the Statewide plan characterizes congestion on SH145 as moderate in 2030 to high in 2045 between Placerville and Telluride. I just want to understand if that was taken into consideration for this analysis.
- 2) TIS: turn delay, north bound left turn (to the west) movements. If I'm reading this correctly the TIS is projecting the LOS to be C for NB left turns out of the site in 2042, correct? I'm sorry but what time of day is that projection for? Regardless, any delay for this turning movement exiting the site is a potential concern for SMART. While the proposal assumes that primary transit access to this site will be via the Lawson Hill service (more on that below), in reality the broader regional community will undoubtedly also have an expectation that Down Valley/Norwood routes serve this site as well. Efficient operation of those routes will require a minimum of delay in the northbound left turning movement (westbound on 145) if there is any hope of keeping schedules on time and meeting customer expectations – particularly in the PM peak periods.
- 3) TIS, other traffic counts: Are any counts collected by the Town of Telluride on the Spur east of society turn roundabout considered or included in the TIS?
- 4) Site Plan, bus stop: The bus stop location makes sense for Med. Center but not residential or retail component. May consider two stops internal to the site or a more centralized one. A bus pullout and shelter amenity should also be included. Additionally, in future phases it looks like the bus stop near the med center may be relocated or eliminated? I just don't see it marked on later phase plans. Sorry if I missed it.
- 5) TIS/Transit Plan: Calling out estimated ridership would be helpful – both as a reality check as well as helping SMART better understand if we'll need to start thinking about larger vehicles for the primary services(s) providing transit access to this site.
- 6) Site Plan: Bus access through future connection out to 145 south of Society roundabout would be ideal and most efficient from a transit operations perspective – LIRO would be ideal, but RO only would at least be a step in the right direction ... no pun intended. To facilitate this in the future, SMART requests that a transit access easement be put in place at this location.
- 7) Transit Plan: SMART was not consulted on the details of the "transit plan" component of this proposal and does not agree that the Lawson Hill service, as currently configured, can effectively serve this site. The timetable on that route is already notoriously difficult



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to maintain and there is no way to add additional distance or new stops that aren't on the current route alignment without completely revamping to a different headway (thereby degrading the LOS for current riders) or adding additional vehicles (which incurs both capital costs and long-term operating costs) for SMART. At this point this is a significant concern, particularly with how prominent a role transit is assumed to play in mitigating automobile trips from this site in the proposal and accompanying impact analyses.

- 8) Site Plan: A bus pullout on the north side of the highway at the new entrance to the site would be beneficial from a transit operations perspective and would eliminate any concerns about delay in north bound left turns (Down Valley) out of the site at peak hours and associated impacts on travel time/schedules, etc. A need for a formal ped crossing of the highway would then exist of course, but it already may with the crossing of the Remine Creek trail and higher usage on that facility in the future.

Please let me know if you have any questions,

A handwritten signature in black ink that reads "David Averill".

David Averill  
Executive Director, San Miguel Authority for Regional Transportation

DATE: January 29, 2021  
TO: Kaye Simonson, Planning Director  
John Huebner, Senior Planner  
FROM: Janet Kask, Director, Parks & Open Space

Attached and below are comments from the divisions within the County's Parks & Open Space department regarding - THE AGENCY REFERRAL: SKETCH PLAN/PUD SUBDIVISION AND LUC AMENDMENT SOCIETY TURN PARCEL – GENESEE PROPERTIES, INC.

Comments were obtained from Rich Hamilton, County Parks Supervisor; the County's Open Space Commission, the County's Historical Commission and the Vegetation Control & Management department. Some conducted site visits on their own. There are 8 attachments in addition to this memo.

County Parks & Open Space Department –

See attached memo from Rich Hamilton, County Parks Supervisor (attachment 1).

County Open Space Commission –

OSC Member – Need more clear and detailed plans outlining what types of businesses will be allowed, how the development will be monitored, etc. Concerns raised about drawing business away from the Towns of Telluride and the Mountain Village if this development becomes overly commercialized. Concerns also raised around the topography of the parcel and the impact on the proposed uses.

OSC Member – To get to this point it will take an exception to the PUDR. With the related noise of the helipad, it doesn't seem like it will be compatible with extended care facilities and medical offices. However, I think it would be a benefit to the emergency room facilities as the patient would not have to be moved up the road to the airport. I would doubt that the eating and drinking facilities will only be used by the people associated with the development. Using these amenities would eliminate parking, bus riding, and time compared to the use of the facilities in the Towns of Telluride and the Mountain Village for other locals and transients.

There isn't much to say about flex space except it is an open book. The proposed commercial space would be much easier to access than the present locations of the businesses listed. This all ties back into what about the trails, open space and visual site appearance as the gateway to our Valley. This will become what the visitors will remember what the Telluride area looks like and represents.

OSC Member -

I attended the Genesee presentation at the site late last summer. There seems to be a lot of promise to developing this portion of the Valley Floor. It was, and is in my mind, a major concern to how this will impact how the Valley Floor is viewed. Also, with the easy ability to revise the plan, I am concerned that this will end up like a strip mall or shopping center. I think there should be restrictions on the business usage so it won't hurt the Telluride downtown and Mountain Village businesses. Through traffic on the Scenic Byway corridor will jeopardize the need or desire to visit downtown Telluride. Even though this is not in Telluride, it may be viewed as if it is what Telluride, the ski area, Mountain Village our trails and the Valley Floor have to offer. Another major concern is the need for dedicated and developed parking for the Valley Floor trails and connecting trails.

OSC Member –

Trail alignment should be considered paramount over the site plan layout. The Remine Creek Trail was there first and should be designed for safety and access not shuttled to the perimeter for their convenience. The open space question is a good one to discuss. With that density of business, there should be some onsite public space. I think we should request a site plan with topo so we can determine visual impacts and then comment. This is not the right location for a hotel. Could end up being a cheap motel such as a Holiday Inn Express at the entry to Town. Hotels should be in either the Mountain Village or the Town of Telluride only. This proposed development also creates too much additional traffic on the Spur.

Since we are just considering land use and conceptual layout, I would add:

1. The project needs to address the important visual impact posed by the lineup of parking lots as first view of the development and valley after reaching the top of Keystone Hill. This is a Scenic Byway corridor. Perhaps it's better to have architecture than parking along the roadway?
2. What happens to the existing knob/rock outcrop at the east corner of the property? Is it flattened? If so, how is it revegetated/visually mitigated? It's difficult to tell without more information. The rock outcrop currently provides screening from potential development.
3. In terms of layout of uses on the site plan, why is the hospital site so far from access?
4. How will the northern leg of 145 toward Lawson Hill be treated visually as well as the entry?

OSC Member –

They are deeding the County open space property in lieu of any park and in lieu of school dedication, which means we get open land and will have to do something in the way of a park. Maybe we want them to do a park? What do we want to see in this designated open space? At least raise the question as to the options here. Also to clarify when in the plan they will deed this to the County and what infrastructure they plan to build. It is currently zoned "PUD Reserve". Application to change zoning to Mixed Zone (Mixed uses). Careful consideration of hospitality uses considering inventory of hotels in the area.

OSC Member –

Based on the scope of County open space, a couple of primary concerns will be:

- \* Impacts on the San Miguel River and Remine Creek riparian zones. I did read the drainage evaluation and mitigation plan that seems thorough, but I will be interested to hear what experts feel about it.
- \* The connectivity of the proposed trail enhancements.
- \* The allocation of open space and the allowed uses thereon. I think it is also important to understand how this works in connection with the current designation of the Lawson Hill PUD regarding the wildlife corridor. These are points of emphasis that should be fully vetted as the proposal moves through the review process. Did they make changes from objections people and the Planning department voiced in the last round?

County Historical Commission –

HC Member -

Regarding the Keystone location: The general area around the sewer plant was called Keystone even before the railroad. Refer to the attached 1886 map (attachment 2). At the bottom of Remine Creek, at the western edge of the planned development, per the map. When the railroad came in, they had a siding at Keystone. Refer to the attached image (attachment 3) from RGS Volume - it can be located via their mileage. Maybe it would be discovered that the remaining wooden tipple there was part of the Keystone siding but it would need to be measured out on a map. Keystone and the Keystone Placer mining site are different and obviously in different locations so it leads to some confusion in historic references. I don't know why it was called Keystone or if there was any type of town site there. Perhaps the suggestion could

be made that this new development area be called Keystone....as far as I can tell it's on the historic site known as Keystone....more so than Society Turn.

HC Member -

If it's on a steep hillside and not bothering anyone or anybody, it would be nice to preserve the wooden structure in place if possible.

HC Member -

It may make sense to check out the glacial moraine's composition, but since moraines are made up of a lot of unconsolidated and diverse material, there shouldn't be anything particularly unstable about it. Is it an unusual geologic feature?

HC Member -

I did go out and surveyed the property from publicly available spots in person. I agree that the wooden ruins on the steep hillside were once some sort of chute or tipple that served an RGS siding - perhaps a coal chute? The structure may be beyond repair, but perhaps we can invite some of the local railroad enthusiasts in to take any remnants they want before it gets hauled away. Not sure what is worth salvaging. I didn't inspect the foundation mentioned in the report. I think it's on private property and under the snow right now so it's tough to access.

I did want to add, as a possible historical/geological concern, the existence of the moraine (approx. 20'-30' hillock immediately west of Society Turn - see attached picture (attachment 4)), which wasn't mentioned in neither the history nor the geology reports. I've been told this is a terminal moraine (the furthest point the glacier that shaped the Valley Floor advanced to the west), but it also might be a recessional moraine, formed as the glacier receded. It might be worth asking the geology experts about this feature. I would rather have a regional hospital than a moraine, but I did think this fact needed to be raised.

Here are two internet published articles that mention this moraine:

See paragraph 4 under "Telluride Region" for a description of the moraine from this 1998 Telluride Times Journal Summer Examiner article: [8750-Rocky Mountains: History, Information and Stories \(attachment 5\)](#).

And then see pages 511-522 of this 1904 article on Glaciation in the Telluride Quadrangle (I think the moraine in question is described on page 517 - it is listed as "near Keystone" (attachment 6). Not sure where exactly the former town/placer mining camp of Keystone was located.

<https://www.journals.uchicago.edu/doi/pdfplus/10.1086/621994>

HC Member -

Are there plans to tear down the wooden tipple, most likely part of the RGS railroad line? It looks like it's in the planned Open Space for the development so can't tell if they intend to remove it. There's a decent chance the wooden structure (tipple) was part of Rio Grande Southern railroad. You can refer to the attached photo (attachment 7) from "The RGS Story: Volume 1", page 406. They weren't sure, as you can read in their caption, but it appears the structure was on the railroad grade.

County Vegetation Control & Management Department –

See attached letter from Julie Kolb, Manager of the County's Vegetation Control & Management department (attachment 8).

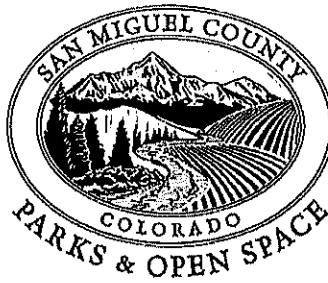
She references the San Miguel County Land Use Code – Section 5-9 Improvements Agreements and Performance Guarantees – Section 5-903 Landscape Guarantee -

*In order to insure implementation and maintenance of a landscape plan, the Board of County Commissioners may require an applicant to provide a financial guarantee pursuant to Section 5-902 for no less than 125 percent of the current estimated cost of landscaping improvements for a development as estimated by the County Engineer. The guarantee shall be used to insure installation and continued maintenance and replacement (if necessary) of the landscaping for a period of two (2) years after installation. The agreement shall give the County the unconditional right upon demand to partially or fully complete landscaping or to pay for any improvements or any outstanding bills for work done thereon by any party.*

The stipulation to revegetate with native species is great, and she would require that they consult the County approved seed mixes. Any additional species i.e., forbs and shrubs would require approval. A formalized list of approved species other than grasses is still in the works.

Please accept the aforementioned comments on behalf of the County's Parks & Open Space department, the County's Open Space Commission, the County's Historical Commission and the County's Vegetation Control & Management department. Thanks for your consideration. Please let me know if you have any questions and/or require additional information.

Att.



