



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

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 68th 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.oiaa.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 and
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**”)

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.¹

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.²

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.

¹ 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.

² 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

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, 5th 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 sates 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

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

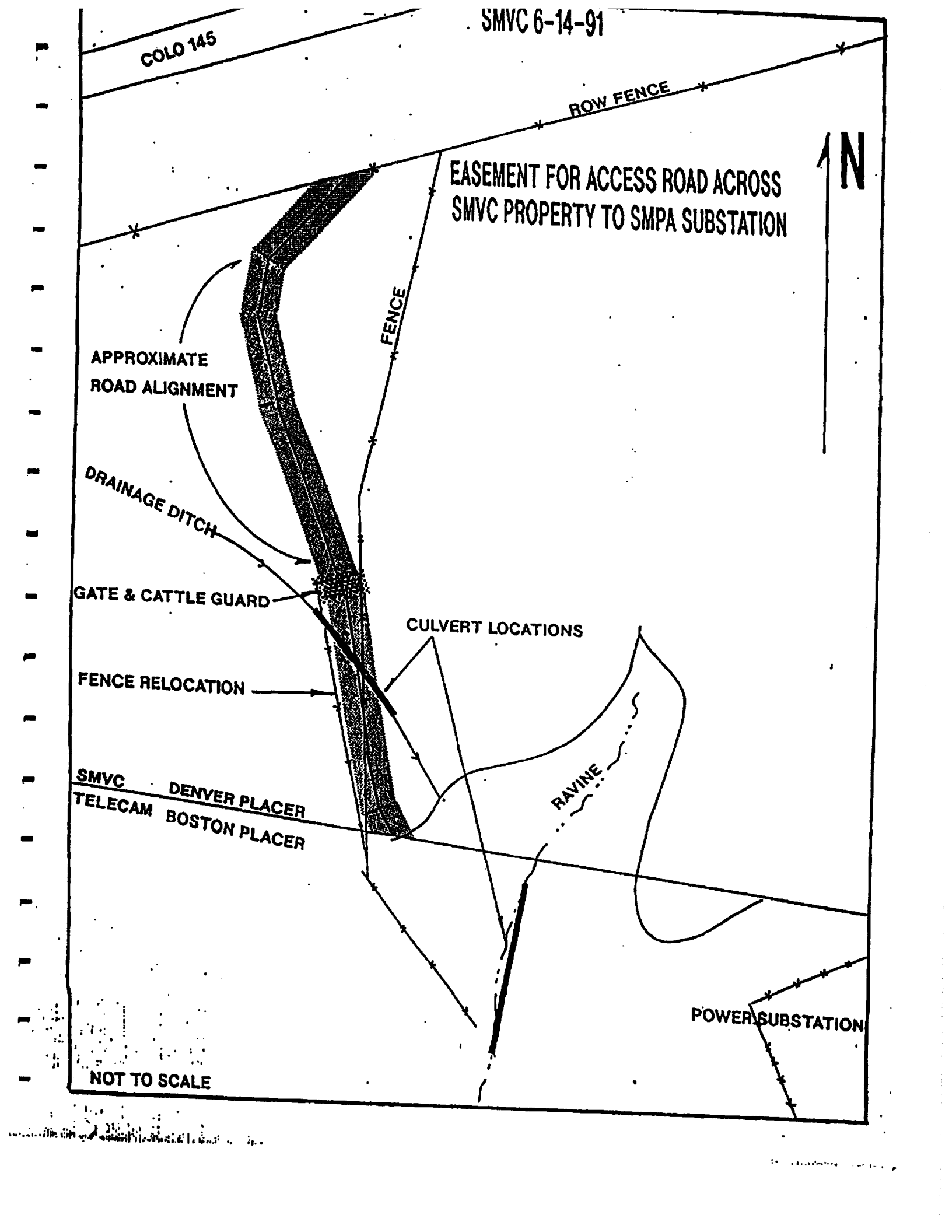
CULVERT LOCATIONS