## Genesee Properties – Society Turn Parcel

### Sketch PUD and Subdivision Plan Review - Comments and Questions

#### Submitted by Rich Hamilton, Parks Supervisor 01/21/2021

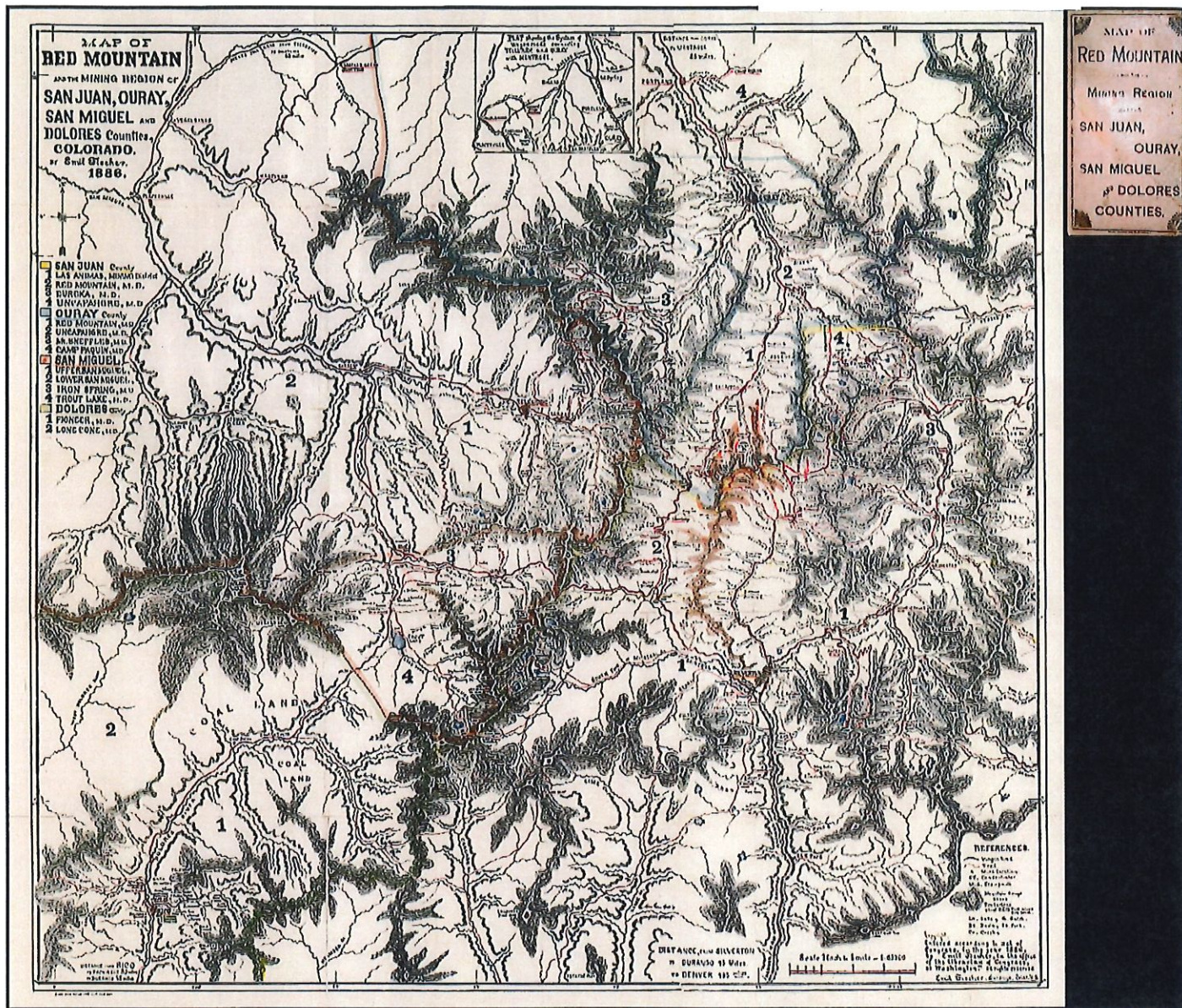
Most of my comments and questions center on the parks, open space and trails components of the proposed development plan for the Society Turn Parcel. I also have a few other questions about historic structures existing on the property and Town of Telluride utility easement located on the East Open Space parcel.

In general, I am excited about the park and trail possibilities on the proposed East Open Space parcel and how it may provide trail connectivity and public recreational access.

- On page 28 of the application plan review, both park land and school land dedication references Appendix U for more details. However, Appendix U does not seem to specifically describe the park land dedication of 2.762 acres or the school land dedication of 0.453 acres. **Could the applicant please describe how the school land dedication is intended to be conveyed and how this meets the land use code requirements?**
- Exhibit O, the Geologic Hazards Report, does not mention the existence of mill tailings on the property. Exhibit P, the Geotechnical Report, also does not mention the existence of mill tailings on the property. I am not a geologic hazards expert, but I believe I have observed mill tailings on the lowland portion of the proposed East Open Space parcel. Page 4 of the Geotechnical Report, Exhibit P, shows the location of boring hole #10. This boring hole was used to test the soil profile of the East Open Space parcel. However, the location of this boring hole does not represent the lowland soil profile or the possible existence of mill tailings. **Could the applicant address this topic of possible mill tailings in the area and what, if any, the liability to San Miguel County would be as it relates to radon and other potential hazards to the public?**
- Exhibit R lists two historic structures located on the Genesee Society Turn Parcel. Structure A is described as wooden mining or ranching structure. It is my understanding that this structure is actually the remnants of an old Rio Grande Southern RR coal chute. The location of this structure is adjacent to the historic railroad grade that exists in this area. Structure B is likely an old, unrecorded foundation of a home that existed in the time of San Miguel City. Similar remnants of San Miguel City foundations can also be found on the valley floor and on the Mill Creek Park site across from the Shell gas station. **Can the applicant address its plans for these two historic structures on the property?**



- The West Open Space parcel has difficult access, slopes over 30 degrees, floodplain hazard areas, wetlands, culverts, and very little developable area. The Conceptual Development Plan drawings show a proposed trail bridge over Remine Creek and a proposed augmentation pond. **Could the applicant please describe this proposed vision in more detail?**
- The Site Plan, Exhibit B1, shows the re-alignment of the Remine Creek Trail as going around the perimeter of the Society Turn Parcel and connecting directly with the bike path at the pedestrian underpass. The proposed trail connection to the bike path near the pedestrian underpass would require engineered concrete work and an engineered railing. This connection would also be unsafe for bikes and pedestrians at the "T" connection to bike path near the underpass. It also shows the trail going up and over the small hill / glacial moraine on the northeastern corner of the parcel near the roundabout. **Could the applicant please describe in detail their plans for the re-alignment of the Remine Creek Trail and if the proposed re-alignment will exist on the CDOT Highway 145 ROW?**
- The existing Remine Creek Trail crossed Highway 145 near the proposed Road A access into the development. With increased traffic and widening of the Highway in this area, how will trail users safely cross the highway? **Could the applicant please address traffic flow and safety of trail users as it relates to the connection of the Remine Creek Trail over Highway 145?**
- The existing survey provided by Bulson Surveying shows a Town of Telluride utility easement existing on the proposed East Open Space parcel. There are existing, above ground, electrical boxes near the historic, Structure A on the East Open Space parcel. **Could the applicant or the Town of Telluride explain how San Miguel County might be affected by this utility easement moving forward?**




















MAP OF  
RED MOUNTAIN  
Mining Region  
SAN JUAN,  
OURAY,  
SAN MIGUEL  
& DOLORES  
COUNTIES.



ATTACHMENT 4



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# The Rocky Mountains

## Natural History of the Rocky Mountains

### The Rocky Mountains


The natural history of the Rocky Mountains began over 170 million years ago and has followed a repeating cycle of land upheaval followed by thousands of years of erosion. The western United States and the Rocky Mountains took shape during three major mountain building episodes between 170-40 million years ago (MYA). The Laramide Orogeny (70-40 MYA) was the last of these and formed the fundamental structures of the modern Rocky Mountains.


Today, the Rocky Mountains extend two thousand miles through two countries, from British Columbia and Alberta, Canada, to New Mexico. The Rockies also pass through the states of Idaho, Montana, Wyoming, Utah and Colorado and comprise over 40 distinct mountain ranges. [More information on individual ranges.](#)


### The Colorado Rocky Mountains


Long before today's Rockies began building, the Ancestral Rockies formed about fifty miles to the west around 320 million years ago (MYA). Considered at least as high as the current-day Himalayas, Colorado's Ancestral Rockies consisted of two ranges, Frontrangia and Uncompahgria. The mountains pushed upwards for 70 million years and then began eroding until the landscape was relatively flat again. Remnants of these ranges still can be seen in the Devil's Backbone west of Loveland, the Red Rocks in Morrison, the Maroon Bells near Aspen, and the Garden of the Gods in Colorado Springs.


Around 85 MYA, seas spread across most of Colorado, forming white sandbars and beaches known today as the Dakota Sandstone layer. By 70 MYA, tectonic plates had begun to converge and clash under the Western U.S., causing the continental crust to buckle and fold like an accordion. As the land rose, so did molten magma which formed the Colorado Mineral Belt that runs from the Front Range down through the San Juan Mountains and contains almost all the gold, silver, lead and zinc deposits that fed the voracious Colorado mining industry. This period, known as the Laramide Orogeny, lasted until about

 The Wilson Range outside Telluride, Colorado. Courtesy of Whit Richardson Photography

 [emergency info](#)

 Low Tax Rate, Lots of Parking. Cold Beer

 Rico Main St. 1930, courtesy of 8750.com

 Rico Main St. 1930, courtesy of 8750.com

40 MYA and was followed by another period of erosion which lowered the mountains to hills once again.

Between 35 and 26 MYA, volcanoes erupted in the San Juans throwing hundreds of cubic miles of volcanic ash into the air. When it settled, the hot ash hardened to form a light colored glassy layer known as the San Juan Tuff. The Never Summer and West Elk ranges also saw volcanic activity between 27 and 21 MYA as well.

Around 26 MYA, great faults creased the land, forming particularly the Rio Grande rift between the Sangre De Cristos and San Juan mountains and the upper Arkansas valley between the Sawatch and Mosquito ranges. The hills were thrust upwards over six thousand feet. Wind and water continued shaping the landscape, eroding away less resistant rock to form valleys and gorges. The final major mountain-shaping forces occurred during glacial episodes around 130,000 and 14,000 years ago. The glaciers scoured mountain valleys, carved out new ones, and left behind lakes and glacial formations like moraines and hanging valleys.

Today, Colorado is topographically divided into three major geological zones: the Eastern Plains, the Rocky Mountains, and the Colorado Plateau. About 40% of the state is plains, 30% is mountains and 30% is plateau. The eastern plains and western plateau are primarily made up of sedimentary rock, while the rocky mountains are comprised of igneous, metamorphic, and sedimentary rock.

The Eastern Plains rise from 3,500 feet above sea level at the eastern border to 6,000 feet at the eastern foothills of the Rockies. The plains are distinguished by two shallow river valleys, the Arkansas and the South Platte, and by the rolling grasslands in between.

The Rocky Mountain zone lies in the center of the state and consists of six distinct mountain ranges (the Front Range, Wet Mountains, Sangre de Cristo, Park Range, Sawatch, San Juan) that vary from 6,000 to over 14,000 feet above sea level. Mount Elbert in the Sawatch Range is the highest mountain in the state at 14,431 feet. The Rocky Mountains are also distinguished by the Continental Divide, which winds its way through the mountains and separates rivers that flow down to the Pacific and Atlantic Oceans. All drainage west of the Divide flows into the Colorado River and out to the Gulf of California, with major tributaries including the Yampa, White, Gunnison, Dolores, and San Juan Rivers. East of the divide, water flows either via the South Platte and

Arkansas rivers into the Gulf of Mexico or from the San Juan mountains into the Gulf of Mexico via the Rio Grande River.

The Colorado Plateau marks the final major zone in the state and is located west of the Rocky Mountains. These plateaus and mesas decline away from the mountains with elevation variations between 11,000 feet down to 5,000 feet above sea level. The major features of the region include the White River Basin, Grand Mesa, Uncompahgre Plateau, Paradox Basin, and San Juan Basin.

#### Map of the major geologic regions of Colorado:

#### **Telluride Region**

As you stand in Telluride's box canyon and look up at the towering mountains where miners toiled for gold and other minerals, you might first want to know about all that gold – and whether or not any of it is still up there. But if you stare up at those mountains long enough, you might begin to ask some different questions about them than hills. You may wonder, for instance, why are the peaks so jagged and why do they shoot up 4,500 feet from the valley floor like that? What's up with all that red rock, and how the heck did gold get up there, anyway?

The Telluride region, located in the San Juan Mountain range, has been shaped over millions of years by both changes in the climate and the formation of various rock layers. Originally this region was flooded by a vast inland sea until a mountain building episode called the Laramide Orogeny began pushing up the land 70 million years ago. A period of volcanic activity followed about 5 million years later, which substantially added to the mass of these mountains. "There were eruptions of volcanic activity in the area which shaped the mountains near us," explains local geologist Marcie Ryan.

"These episodes capped the tops of the mountains with what is called the San Juan Tuff, a mixture of volcanic ash and glass shards welded together. The resulting deposit is identified by the colorful purple and green fragments cemented together." This mountain range, which is the youngest in the Rockies, looks jagged not because of these volcanic deposits but because it hasn't had as much time to erode as the others. The range went through another climactic change around 1.6 million years ago when a series of glaciers moved in, causing fundamental changes to the landscape. Ryan has documented evidence of at least 5 episodes of glaciation, while Rob Blair in *The Western San Juan Mountains* estimates that there could have been as many as 15 glacial

advances in the last 2 million years.

The Telluride valley shows distinct evidence of the effects of glaciation. The valley itself is a classic U-shape, indicating a glacier carved out its walls. Above the valley, Bridal Veil and Ingram basins are textbook examples of "hanging valleys" or valleys carved out by smaller glaciers that couldn't keep up with the main one. Other visible clues to glaciation are called "moraines." Society Turn is the site of a large terminal moraine. "A terminal moraine is where the front of the glacier pushes debris in front of it," explains Ryan. "When the ice stops moving and starts melting, it leaves a ridge that extends across the valley. After the glacier started melting, the valley filled up with water. The valley floor is filled with 500 feet of lake sediment."

Down valley from Society Turn, the profile changes from a U- to a V-shape, and according to Ryan, the land here was carved into a narrow valley by water rather than ice. On highway 145 between Placerville and Telluride, several layers of rock are visible on the hillside above. According to a chart provided by Ryan, there are 19 distinct rock layers or formations around Telluride, varying in thickness from 80 to 2,000 feet. Between mile markers 77 and 75, excellent examples of this stratification can be seen. The most visible layer in the lower canyon is the 1,150-foot thick Cutler formation, which was formed around 220 million years ago. Consisting of sandstone and shale deposited by streams, its rust-red color comes from the iron-oxide rich cement that binds the grains of sand together. Above this layer is a very distinctive and unusual black layer made of petroliferous limestone called "Pony Express." This layer is 155 million years old.

Additional rock formations are visible around Telluride. By Society Turn, people often practice climbing on an outcropping of rock that is part of the Dakota formation. Formed around 100 million years ago from sands deposited by streams, this 150-foot thick hard and tan-looking sandstone layer is the top rock surface holding up the nearby mesas.

From the top of Lawson Hill, another outcropping is visible on the opposite side of the valley. Mancos Shale, a 2,000-foot layer of mudstone, was formed 90 million years ago of black and gray clays. This layer generally weathers easily, forms rounded slopes and, as its contents suggest, can shrink, expand, and shift horizontally or vertically depending on its exposure to moisture. The result is an unstable surface prone to movement and mudslides like the one that occurred in 1987 near the Telluride airport. The aftermath of this mudslide still is



visible from the entrance to Mountain Village.

Much higher up and more difficult to see is the 250-foot thick prominent cliff layer known as the Telluride Conglomerate. "Rock formations are named after the locality near which they were found," explains Ryan. "The Telluride Conglomerate was an old river deposit made up of older, rounded pebbles and cobbles that were lifted up and cemented together. It crops out just below the volcanic layer, and it is exposed well because the glacier eroded it." Climactic history and rock formations aside, the question still remains: how did all that gold get up there in the first place?

"During the episode of mountain building, there was faulting and fracturing in the rock," said Ryan, who also leads mineral collecting and geology trips in the area. "Hydrothermal solutions filled the cracks and fissures and then started precipitating out minerals along with other precious metals that are soluble in hot water." Ryan goes on to describe how the miners found gold: "Sometimes it was really obvious. Other times it wasn't, and they looked for clues, such as if there was a vegetation anomaly where the vegetation looked stunted or different if it was near acidic rock. They also used geometry. If they saw a vein on one side, they would ask where it would come through on the other side. The richest mineral concentrations were where two veins intersected. A lot of times, of course, it was pure luck."

Much easier than mining for gold ore in rock, which then had to be crushed, melted and separated, was panning for placer gold in the river. Ryan suggests that not only is there still plenty of gold in the San Miguel River, but that more gold still remains in the mountains than was ever taken out. Nowadays, however, it is either too dangerous or too costly to get to.

George Capps, a miner in the Telluride region for over 50 years, agrees with Ryan, recounting an intriguing example of how miners left gold behind. "During World War II, the government gave out money to mine for lead and zinc because they wanted it for the war effort," Capps recalls. "We were mining mostly for gold back then, and one night we were told to get all our tools and equipment out of this one tunnel. We never went back. There was still plenty of gold down there though."

Gold wasn't the only mineral mined out of these mountains. Ryan lists the other major economic mineral deposits as copper, silver, lead, and zinc. And what about Telluridium, the ore that supposedly gave the town its name? Tellurium combines with other metals to form Telluride ore (Telluridium)," Ryan explains. "To be

honest, there's not a lot of it here. Maybe they just liked the name."

(reprinted from an article by Allison Johnson in the 1998 Telluride Times Journal Summer Examiner). Information for this article was taken from an interview with Marcie Ryan, columns Ryan published in The Norwood Post, and from The Western San Juan Mountains, edited by Rob Blair. For information on geology or mineral collecting trips, call Ryan at (970) 728-3391.

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371, Mr. Capps refers to the striking similarity between the "rock streams" found at various points in the San Juan Mountains, and the "rock glaciers" of the Nizina region in Alaska. In regard to the latter he reaches the conclusion that they "are now in motion, moving in some such way as a glacier."

1910. *Whitman Cross and Allen D. Hole.*—In the *Engineer Mountain Folio*, pp. 8 and 9, evidences are given leading to the conclusion that the mountains of the quadrangle were subjected to glaciation at two distinct periods separated by a long interval of time.

#### GLACIAL PHENOMENA OF THE QUADRANGLE

As may be seen by reference to the literature cited above on glaciation in the region, complete detailed observations on the glacial phenomena of the Telluride quadrangle have not heretofore been made. By far the most complete account of such phenomena yet published is contained in the *Telluride Folio*, already referred to; but even there little reference is made to the details beyond what is necessary in illustrating general statements; and, moreover, especial attention is called to the fact that no attempt has been made to represent on the map all the deposits of glacial débris that were recognized. The overshadowing importance at that time of a careful study of the intricate relations involved in the volcanic rocks, and the demand for an early publication of the results of such study for the benefit of the extensive mining interests of the region no doubt fully justified the omission of many of the details relating to glacial action; the striking character, however, of some of the phenomena observed, and the aid which an understanding of the relations involved promised to give in the determination of some unsettled points in Quaternary history led to a systematic examination of the glacial phenomena of the entire quadrangle, the report on which here presented constitutes, therefore, a supplement to the conclusions previously published.

The evidences of glacial action found in the Telluride quadrangle include most of the characteristic marks of the work of glaciers as found in other localities, viz.: (1) cirques, (2) striated bed rock, (3) *roches moutonnées*, (4) lakes in rock basins, (5) moraines both in the form of ridges and of broad sheets with irregular, hummocky topography including undrained depressions, (6) unassorted drift including fragmental material of all sizes from fine silt to boulders,

18 feet in diameter, and containing representatives of the various kinds of rock present in the basins from which the drift was derived, (7) striated bowlders included in the unassorted drift, (8) streams steep in gradient flowing in valleys U-shaped in cross-section, and (9) hanging valleys. Of the evidences named above it was found that a part of that referable to classes 5, 6, and 7 represents the work of an epoch or epochs of glaciation earlier than the most recent. Some of this earlier drift occurs in or near valleys in which ice of the latest epoch was present; but some in valleys which appear not to have been subject to the action of ice of so recent a time. Furthermore, the earlier drift is in some cases found on divides between valleys instead of on the slopes or bottom as is usually the case with the more recent drift, and in many cases glaciated valleys contain drift of the most recent epoch only. In view of these facts in regard to the distribution of drift of different epochs, the detailed descriptions of glacial phenomena in different basins and valleys have been grouped as follows:

I. Phenomena in each valley referred to glacial action of the more recent epoch.

II. Phenomena referred to glacial action distinctly earlier in time.

#### DESCRIPTION OF AREAS GLACIATED IN THE MORE RECENT EPOCH

##### VALLEY OF THE SAN MIGUEL RIVER

The San Miguel River is formed by the junction of Ingram and Bridal Veil creeks about two and one-half miles east of the city of Telluride. The walls of the valley near this point are, for much of their height, bare precipices, and rise from 2,000 to 3,000 feet above the bed of the stream. The channel of Ingram Creek is a continuation in direct line of the valley of the San Miguel River; but from a point a half a mile above its junction with Bridal Veil Creek to the level of the lower part of Ingram Basin, a vertical distance of over 1,000 feet, the gradient of the stream is practically that of the slope of the walls of the valley of the San Miguel on either side, so that the steep side walls of the valley of the San Miguel virtually meet each other to the east, forming a cul-de-sac which differs from

a typical cirque only in the fact that its walls are deeply notched by permanent streams (Fig. 3).

Below this cirquelike valley head the height of the walls and the steepness of their slopes gradually diminish until, just above Keystone six miles to the westward where deposits in the form of moraines are abundant, the height of the walls is not more than



FIG. 3.—Valley of the San Miguel River, elevation 9,000 feet; looking south of east from north side of valley. Note the flat bottom, the meandering stream, and the abrupt termination of the valley in the center of the view.

400 to 600 feet with a slope not steeper, in general, than 30 to 40 degrees. This comparatively low elevation of the top of the valley walls above the stream as shown just east of Keystone is due in part to the fact that the San Miguel River at this point has its channel in glacial drift, or in the silt of a lacustrine deposit which fills the channel cut in the underlying bed rock to a depth of probably 400 feet. From the morainal deposits in the vicinity of Keystone to the terminus of the glaciated area near the mouth of

Deep Creek, the valley of the San Miguel is a canyon with precipitous walls 1,000 feet high. Beyond the mouth of Deep Creek the canyon gradually increases in depth until, at Sawpit, at the northwest corner of the quadrangle, the stream is 1,700 feet below the level of the edge of the plateau in which it has cut its channel.

*Drift in the valley of the San Miguel.*—Drift in the form of valley train is found up to 100 feet above the stream at various points as at Newmire and Sawpit, and beyond the boundaries of the quadrangle; but the lowest point reached by the ice in the more recent stage of glaciation is near the mouth of Deep Creek. At this point the north wall of the valley is precipitous, its south wall worn and weathered until, although still steep, it has become a long, retreating slope instead of a precipice. On the north side of the river here and for about one and one-fourth miles to the eastward, no glacial débris is discernible such as could be classed as morainal. The bare cliff faces afford no place for its lodgment; and even if once left on the more level area beside the stream, it has been either washed away or covered by irregular heaps of talus which have fallen since the ice withdrew.

On the south side, however, the longer, less steep canyon wall has allowed the glacial débris to remain in sufficient quantity to mark the approximate position of the edge of the ice at the time of its farthest advance. The débris consists of boulders in variety, some with characteristic glacial striae, exposed at various points along the boundary as mapped and to the east of this line. In sharp contrast, the slope to the west of the boundary is covered by black soil, usually with few rock fragments, or, where they exist, consisting almost entirely of fragments of bed rock.

Between Bilk Creek and Lake Fork the south wall of the canyon becomes somewhat steeper; in the upper 200 or 300 feet, however, the slope affords lodgment for drift, forming a well-marked narrow shelf for a distance of more than a fourth of a mile. The top of the mesa to the south is entirely covered with drift to a depth which at its maximum may reach 200 or 300 feet. On the north side of the canyon, the wall is still precipitous, with no possibility for the lodgment of drift; but at a point opposite the railroad bridge over the San Miguel River, drift appears on the edge of the

mesa at an elevation of 9,000 feet, or about 1,000 feet above the stream. This drift consists of a narrow, thin sheet of glacial débris, with boulders of granite and diorite-monzonite, some of them striated, mingled with a much larger number of sandstone boulders and fragments which cannot be distinguished from the Dakota sandstone, which here forms the bed rock. Opposite the mouth of Lake Fork the drift is found farther north, covering an area which suggests a lobelike expansion of the border of the ice up the valley of the small tributary which enters from the north, and over the low divide northwestward into the upper part of the valley of a tributary of Deep Creek. At the point on the eastern side of the lobelike expansion, where the boundary of the drift returns to the edge of the canyon, a well-marked morainal ridge occurs. It has a length of about 20 rods, a height in some places of as much as 30 feet, and contains boulders in variety up to five feet in diameter, some of them showing striations. Eastward from this morainal ridge the boundary of the drift leaves the top of the mesa, descending rapidly some 300 feet over the still steep canyon wall toward the conspicuous moraines which partially fill the valley of the San Miguel in the vicinity of Keystone.

The moraines below Keystone are formed from material brought partly by ice advancing down Lake Fork, partly by that coming down the main valley from the east. San Juan boulders up to 15 feet or more in diameter characterize the drift from the east; granite or diorite-monzonite in boulders up to about 3 feet in diameter, that from the south. The mesa lying in the angle between the main valley and Lake Fork is covered with drift brought from the south; this drift extends eastward more than half a mile from the nearly perpendicular rock face which at this point forms the upper part of the east wall of the canyon of Lake Fork. While there is more or less commingling of drift from the two sources, yet, speaking generally, the small tributary of the San Miguel River, which enters from the south about one mile east of Lake Fork is the dividing line between drift from the east and from the south. Half a mile west of this tributary and between the railroad and the San Miguel River, the moraines take the form of low ridges extending in a northeast-southwesterly direction. On the north side of the

river, and extending one-fourth to one-half a mile up the valley from this point, are glacial deposits which are being treated by hydraulic process to recover the gold they contain. These deposits, as well as those extending eastward for half a mile from the small tributary referred to, and lying chiefly on the south side of the river, show in places layers of stratified silt, sand, and gravel; the greater part of the deposit, however, is unstratified.

The drift in the vicinity of Keystone constitutes by far the largest accumulation of glacial débris to be found in the canyon of the San Miguel; judging from the comparatively small number of large San Juan boulders found farther down the canyon, the Keystone drift is in the nature of a terminal moraine for the glacier which advanced from the east. On August 1, 1904, drift in the form of a ridge transverse to the stream at a point about four-fifths of a mile east of the mouth of Lake Fork was being washed down in the process of hydraulic mining; the work showed that the pre-glacial channel of the San Miguel River at this point was about 100 yards farther north than at present, and approximately parallel to its present course, and that the pre-glacial channel had a depth of bed as much as 30 feet lower than the bottom of the present channel. It appears, therefore, that the pre-glacial channel was filled to such an extent as to displace the stream and cause it to flow at a higher level along the south wall of the valley where it has in post-glacial time eroded a new channel not more than 10 to 20 feet in depth.

This accumulation of drift in the vicinity of Keystone is believed to have been chiefly responsible for the existence of a glacial lake which extended eastward from Keystone to a point beyond the city of Telluride, a distance of more than four miles; and as the greater part of this drift for a quarter of a mile or more below the mouth of Remine Creek contains numerous large San Juan boulders, the drift chiefly responsible for the existence of the lake must have been brought by glaciers from the east. The date of this glacial lake is therefore fixed for the time just following the retreat of the ice up the San Miguel valley after depositing the drift at and below the mouth of Remine Creek. The silting-up of this lake has produced a flat-bottomed, comparatively level valley, as shown in Fig. 3. The surface of this valley is now about 400 feet higher than the



bottom of the pre-glacial channel of the San Miguel River exposed in the process of hydraulic mining below Keystone as referred to above.

In addition to the drift near Keystone, deposits distinctly morainal in character occur at two other points in the bottom of the valley. One of these points is between one-fourth and one-half a mile eastward from the mouth of Remine Creek; the other, just east of Eder Creek. Both of these accumulations are to be regarded as small recessional moraines. The westernmost one consists of almost bare, rounded hillocks about 60 feet higher than the level valley floor to the east, and with slopes of  $25^{\circ}$  or  $30^{\circ}$ ; these hillocks constitute a narrow, but irregular belt across the valley somewhat convex downstream. The drift here consists of bowlders up to 6 feet in diameter, some of which are well striated, mingled with sand and clay. The varieties of rock present include Telluride conglomerate, quartzite and granite such as are contained in the Telluride conglomerate, sandstone both light-colored and red, and bowlders of the San Juan formation. Between this belt and the much higher, forest-covered morainal accumulation lying farther west than the mouth of Remine Creek, there is a depressed area occupied in part by ponds due to dams constructed by the Keystone Hydraulic Mining Company (Fig. 4). The second recessional moraine lying just east of Eder Creek consists of a much narrower, broken series of hillocks, likewise convex downstream. These hillocks are not more than 10 to 20 feet higher than the general level of the valley bottom. Like the first recessional moraine described, this one has bowlders in variety; but here, with the exception of San Juan bowlders up to 10 feet in diameter, they are small.

*Lateral moraines along the San Miguel valley—south side.*—From the low recessional moraine which lies east of the mouth of Remine Creek, a ridge of glacial drift extends eastward on the south side of the valley to Prospect Creek, a distance of half a mile. This ridge has an elevation of about 70 feet above the surface of the lacustrine plain forming the bottom of the valley, a height of crest above the depression to the south of not more than 20 feet at any point, and a width of from 10 to 150 feet. This ridge constitutes the only well-marked lateral moraine belonging to the late recessional stages of ice in the San Miguel valley.

Well-marked ridges or benches of glacial material corresponding in elevation to the upper parts of the drift accumulation near Keystone occur on the south side of the valley as follows:

1. Near Telluride, three-quarters of a mile west of Bear Creek. A small stream here enters the valley of the San Miguel from the south, and the moraine lies at an elevation of 9,750 feet across the mouth of the basin drained by this stream. The moraine is here a

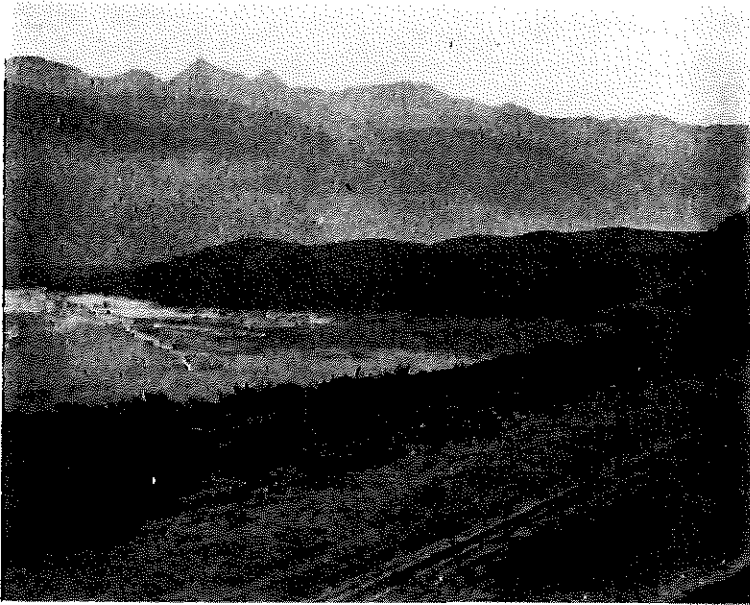


FIG. 4.—Recessional moraine (in center), in the valley of the San Miguel River about a half-mile east of the mouth of Remine Creek. Water in depression to left is held by a dam. Elevation about 8,600 feet.

well-marked ridge, and stands 30 to 40 feet higher than the surface of the basin just back of it. In composition the ridge is made up of a variety of rocks: San Juan, Telluride conglomerate, light-colored sandstone, and an occasional piece of Dolores sandstone. Striated boulders were found at the point where the stream has cut through the moraine. The total length of the well-marked ridge is something less than 80 rods. An effort was made a few years ago

to make a reservoir of the basin lying back of this ridge by filling up the stream-cut in the moraine; the dam thus formed has been largely washed away, but the name, the "Van Atta dam," is still used to refer to the part remaining. Below the moraine to the north, are two or three secondary ridges or benches, the one most plainly marked being about 250 feet below the principal ridge, that is, at an elevation of about 9,500 feet. From these ridges glacial drift covers the valley slope down to the river, nearly 1,000 feet below; boulders up to 8 feet in diameter occur here.

2. A half-mile farther west another small tributary enters the San Miguel River from the south. The moraine here is not a well-marked ridge, but a level bench across the valley, showing sections of typical morainal débris.

3. From the point just named westward the moraine cannot be distinguished for about a mile and a half. The slope of the valley is steep, covered with a forest of spruce and aspen, and shows occasional outcrops of rock in place; little glacial débris could remain on this slope. But at a point about one-fourth of a mile east of the road which leads from the village of San Miguel up the south slope of the San Miguel valley, glacial drift appears in abundance at an elevation of about 9,550 feet on the crest of the ridge which divides the San Miguel valley from the valley of Prospect Creek, and continues as a well-marked ridge from this point westward to the deposits near Keystone. At the point where the road mentioned above crosses this ridge there is a notch some 50 feet or more in depth. Small, but distinct ridges of clay, gravel, and small boulders lead off from the vicinity of this notch in a southwesterly direction toward the valley of a tributary of Prospect Creek. West of the notch referred to for half a mile or more the moraine consists of two distinct ridges or crests; the crests are never far apart, making thus a single ridge with a double crest rather than two separate ridges. The lower crest is always to the north, being from 50 to 100 feet lower than the other.

Through this double-crested lateral moraine Prospect Creek has cut a channel sufficiently deep to allow its basin to be drained, though it still lacks over 350 feet of having cut down to the level of the San Miguel River. The sides of the cut are steep where the

stream crosses the lower ridge of the moraine, exposing unassorted glacial drift with boulders in variety, ranging in size for the San Juan boulders up to nearly 20 feet in diameter; the depth of the cut is here about 50 feet. Where the stream crosses the higher ridge of the moraine the cut is comparatively broad, and about 150 feet deep. The area south of the moraine at this point shows some effects of ponded waters; the topography, however, is not such as is due to the silting-up of a lake; it is rather that of a flood-plain which has been somewhat eroded.

West of Prospect Creek gap the topography is not so simple as to the east. The lower ridge persists, but the higher one flattens out southward into a series of gentle swells, and finally joins a higher point west of the road which leads from Keystone up to the plateau to the southeast. This arrangement of the drift, together with the sharp turn that Prospect Creek makes to the northward just at the gap, indicates that the valley of Prospect Creek extended on to the northwest in pre-glacial time, joining the valley of the San Miguel River probably somewhere near Keystone.

*Lateral moraines along the San Miguel valley—north side.*—The most easterly point at which the lateral moraine is to be found on the north side of the valley is on the west side of Royal Gulch at an elevation of about 10,000 feet. The cut made by the road at this point has exposed a heterogeneous mixture of clay and boulders, the latter chiefly from the San Juan and Telluride formations; some of the boulders are striated. The amount of this deposit is comparatively small; that part deserving mention as decidedly morainic is included within a distance of less than 40 rods along the side of the valley.

Farther west, a short ridge of glacial drift occurs on the east side of Cornet Creek at an elevation of 9,800 feet, and on the east side of Butcher Creek at 9,650 feet, extending in each case from the eastern side of the valley to the stream channel, and rising 50 to 60 feet higher than the somewhat flattened area just to the north.

At the junction of the valley of Mill Creek with the San Miguel, no morainic ridge appears such as is found in the valleys of Cornet Creek and Butcher Creek. The ice from Mill Creek basin evidently had sufficient force to push out into the valley of the San

Miguel any débris which the glacier in the latter may have carried at its margin. On the west side of Mill Creek a morainic ridge extends in a direction south of west from an elevation of 9,500 feet down to about 9,100 feet; but this ridge is probably chiefly due to ice from Mill Creek rather than to that coming down the San Miguel valley.

No further remnants of a lateral moraine occur on the north side of the San Miguel valley until a point is reached about three-fourths of a mile east of Remine Creek at an elevation of 9,500 feet; beginning here, glacial débris forms the top of the ridge extending south of west to Remine Creek. At its eastern end this ridge is not so well marked as the moraine on the south side of the valley; farther west the ridge is more pronounced. One noticeable feature of this part of the moraine is the number of large boulders which lie upon its southern slope. The elevation of the east end of this ridge, 9,500 feet, is about 300 feet higher than the crest of the lateral moraine on the opposite side of the San Miguel valley. This difference in elevation is probably the result of the change in direction of the course of the valley of the San Miguel. It will be noticed that at a point about halfway between Eder Creek and Remine Creek, the San Miguel River changes its course from north of west to south of west, a change of about  $25^{\circ}$ . The ice having motion in a north-of-west direction before reaching this point would not change its direction of movement readily, and so would crowd up on the north side just below the point in the valley where the change of course takes place.

*Striae and striated boulders in the San Miguel valley.*—Striated boulders occur in abundance in the drift in the San Miguel valley, both in the moraines near Keystone, and at practically all points farther east where there is any considerable accumulation of glacial débris.

Striae on rock in place were observed at three different locations, all on the north side of the valley; in each place a part of the striae are on a rock face of steep slope, and show dip in an upstream direction. This upstream dip is interpreted as being the result of the crowding-up of the glacier on the north side of the valley, due to the force of the ice entering from two southern tributaries, viz.,

Bear Creek and Bridal Veil Creek. The points observed and the measurements made are as follows:

1. At several points near the Old Smuggler Mill, near Marshall Creek. In one area, 60 feet above the mill at an elevation of 9,300 feet, the rock face forming the side of the valley has a slope of about  $40^{\circ}$ ; the striae dip up the valley (eastward)  $15^{\circ}$  to  $17^{\circ}$ . In another area, 150 feet to the west, the dip up the valley is from  $3^{\circ}$  to  $5^{\circ}$ . The direction of the striae varies from N.  $52^{\circ}$  W. to S.  $88^{\circ}$  W.

2. One-fourth of a mile east of Owl Gulch at an elevation of 9,400 feet (500 feet above the bottom of the valley), sandstone forming the side of the valley has a slope of face of  $60^{\circ}$ ; striae dip up the valley (eastward)  $10^{\circ}$ . Direction of striae about N.  $87^{\circ}$  W.

3. About one-fourth of a mile east of Owl Gulch at an elevation of 9,000 feet, a small reservoir has been constructed with a ledge of red sandstone for its bottom. At some places the sandstone exposes nearly vertical faces, and on such faces some of the striae have a dip up the valley of about  $5^{\circ}$ . Some of the striae on these faces have an equal or greater degree of dip down the valley; but there are a greater number of striae exposed which dip up the valley than down the valley. Striae here vary in direction from S.  $63^{\circ}$  W. to N.  $78^{\circ}$  W.

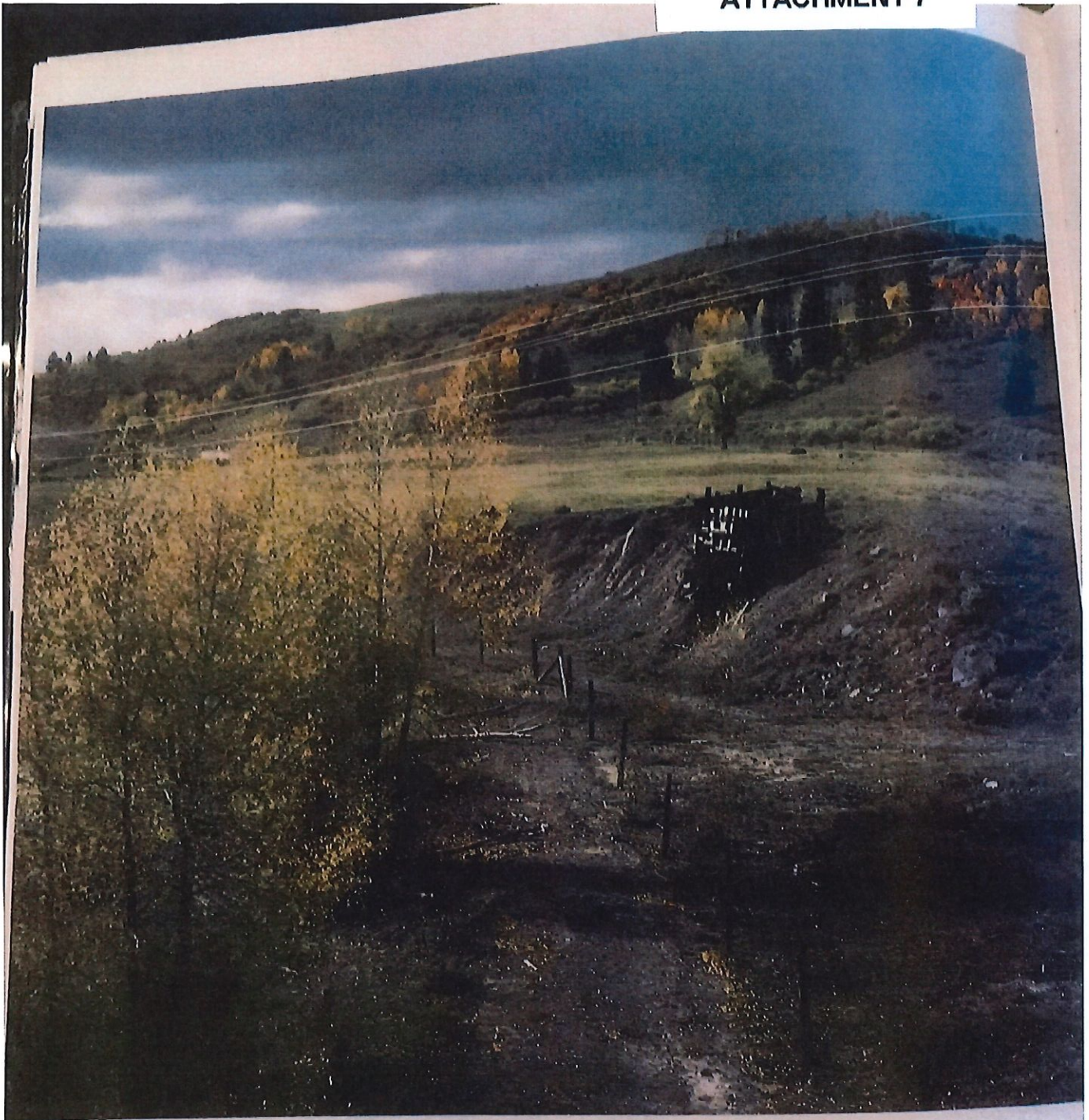
*Thickness of glacial ice in the San Miguel valley.*—In the cirque-like head of the San Miguel valley, two miles east of Telluride, the ice was probably not less than 1,500 feet in maximum thickness. In the neighborhood of Telluride, the maximum was about 1,000 feet, the thickness gradually decreasing westward to the neighborhood of Keystone.

#### VALLEY OF EDER CREEK

Ice of the more recent epoch filled the main valley of Eder Creek and extended to the edge of the glacier which moved down the valley of the San Miguel. The head of the valley is an excellent example of a glacial cirque. At the sides and head are long talus slopes with precipitous rock walls in places above them; on the bottom the talus fragments have been pushed into the successive ridges characteristic of rock streams.

A precipitous rock face at an elevation between 10,500 and

**ATTACHMENT 7**



AL CHIONE PHOTO

**IN THIS SCENE** you are looking toward the west from Highway 145 at the RGS grade — visible in the center of this view, coming upgrade past the tipple. Information is not available to tell us if this loading bin was used in conjunction with the RGS, although it is possible that a short spur existed. In this view of 1976, the highway to Placerville can be seen traversing the hillside above.



VEGETATION CONTROL and MANAGEMENT  
DEPARTMENT

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JULIE KOLB

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January 29, 2021

Society Turn  
Genesee Properties Inc.  
Telluride, Colorado 81435

Dear Applicant:

The San Miguel County Weed Department is requesting that a bond be placed for this development to ensure the management of noxious weeds post construction. The weed department requests that noxious weed management include the initial elimination of any noxious weeds which were present before construction, and/or those which occur after construction. Successful elimination of weeds would include grass establishment, and the installation of some native shrubs/trees. San Miguel County would release the bond upon inspection from the San Miguel County Weed Manager, and the completion of shrub and tree plantings, and grass establishment

Thank you again!

Sincerely,

Julie Kolb  
Vegetation Control Manager

Cc:





## TELLURIDE FIRE PROTECTION DISTRICT

John Bennett, District Chief

February 1<sup>st</sup>, 2021

Kaye Simonson, AICP, San Miguel County Planning Director  
P.O. Box 548  
333 West Colorado Avenue, 3<sup>rd</sup> Floor  
Telluride, CO 81435

RE: Sketch PUD and Subdivision Application/ LUC Amendment, Society Turn Parcel: San Miguel County Planning Commission Meeting February 11<sup>th</sup>, 2021

Ms. Simonson,

This letter of support for the PUC Application being submitted by Genesee Properties is presented on behalf of the Telluride Fire Protection District and the Board of Directors. The fire district strongly encourages the consideration and approval of this application for a multitude of reasons. The plan addresses many of our community needs including expanded and supported medical facilities, increased infrastructure capacity (wastewater treatment), employee focused housing, increased hot bed density, additional retail, hospitality, and business-oriented opportunities. The largest focus in supporting this multi-use project is expanding the Telluride Regional Medical Center facilities included in the application as "public benefit". The ever-increasing need for medical care in a growing destination resort is very apparent and their ability to diagnose, treat and observe for longer periods will also decrease the burden of medical transport to area hospitals. The COVID-19 pandemic we have experienced in 2020 is another example of the need for larger facilities and expanded capability. Our community is at a point of bursting in many areas of critical services. The Telluride Regional Medical Center being one of those. The fact that this plan being presented to the county addresses so many needs shows the developers understanding of our community and the willingness to support many of the present needs. Please consider moving this project into a realized asset for our community. Thank you.

Kind regards,

A handwritten signature in black ink that reads "John S. Bennett". The signature is fluid and cursive, with a long horizontal stroke at the end.

John S. Bennett, District Chief



February 1, 2021

Kaye Simonson, AICP; San Miguel County Planning Director  
P.O. Box 548  
333 W. Colorado Avenue, 3<sup>rd</sup> Floor  
Telluride, CO 81435

RE: Sketch PUD and Subdivision Application/LUC Amendment, Society Turn Parcel; San Miguel County Planning Commission Meeting February 11, 2021.

Dear Ms. Simonson,

On behalf of the Telluride Regional Medical Center, I am writing to provide support for the proposed Society Turn Parcel Sketch/Subdivision Plan Application and proposed Land Use Code Amendment (the "Application") as submitted by the Genesee Properties (the "Applicant"). For nearly forty years, Telluride Regional Medical Center has leased a remodeled building from the 1960's. This building is approximately 10,000 square feet. For years it has undergone, tweaks, remodels, and additions to be able to continue to diagnose, treat and heal the nearly 20,000 patients we serve here per year. We are running out of space to adequately treat those patients and continue to provide health care in a safe, comfortable, and efficient way.

Over the past year, dealing with the Pandemic, we have increased our capacity and expanded our services to a point where we are literally bursting at the seams! So much so, we had to incorporate seeing patients at a leased space, also known as the Depot clinic. We have had to be so very flexible and able to change to meet the Health Care needs of the community during this Pandemic. This means rising up and being able to treat our residents and visitors that have been sick, conduct COVID testing for those that have needed it and, now, meeting the needs of the community to help get us all vaccinated as fast as we can.

Our Emergency Department (ED) has been dedicated to saving lives. The ED has treated patients with issues from COVID, car crashes, strokes, falls, broken bones, heart attacks and any kind of accident you can imagine. They have been working in a very tight space for many years and they so badly need the extra space to continue to safely and efficiently treat patients and visitors to this area.

There are only a small number of suitable sites in this area to be able to build a new home for the medical center. Although, we are not classified as a "Hospital" yet, being able to expand and add overnight or observation beds will allow us to become a Critical Access Hospital (CAH). With the CAH designation, we would be able to expand diagnostic capability and laboratory services. We would be able to expand treatment areas in the Emergency Department and also bring back some of our Administrative offices that are currently located all around town. By being able to build a new facility, one to provide exceptional health care, we will be able to offer the community a safety net and medical home that reflects the needs of our patients and also honors the incredible professional talents of our Primary Care and Emergency Departments.

Thank you for your time and support!

*Karen Winkelmann*

Karen Winkelmann  
CEO, Telluride Regional Medical Center

# LAWSON HILL PROPERTY OWNER'S CO P.O. Box 3927

Bill De Alva 138 Society Drive, Unit B Laura Ellison Telluride, Co 81435 Shane  
Jordan 970-728-5893 Matt Kuzmich lawsonhill@gmail.com Pamela Hall

January 27, 2021

RE: Genesee Properties Referral

San Miguel County Planning  
Department

Dear Kaye and John,

Thank you for forwarding the link to the Genesee Properties sketch plan application. As you are aware, Lawson Hill is the closest neighbor and the adjacent PUD. We will be impacted to some degree by the development of this parcel. In general, we are in support of the project, specifically carving out a site for the new Telluride Regional Medical Center and providing the land to expand the sewer plant. We recognize those are the carrots associated with this project.

The project as proposed has significantly more density for the land mass than Lawson Hill was allotted. Part of this high density includes a considerable amount of retail and food/dining square footage. While not opposed to these uses, it is hard because Lawson Hill has asked for 25 years to have neighborhood commercial added to the mix of uses allowed in Lawson Hill. We recommended amending the LUC for Lawson Hill to redefine the Light Industrial zoning to accommodate a host of neighborhood commercial uses including but not limited to: Liquor Store, Drug Store/ Pharmacy, Neighborhood Market, Meat/Fish Market, Health Food Store, Hardware Store, Automotive Parts, Shipping Store, Office Supply Store, Florist, Bank, Diner, Restaurant, Bar/Pub, Delicatessen, Bakery, Thrift Store and any other similar neighborhood commercial uses that are deemed needed and appropriate. It would be a be unconscionable to allow these uses in the new PUD adjacent to Lawson Hill, without allowing us the same support services.

The second concern we have is that Lawson Hill is a no dog community due to the restrictions placed on the PUD and the Lawson Hill Declarations from the beginning. We have worked diligently to enforce these regulations and to protect

the wildlife corridor that the Keystone Gorge Trail traverses and the Galloping Goose intersects. The Keystone Gorge is subject to the PUD and Lawson Hill documents, but also the trail is subject to a conservation easement that was placed on the property in perpetuity to not allow dogs. San Miguel County accepted and acknowledged this conservation easement when they took ownership from the Nature Conservancy of the Gorge Property.

The Genesee Properties application speaks about access between the two communities through a series of pedestrian trail connections. This means they will have direct access to our open space lands our businesses and our trails all of which do not allow dogs. Pushing this new burden of enforcement of the Galloping Goose, Keystone Gorge trail, open space and parks to the Property Owners Company is a significant worry. It would be most judicious to restrict the new PUD from allowing dogs in an effort to protect our property rights.

In addition to being adjacent to our open space lands and trails, this property sits just across Highway 145 from the Valley Floor Conservation Easement property that also restricts dogs. This new PUD is basically surrounded by properties that have made every effort to restrict dogs in an effort to protect the wildlife that use this corridor. We highly recommend you consider the direct impact of allowing this PUD to have dogs.

Respectfully,

The Lawson Hill Board of Directors



500 W PACIFIC AVE  
PO Box 1229  
TELLURIDE, CO 81435  
OFC: 970.728.3848  
FAX: 970.728.3404

February 3, 2021

Kaye Simonson, AICP, San Miguel County Planning Director  
PO Box 548  
333 West Colorado Avenue, 3<sup>rd</sup> floor  
Telluride, CO 81435

RE: Sketch PUD and Subdivision Application/LUC Amendment, Society Turn Parcel; San Miguel County Planning Commission Meeting Feb 11, 2021

Dear Ms. Simonson,

As the director of the Telluride Regional Medical Center (TRMC) Emergency Department (ED), I am writing in full support of the PUD application submitted by Genesee Properties for the Society Turn Parcel. I have been a full-time Emergency physician at TRMC for the past 15 years. In that time, our community has grown tremendously in population and popularity, but our regional medical center has remained in its current location with only necessary remodels and expansions to meet the increasing demands for healthcare in our area. Our current location is no longer able to support any further renovations, and it is woefully inadequate to continue to serve our region's many healthcare needs.

Each ski season we face numerous days in our ED when we simply do not have enough space to care for those who are ill and injured. As the year-round popularity of our community has grown, the summer and fall seasons present equal challenges to our tiny building. The COVID-19 pandemic has brought unprecedented pressure on our facility, necessitating our temporary lease of the adjacent Depot building to safely care for those with and without COVID-19. This is not sustainable and our need for a new facility is more dire than ever.

The Genesee proposal will provide many community benefits, not the least of which in my mind is a site for a new medical center. This centralized location will enable us to serve our regional community's current and future needs. This location would allow for expansion of services such as overnight observation and enhanced imaging, along with maintaining our current operations. It will benefit our local and visiting population and allow us to provide the critical services our community has come to expect and needs. I implore you to not only consider this project, but facilitate its progress so it may come to fruition.

Sincerely,

**Diana E. Koelliker, M.D.**  
Telluride Regional Medical Center  
Director, Trauma and Emergency Services  
500 W. Pacific Ave, PO Box 1229  
Telluride, CO 81435  
970.728.3848 work  
970.729.1253 cell  
dkoelliker@tellmed.org



Kaye Simonson, ACIP, San Miguel Planning Director  
P.O. Box 548  
333 West Colorado Ave, 3<sup>rd</sup> floor  
Telluride, Colorado 81435

*RE: Sketch PUD and Subdivision Application/ LUC Amendment, Society Turn Parcel: San Miguel County Planning Commission Meeting February 11<sup>th</sup>, 2021*

Planning Commission and Ms. Simonson,

This letter is to express my ardent support — as a primary care physician, the Public Health Officer for the San Miguel County Department of Health, as long-time local and as a mother — for the proposal submitted by Genesee Properties regarding the Society Turn Parcel.

For nearly two decades I have been intimately involved with the various proposals aimed to land a permanent home for the Telluride Regional Medical Center. Every single concern I hold regarding the capacity limits and fundamental constraints presented by our current facility — a 10,000 square-foot building built in the 1960s — has been exacerbated.

The pandemic response has staff at the Telluride Regional Medical Center stretched in heroic ways to protect and meet the community's needs. Our ability to provide a safe environment for our patients and staff, in a facility building poorly designed to meet today's health and safety codes, has been challenging — to say the least.

This community deserves a new medical center and investment in critical infrastructure.

The Genesee Properties proposal not only provides a future and sustaining medical home for the region, a new medical center will also impact our community's social determinants of health, ensuring better conditions that will influence individual and group outcomes in health.

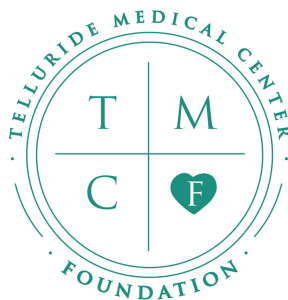
Additionally the benefit of housing security — another aspect that impacts the Telluride Regional Medical Center's ability to serve the community — and the ability for future water treatment plant expansion and upgrades will likewise benefit the overall health of our community in synergistic ways, amounting to a greater sum than each individual component of their proposal.

The offer on the table here is generous, thoughtful and timely. I expect this committee and the BOCC will likewise see the many benefits in this crucial plan for smart growth to enhance the whole health of our community.

Sincerely,

Dr. Sharon Grundy  
**Sharon Grundy, MD** | Primary Care

Kaye Simonson,  
ACIP, San Miguel Planning Director  
P.O. Box 548  
333 West Colorado Ave, 3rd floor  
Telluride, Colorado 81435



*RE: Sketch PUD and Subdivision Application/ LUC Amendment, Society Turn Parcel: San Miguel County Planning Commission Meeting February 11th, 2021*

Planning Commission and Ms. Simonson,

On behalf of the Telluride Medical Center Foundation, we are writing to express our support for the Society Turn Parcel Sketch PUD / Subdivision Plan Application and proposed Land Use Code Amendment as submitted by Genesee Properties.

Included in the proposal is a new medical facility, the need for which has never been more apparent than today. When the coronavirus landed in our community, the Telluride Hospital District had to erect festival tents outside the clinic in order to manage a public health crisis, provide a safe environment for COVID-19 testing and evaluation and maintain regular primary and emergency access to medical care.

At present, medical center staff now occupy a nearby building to meet the ongoing demands created by patients with respiratory symptoms. This community deserves better.

Moreover, the applicant has proposed a mix of land uses that takes on many of our community's greatest needs — even beyond a badly needed new medical center — such as affordable housing, preservation of open space, transit connections, trail connectivity and the expansion of the wastewater treatment facility. The overall health of the community stands to benefit.

We support the project as a whole as the project's features — such as employee housing, stand-alone medical office space, lodging, commercial flex space, and eating/drinking establishments — will improve the quality of life for the entire region, but especially for those who live here year-round.

Also, owing to its comprehensive and thoughtful design and inclusion of a site for a medical center and for wastewater expansion, this proposal provides opportunities for sustainable development that matches our region's growth.

Thank you in advance for your consideration for this project and the new site for the Telluride Regional Medical Center.

Mike Hess

**Telluride Medical Center Foundation** | Board of Directors, Chair

Kate Wadley

**Telluride Medical Center Foundation** | Executive Director

# TRI-COUNTY HEALTH NETWORK

PO BOX 4178  
TELLURIDE, CO 81435

February 4, 2021

Kaye Simonson, AICP, San Miguel County Planning Director  
P.O. Box 548  
333 West Colorado Avenue, 3rd Floor  
Telluride, CO 81435

RE: Support of the Subdivision Application/ LUC Amendment for the proposed Society Turn Parcel

Dear Ms. Simonson:

On behalf of Tri-County Health Network, I am writing in support of the proposed Society Turn Parcel Sketch PUD / Subdivision Plan Application and proposed Land Use Code Amendment as submitted by Genesee Properties. We believe the proposal addresses the needs of the region and will enhance the Lawson Hill community.

The proposal addresses many of our community needs including finding a site for our local medical center, increasing wastewater treatment capacity, increasing access to affordable housing, and expanding local transit access. We are pleased that the multi-use proposal centers on providing a location for the Telluride Regional Medical Center, as they need to expand their facility in order to continue providing critical medical care to our region's population. The central location will better serve all members our community and provide for streamline access including for emergency services through a helipad and emergency bay.

It is encouraging to see a proposal being presented from developers, who have done their research in order to present a plan that addresses many of our community needs.

Thank you for your consideration in approving this project so work can begin in addressing the needs of the region.

Sincerely,



Lynn R Borup  
Executive Director



**Unanimous Written Consent Resolution  
of the  
TMVOA Board of Directors  
In Support of the Telluride Regional Medical Center**

This Unanimous Written Consent Resolution (this "**Resolution**") of the Board of Directors (the "**Board**") of Telluride Mountain Village Owners Association, a Colorado nonprofit corporation ("**TMVOA**") is hereby approved and adopted to be effective as of January 20, 2021 (the "**Effective Date**"), in accordance with the provisions of the Colorado Nonprofit Corporation Act and TMVOA's governing documents.

**Recitals**

A. TMVOA is the owners association governing the Town of Mountain Village, San Miguel County, Colorado. TMVOA's vision is to be an engaged owners association of a unique multi-generational resort village that promotes constructive relationships with all regional stakeholders. TMVOA's core values include proactively serving the interests of all Members.

B. The TMVOA Board is comprised of representatives of four (4) classes of TMVOA members, which members include representatives from the entire Town of Mountain Village:

Class A: Residential Members – two (2) Directors; Jim Royer, Chairman, and Tim Kunda

Class B: Lodging Members – one (1) Director: John Volponi

Class C: Commercial Members – one (1) Director: Sean Stogner

Class D: The Mountain Special Member (Telluride Ski & Golf Resort) – three (3) Directors:  
Chad Horning, Jeff Proteau and Tom Richards



C. In December 2020, TMVOA provided the Telluride Regional Medical Center ("**TRMC**") the sum of one hundred thousand dollars (\$100,000.00) to support the operation of the TRMC temporary indoor respiratory clinic in the Town of Mountain Village. This funding was provided to support TRMC's emergency COVID-19 response to safeguard the community and to guide the community out of the public health crisis.

D. This Resolution reflects the Board's general support of TRMC.

**Resolution**


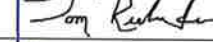
**NOW, THEREFORE, the Board hereby unanimously resolves to express its support of TRMC, including TRMC's many ongoing initiatives, and specifically TRMC's efforts to construct a new regional Medical Center. The Board acknowledges that a new Medical Center is needed in order to adequately serve the entire community's medical needs both now and in the future.**

This Resolution may be executed by the individual Directors in multiple counterparts or by legible facsimile copy, each of which shall constitute an original, but all of which, taken together, shall constitute one and the same instrument. Signed by the undersigned Directors, to be effective as of the Effective Date.

  
  
1/20/2021 9:18:33 PM MST  
\_\_\_\_\_  
Jim Koyel  
TMVOA Chairman

  
\_\_\_\_\_  
Jeff Proteau  
TMVOA Vice Chairman

  
*Tim Kunda*  
1/20/2021 7:07:15 PM MST  
\_\_\_\_\_  
Tim Kunda  
TMVOA Secretary/Treasurer

  
  
1/20/2021 5:14:50 PM MST  
\_\_\_\_\_  
Tom Richards  
TMVOA Director

  
*Sean Stogner*  
1/20/2021 6:32:20 PM MST  
\_\_\_\_\_  
Sean Stogner  
TMVOA Director

  
*John Volponi*  
1/20/2021 5:02:07 PM MST  
\_\_\_\_\_  
John Volponi  
TMVOA Director

  
*Chad Horning*  
1/20/2021 8:16:10 PM MST  
\_\_\_\_\_  
Chad Horning  
TMVOA Director

**Denise M. Traylor**  
**P.O. Box 2940**  
**Telluride, CO 81435**

Mobile 832.567.2881

Denise@PotomacCustom.com

January 28, 2021

**Via Email: [kayes@sanmiguelcountyco.gov](mailto:kayes@sanmiguelcountyco.gov) and [planning@sanmiguelcountyco.gov](mailto:planning@sanmiguelcountyco.gov)  
Kaye Simonson, San Miguel County Planning Director San Miguel County Planning  
Commission**

**RE:** Applications for Amendment to the San Miguel County Land Use Code and Sketch Plan Subdivisions and Planned Unit Development Applications for the Society Turn Parcel (the “12/21 Submissions”), all as submitted by Genesee Properties, Inc. (“Genesee”)

Dear Ms. Simonson,

Please consider the following when reviewing the above referenced applications:

1. While we are all in favor of a new hospital and greater sewer capacity, I believe that Genesee/San Miguel Valley Corp. is taking advantage of our community and its needs by proposing and requesting changes that allow them to develop an unnecessarily dense/large project. The requested waivers, amendments and approvals are your opportunity to lower the density thereby making this development more aesthetically pleasing while eliminating some of the congestion from the project.
2. It appears from the application that the required two-lanes for accessing/egressing the development are not included in calculations. Please do not compromise on these. No matter the size of the development, turn lanes are essential.
3. The setbacks have been modified to allow for more density, greater profit to the developer; but I would like to remind the planning commission that this will be the first thing visitors to Telluride will see. Please do not accept or approve waivers from the Scenic Foreground and Highway Setbacks that further support the setbacks. Architectural Controls?
4. The application requests a waiver of the amount of required parking spaces. In Telluride where we struggle daily with parking, please do not create another parking nightmare.
5. The application further requests a waiver for sidewalk size from 8’ to 6’ again allowing for more room for development. This is to accommodate both pedestrians and bicycles and should not be compromised.
6. The amount of traffic that will be created with new employee housing, retail, restaurants, motels, hospital and light industrial will have a major impact on the

145 circle and I feel that the traffic projections are extremely low. I request that you review them closely and adjust 25-50% and consider the impact.

Thank you for consideration and I conclude by again reminding you that this development will be the first introduction to Telluride as we drive into town. It reminds me of what has happened to Moab, Leadville, Aspen and many other beautiful places. Last summer my family visited Key West which had always been a dream of mine. We passed “family friendly” chain motels, small industrial buildings, storage facilities, dumpy restaurants and apartments with old cars parked in front before reaching town. You could not even see the water!! I will never visit there again. As a commercial real estate professional, I believe that it is possible to approve a smaller development that would allow reasonable profit and a lower impact on our environment. I hope that you will consider the same.

Best regards,

Denise M. Traylor



John Huebner <johnh@sanmiguelcountyco.gov>

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## Fwd: LD PUD Genessee Project-RE: Notes from Larry Hopkins

1 message

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Larry Hopkins <hoptoadski@gmail.com>

Thu, Jan 28, 2021 at 10:45 AM

To: Kaye Simonson <kayes@sanmiguelcountyco.gov>, planning@sanmiguelcountyco.gov, "Tueller & Gibbs, LLP. Office Admin" <admin@tuellerlaw.com>

FROM LARRY HOPKINS  
140 Nimbus Dr, Telluride, CO 81435  
HOPTOADSKI@GMAIL.COM  
RESIDENT OF THIS COUNTY FOR 49 YEARS  
PROPERTY OWNER FOR 16 YEARS IN LAST DOLLAR  
BOARD MEMBER FOR 12 YEARS  
PRESIDENT OF THE BOARD FOR 5 YEARS OR MORE

Thanks for taking the time to read my email.

As a person who has lived in this valley for 49 years I understand the need for the developer to make money but at what cost to our historic valley. Nowadays it is how much money can we make!

The traffic study calls our entrance as Nimbus Drive which it is not. It is Vela Drive just for clarification.

I question the time that the traffic survey was done. Early March is a history slow time for the town and mountain village. Was this planned so it shows less impact. I think so. To remedy this issue I suggest another study during peak time in the first half of July during our busy summer season. I believe the results will be very different.

During rush hours am or pm I have to wait up to 5 minutes or more to access the highway northbound and southbound pm. No where do I see this amount of delay in the traffic study.

The entrance to Vela Drive from the state highway is an issue. Cars coming downhill-west bound are speeding up to above the posted limit of 45 more like 55 while I am slowing down to make a turn onto Vela Drive. The remedy for this issue is a turn lane uphill of Vela Drive. No place in this study do I see a discussion from SGM on the negative effects that this proposal will have on Last Dollar HOA and its residents. Currently every time I turn into Vela drive I face danger of being rear ended especially by big suv's and big pickups. Will the passing line currently starting near the entrance of this project and headed down hill be made a double yellow and a reduced speed?

This proposal at the historic entrance to our valley needs to be more in line with our history. The pictures of proposed buildings are way too modern and will look like any strip mall in America. With a chain hotel on either end of it. Many historic towns in this area have gone the route of accepting all development on either end of their towns that downgrades the experiences that visitors have.

I think all variances should be denied. Since they are trying to make this project bigger ect. These P and Z rules were made to be enforced. Sidewalks should be 8 feet. Setbacks as the rules state. ECT

I see where the trail that crosses from the main entrance currently to access the gas and electric yards has a current trail crossing the main highway. This is a safety issue currently. I see in the traffic study that powers to be want to move it closer to Vela Drive. This trail crossing must be placed underground or some one is going to get seriously injured or killed.

Thank you for considering my ideas and suggestions on this very important issue.

larry hopkins



Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt;

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## Genesee Planned Development at Society turn

1 message

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**Randall Root** <rootdallas@sbcglobal.net>

Thu, Jan 28, 2021 at 10:40 AM

To: kayes@sanmiguelcountyco.gov, planning@snmiguelcountyco.gov

Cc: Gmail &lt;lesroot53@gmail.com&gt;

I own the property and am a full time resident at 15 Valley View Dr in the Last Dollar PUD, directly across the street from the proposed development and would like to express a few concerns with the project.

This development will serve as the 'introduction' to Telluride for any visitors arriving from the west. Aesthetics should be of utmost concern for the project. We do NOT want to look like Vail or other oversized ski resorts in this regard. While a new medical center is highly desired and this appears to be the best location for the center the remainder of the project should take into account the message it sends for the rest of the community. Scale should be appropriately small and blend seamlessly into the environment. I doubt whether two 300 bed hotels can fit that aesthetic.

The Last Dollar PUD ingress/egress to the community is via Vela Dr and 145, just a few yards to the east of the proposed entrance to the development. A traffic study was conducted last year to gauge the impact of additional traffic coming from the development. I don't believe that study adequately addressed to impact of increased traffic on the Vela Dr intersection. Given the results of the study we would likely face significantly increased wait times to access 145 east bound. Additional consideration should be given to how the increased traffic impacts the Vela Dr intersection.

Noise pollution is also an overriding concern. It is very peaceful here with elk, coyote, bobcat, bear, and mule deer sightings frequent and always thrilling. A study on the impact of noise pollution from the development should be conducted. It would be a crime to chase away the wildlife from our neighborhood.

Finally, I think Genesee is trying to pull some fast ones on the community. Proposed changes to established setbacks and building restrictions is below board. They have slipped this application in with very little notice to the rest of the community. At a minimum the extent and impacts of the development should be widely circulated to all. A feature in the Daily Planet is just the start in that direction.

Thank you for your consideration to these concerns,

Randy Root  
15 Valley View Dr.  
214.417.7777



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Genessee proposal

1 message

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**Bill Burgess** <burgesspm@gmail.com>

Thu, Jan 28, 2021 at 9:59 AM

To: kayes@sanmiguelcountyco.gov

Kaye,

I would like to comment on the Society Turn development proposal.  
Please let me know if this is not the appropriate place to do so.

As a resident of Last Dollar Subdivision, I am concerned about two things:

- a) The light pollution which could forever affect the view of our night sky.  
As an example of what not to do, look to the intercept parking lot. The amount of light emission there is an abomination.  
Someone screwed up. Can we please learn from that mistake and not let it happen again?!!
- b) The traffic impact to our community.  
The planned access point is horribly wrong and would create a very hazardous situation for anyone trying to get in or out of Last Dollar Subdivision. The access point must be relocated much further away from our road.

Thanks very much,  
Bill Burgess



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society Turn Development

1 message

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**Danny O'Callaghan** <dannyocallaghan@me.com>

Wed, Jan 27, 2021 at 6:45 PM

To: kayes@sanmiguelcountyco.gov

To Whom it may Concern,

These are my concerns for the Society Development. Will there be a dedicated left turn into Vela Drive eastbound and a slip road onto Vela westbound?

Will the Hike and Bike trail be extended to Remine and will there be a tunnel/underpass for access to the trail north/southbound?

Thanks, Danny O'Callaghan

129 Nimbus Dr. Unit 16D  
Telluride  
CO81435

8322894677





Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society development

1 message

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**Daniel O'Callaghan** <dannyocallaghan@me.com>

Wed, Jan 27, 2021 at 7:00 PM

To: kayes@sanmiguelcountyco.gov

One other major concern is will light pollution be addressed?  
Thanks again, Danny.

Sent from my iPhone



Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt;

## Genesee Properties, Inc - Application to amend LUC

1 message

Leslie Root &lt;rootdallas@sbcglobal.net&gt;

Thu, Jan 28, 2021 at 2:17 PM

To: Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt;, planning@sanmiguelcountyco.gov

January 28, 2021

RE: Applications for Amendment to the San Miguel County Land Use Code (LUC) & Sketch Plan Subdivision & Planned Unit Development Applications for the Society Turn Parcel submitted by Genesee Properties, Inc. on 12/21/20

Dear Ms. Simons,

Most full-time San Miguel residents agree that the need for expanded hospital/medical facilities & improved sewer facilities are great, but we ask at what cost. The current Genesee/San Miguel Valley Corporation MXD development plan is proposing changes to the Society Turn Parcel which are not compliant with current county land policies. The requested waivers, amendments, & approvals in the proposed plan allows Genesee to develop a **maximum density** project with little consideration to the impact on the surrounding residential & wildlife areas, let alone the long-term impact to the greater Telluride area.

When reviewing Genesee Properties application for the Society Turn Parcel, I ask the following:

- 1) Please do not approve modification of Scenic Foreground & Highway Setbacks waivers. These county setback regulations were put in place for a reason. The only benefit of the proposed modification is to allow Genesee to increase the density of the development.
- 2) Please enforce the requirement for a 100' two-lane access/egress into the development. Appropriate turning lanes off Hwy 145 are needed. Slow traffic turning into the proposed project would be an accident waiting to happen without them. I also ask before any plans are approved, the county further fully investigate possible effects of increased traffic & parking congestion. Increased traffic definitely effects residents of Last Dollar Subdivision's ability to exit Vela Dr. (especially during commuting and school carpool hours). *Please note the traffic study submitted by SM Rocha, LLC via Last Dollar HOA which highlights all the proposed LUC changes in the Genesee Development plan.*
- 3) 38% of this development is designated for private development/free market use to be sold to other developers in subdivided lots. Genesee is seeking permission to determine and allocate the type and amount of allowable uses that occur on these lots without county approval. This would allow Genesee the ability to sell these lots using their own determined Maximum Density Land Use Matrix. I believe the county should have some rights in place for future lot developer approval & any LUC regulation changes for these lots. The request to have the ability to change things like lot setbacks, height restrictions, density regulations, etc. without county approval is strictly for the purpose of increasing Genesee's profitability. Isn't one of the main reason LUC's were put in place is to regulate county over-development? If so, why allow Genesee the freedom to change regulations?
- 4) No consideration has been given to the impact of existing residential areas. Noise & light pollution are of grave concern to local residents (who are mostly full-time, working residents). Sound carries greatly across the valley between Lawson Hill & Last Dollar/Old Toll Road subdivisions. The density of the Society Turn Parcel development will cause considerable increase in noise levels (both throughout the day & night). Light pollution to our area dramatically changed after the Society Turn parking lot & additional light industrial/retail spaces were added. (Those two developments alone produced more all night light to our subdivision than all of the Town of Telluride & Mountain Village.) If those two small developments changed the dynamic of its surrounding communities, I can't imagine the continual light & noise pollution that would occur 24 hours a day/7 days a week from a maximum density development which included a hospital, helipad, visitor center, daycare, medical offices, condominiums, affordable housing, retail, restaurants, light industrial, and.....**two 150 room hotels**. In consideration to its neighbors, I ask the Planning Commission to implement & regulate strict lighting & noise restrictions before said plan is approved.

I love our community and understand the need for future development. However, I feel Genesee is taking advantage of our town for the sake of money. While donating 4.1 acres for the hospital & sewer plant is admirable, take a careful look at what Genesee is asking for in return. Further studies by the county (not by Genesee) should be done to determine

1/28/2021

San Miguel County Mail - Genesee Properties, Inc - Application to amend LUC

whether additional retail, restaurants, hotels, condominiums, etc. are needed before development is allowed. Please don't let greed determine what happens to the Society Turn Parcel.

Sincerely,

Leslie A Root  
15 Valley View Dr.  
Telluride, CO. 81435

214 498-5888  
[lesroot53@gmail.com](mailto:lesroot53@gmail.com)



Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt;

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**Genesee/San Miguel Valley Corp project**

1 message

**Judith Ingalls MD** <judidoc@gmail.com>

Fri, Jan 29, 2021 at 10:31 AM

To: kayes@sanmiguelcountyco.gov

Cc: planning@sanmiguelcountyco.gov

Dear Planning Commission Members,

My name is Judith A Ingalls MD and I have lived in the Last Dollar Development Subdivision for 38 years. During the 1980's I was the Medical Director of Telluride Medical Center.

The parcel is a great spot for the medical center but I am writing to oppose any changes in the land use code as it applies to this parcel.

The project seems huge to me with no thoughtful planning that takes into account:

1. TRAFFIC CONGESTION in an already dense area for traffic.

Our turnout onto the Highway from Last Dollar Development Road is treacherous and dangerous going in either direction. There are long waits to get onto the highway. Summer traffic is much worse than winter. I am wondering if the traffic study was done last March when the ski area closed early. Are there more residents/cars in the area during this pandemic?

2. The "mixed use" seems to be mixed up. It seems random, with no rhyme or reason to what it truly will become. The plan is too dense for that parcel.

I recommend that the Telluride Medical Center, Town of Telluride, and San Miguel County purchase the land and use it exclusively for a medical center and expanded sewage treatment plant. Done. Land use code remains intact. No need for a hotel, retail space, and a building too big for its britches.

3. The entry to the valley floor will be visually blocked. Citizens worked hard to keep that floor free from development.

4. The impact on light and the wildlife corridor is obvious.

Please consider these thoughts in your deliberations.

Thank you,

Judy Ingalls MD



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Genesee Development

1 message

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**DAVID OLIVERSMITH** <doliversmith@mac.com>

Fri, Jan 29, 2021 at 7:22 AM

To: kayes@sanmiguelcountyco.gov

Cc: Messenger@associationvoice.com

Hello,

As a resident of the Last Dollar development, I would like to chime in with my concerns over the planned Genesee Development. While I do not object to land development in general, I believe there must be thoughtful consideration given to the impact on the neighboring areas especially the Last Dollar and Lawson Hill areas.

Visual, noise, environmental and traffic impact must be considered, not just as they effect our neighborhoods but the entire Telluride and Mountain Village communities. These concerns must be addressed not just in terms of the ultimate impact of the final development but also during construction.

Helicopter traffic accessing the new hospital under consideration must not be disruptive to our community. Changing automobile traffic patterns must not disrupt access to local neighborhoods including Last Dollar.

Importantly, as this will be the first development seen when entering our area, care must be taken to insure that the unique and special views of the valley floor and box canyon are not disturbed.

Noise pollution must be minimized.

These adverse consequences of development effect not just the people living in and visiting the area, but wildlife as well.

I hope we will all be cognizant of these issues when considering this development.

Sincerely,

David R. Oliver-Smith  
6 Valley View Dr.  
Telluride, CO

Sent from my iPhone

January 28, 2021

San Miguel County Commissioners

Re: Society Turn PUD – Genesee Properties

Hello,

The congestion at the entrance to Telluride is notable today and with the proposed Genesee development it will only get worse.

As a long time property owner at Last Dollar Subdivision I feel it is imperative to emphasize our concerns with ingress and egress to our subdivision at Nimbus Drive off of Hwy 145.

We are the oldest PUD in San Miguel County and over the years we have had a front row seat to the increased traffic into Telluride. Located at the top of the Keystone grade with a 'Y' intersection handicap to Hwy 145, even on a good day, merging from Nimbus Drive onto Hwy 145 can be hazardous. Besides finding a slot, you also have to be ready for the impatient hill climber, at the last moment deciding to pass, filling both lanes.

We understand the motivation to approve this project. The donation of land to accommodate a new Telluride Medical Center and land for expanding the sewage waste water treatment plant, almost assures final approval of this PUD. We got that.

Last Dollar Subdivision is not objecting to the proposed PUD, but asking, imploring, that San Miguel County demand a *realistic* Traffic Study that recognizes our concerns and offers some viable solutions.

Growth comes with responsibility and there is more than just traffic considerations. Please help to assure that all those impacted will be heard.

What to do? In a word – **SAFETY!**

Concerned,

Jeff Campbell

Last Dollar PUD

198 Nimbus Trail

Telluride



John Huebner <johnh@sanmiguelcountyco.gov>

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## Society Development

1 message

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'Danny O'Callaghan' via SMC Planning <planning@sanmiguelcountyco.gov>

Thu, Jan 28, 2021 at 8:14 PM

Reply-To: Danny O'Callaghan <dannyocallaghan@me.com>

To: planning@sanmiguelcountyco.gov, kayes@sanmiguelcountyco.gov

Hi,

I wrote yesterday. I, by no way speak for anyone except for myself in the Last Dollar subdivision. Knowing that nobody wants this on their doorstep I personally think after discussing this with my neighbours, these are the most important issues.

1. Traffic congestion at morning rush hour at Vela Dr. (7:40 to 8pm is bad ,this development would probably make it until 9??? If there is 340 parking spaces which is planned).
2. Light pollution needs to be addressed.
3. The Remine crossing needs to be at Vela and a tunnel. Otherwise no pedestrians from Last Dollar will be able to cross safely (We are a very active community and if there are commercial restaurants surely they'd want our business).

Danny O'Callaghan  
129 Nimbus Unit 16D.  
Telluride  
CO81435

8322894677



Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt;

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**RE: Applications for Amendment to the San Miguel County Land Use Code and Sketch Plan Subdivisions and Planned Unit Development Applications for the Society Turn Parcel (the "12/21 Submissions"), all as submitted by Genesee Properties, Inc. ("Genesee")**

1 message

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**Jack Thompson** <j\_r\_thompson@yahoo.com>

Thu, Jan 28, 2021 at 7:28 PM

To: "kayes@sanmiguelcountyco.gov" &lt;kayes@sanmiguelcountyco.gov&gt;, "planning@sanmiguelcountyco.gov" &lt;planning@sanmiguelcountyco.gov&gt;

Dear Planning Commissioners Bald, Bayma, Brown, Hall, Schilacci, Taylor and Lifton-Zoline, and Planning Director Simonson,

My name is Jack Thompson. I have been a resident of the Last Dollar Subdivision since 1983. I am writing to express my opposition to the proposed Genesee Properties development. The scope of the proposal is beyond reasonable. The impact on traffic would be substantial, to the point of making a left turn from our road at commute times dangerous. Please also consider the impacts of increased noise and light pollution.

Genesee is asking for variances from the Land Use Code. The Land Use Code is the only protection neighboring properties have. If a developer cannot do a project within the Code, the project should not be done.

I support a relocation of the Telluride Medical Center. The Medical Center should buy the property. As you well know, the local community bought the entire valley floor. A small parcel for a Medical Center relocation is within the means of the Medical Center and the community.

We all, except for the lucky few who were raised here, moved here for the quality of life. The proposed development would diminish the quality of life considerably for our subdivision. Please do not allow this development. If you do allow the development to proceed please do not allow any deviation from the Land Use Code.

Sincerely,

Jack Thompson

183 Nimbus Drive





Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt;

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## Genesee Project

1 message

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**Susie Meade** <susiemeadeorders@gmail.com>

Thu, Jan 28, 2021 at 5:59 PM

To: kayes@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov

Cc: info@propertymanagementoftelluride.com

Hi,  
My name is Susie Meade. As a long-time resident of Last Dollar Subdivision, (I've owned and lived here since 1992), I am very concerned about this project and opposed to any zoning changes. I trust you will be thoughtful on how you proceed and what you allow them to do.

It will undoubtedly cause a huge increase in traffic congestion not only at the Last Dollar Subdivision entrance, but also at Society Turn. As I understand the traffic study was in March, which does not give a fair representation of traffic throughout the year, particularly summer. The traffic this past summer was insane. The study should incorporate that before making any traffic decisions.

Genesee should not be allowed any variances which would allow the development to be larger. That is not only unfair but will increase congestion and decrease safety.

I am strongly opposed to a helipad in between Lawson Hill and Last Dollar Subdivision. There is no need for added noise pollution between our neighborhoods. The airport is more than adequate to handle any helicopter needs.

I am appalled that the development is going to have motels, retail shops and restaurants. I think that is poorly planned in this location. It would work much better, much safer, much more pedestrian friendly if these were located within Lawson Hill business areas. I cannot see that there is the possibility of safe and congestion free entrance and exit to this development. Besides, it seems tacky and a terrible idea that this development is the entrance to our charming town of Telluride. It feels like we are selling out, just like so many other resorts without forethought or backbone.

Of course, added light pollution is a disappointing consequence to this proposed development, not to mention the harm to the wildlife corridor that exists here. We have to stand up to development. It is not in our best interest.

I am disappointed that we have gotten this far. While Genesee may say they are donating the land for a hospital, they are receiving much more than they are giving. I am opposed to the zoning changes and trust that you, my San Miguel County government officials will see the wisdom in giving them any variances.

Respectfully,  
Susie Meade

[Susie Meade](#)  
[970-708-1919](tel:970-708-1919)



Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt;

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**Genesee**

1 message

**CRAIG STERBENZ** <sterbie1@mac.com>

Fri, Jan 29, 2021 at 12:42 PM

To: kayes@sanmiguelcountyco.gov, planning@sanmiguelcountyco.gov

Dear San Miguel Co. Planning Dept.,

My name is Craig Sterbenz.

I'm a long time resident of San Miguel County and live at 125 Nimbus Dr. in the Last Dollar P.U.D. across the highway from the proposed Genesee development.

I am very much opposed to Genesee being granted any variances to the current land use codes. This is the gateway to the Telluride Valley and every effort to minimize the visual impact or hide any development should be a top priority.

I am also extremely concerned about the impact of increased traffic and congestion along the highway corridor between the top of Keystone Hill and the traffic circle.

Ingress and egress from the Last Dollar P.U.D. entrance to Nimbus Drive is already difficult and dangerous, especially at peak travel times. This seems to have gotten much worse in recent years, especially following the completion of the uphill passing lanes coming up Keystone. It is especially dangerous for pedestrians and bicyclists trying to cross the highway to access the new bike trail. At a minimum, the highway should be widened from the top of Keystone to the traffic circle to include passing and or turn lanes for Last Dollar and Genesee.

A pedestrian/bicycle tunnel similar to the existing one south of the traffic circle should be mandated as part of any development approval.

With the recent completion of the 'intercept parking lot' and regional transportation center at Lawson Hill it would make a great deal of sense to have the primary access to the proposed Genesee development be from Lawson Hill rather than from Highway 145. It would also make a great deal of sense to consider construction of a new section of Gondola to link the Mountain Village core with Lawson Hill and Genesee. This would provide for a significant decrease in traffic and congestion as well as promote a more carbon free future. Area residents could then actually use the Gondola system for public transportation between Town, Mountain Village and Lawson Hill.

Thanks for your consideration of this important matter.

Sincerely,

Craig Sterbenz  
(541) 490-8599



Kaye Simonson &lt;kayes@sanmiguelcountyco.gov&gt;

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**Genesee Project**

1 message

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**gordon@telluridecolorado.net** <gordon@telluridecolorado.net>  
To: kayes@sanmiguelcountyco.gov

Fri, Jan 29, 2021 at 1:14 PM

San Miguel County, Colorado

Dear County Planning Commission and County Commissioners,

As the closest neighbor to this development, the owner of four regional businesses and a forty eight year resident, I am writing this letter to express my enthusiastic support for the proposed Genesee Project located at Society Turn.

Aside from the well known community benefits of finally having a much needed hospital site, I would like to speak to other benefits which I believe are addressed by this project.

It seems that not a week goes by without my receiving calls from professionals in search of office space. Our region does not currently provide adequate space addressing this need. An additional 55,000 square feet of office space would go a long way towards satisfying our desire to have these occupations locally available.

Located at the "hub" of our resort oriented area, this project serves to reduce traffic flow. Telluride is located to the east; Mountain Village and adjacent subdivisions to the south, Telluride Regional Airport, Aldasoro and adjacent subdivisions to the north; and our worker and supply route to the west. By utilizing this site, service traffic would be drastically reduced to and from all directions.

Our need for almost 60,000 square feet of employee housing doesn't require any justification.

Lodging is always at a premium. For sales, service and mechanical providers it is almost non existent. As many of you know, I recently had mechanical problems in the car wash at the Conoco station. A technician had to come from Pueblo and he had to stay in Ouray for two nights. There was nothing available locally for his company.

There are many other through travelers who need nightly accommodations. As C-DOT continues to improve Highway 145 and move traffic from Red Mountain Pass, we will see more journeyers, shippers, haulers and sales people going from point A to point B without having any intention of stopping here. A hotel/motel complex would give us an additional avenue to harvest these "through" dollars.

To properly service a hospital, lodging and office subdivision, you would need eating establishments and limited retail to create a community atmosphere. It would be impractical to have to run to Telluride or even Montrose for meals or various sundries.

We know that expansion of our sewer plant is imperative. The Society Turn project gives our community this and more. San Miguel County receives 3.8 acres of dedicated land and there are another 2.1 acres dedicated as open space. Out of almost 20 acres of land, only 7.6 acres are for private development and this figure includes employee housing.

It is obvious that a lot of concerned and creative thought has gone into this project and, again as the closest and most impacted property owner, I encourage the Planning Commission and the County Commissioners to approve this project.

Bill Gordon  
Gordon Enterprises, Society Conoco  
Telluride, Colorado  
970-708-7368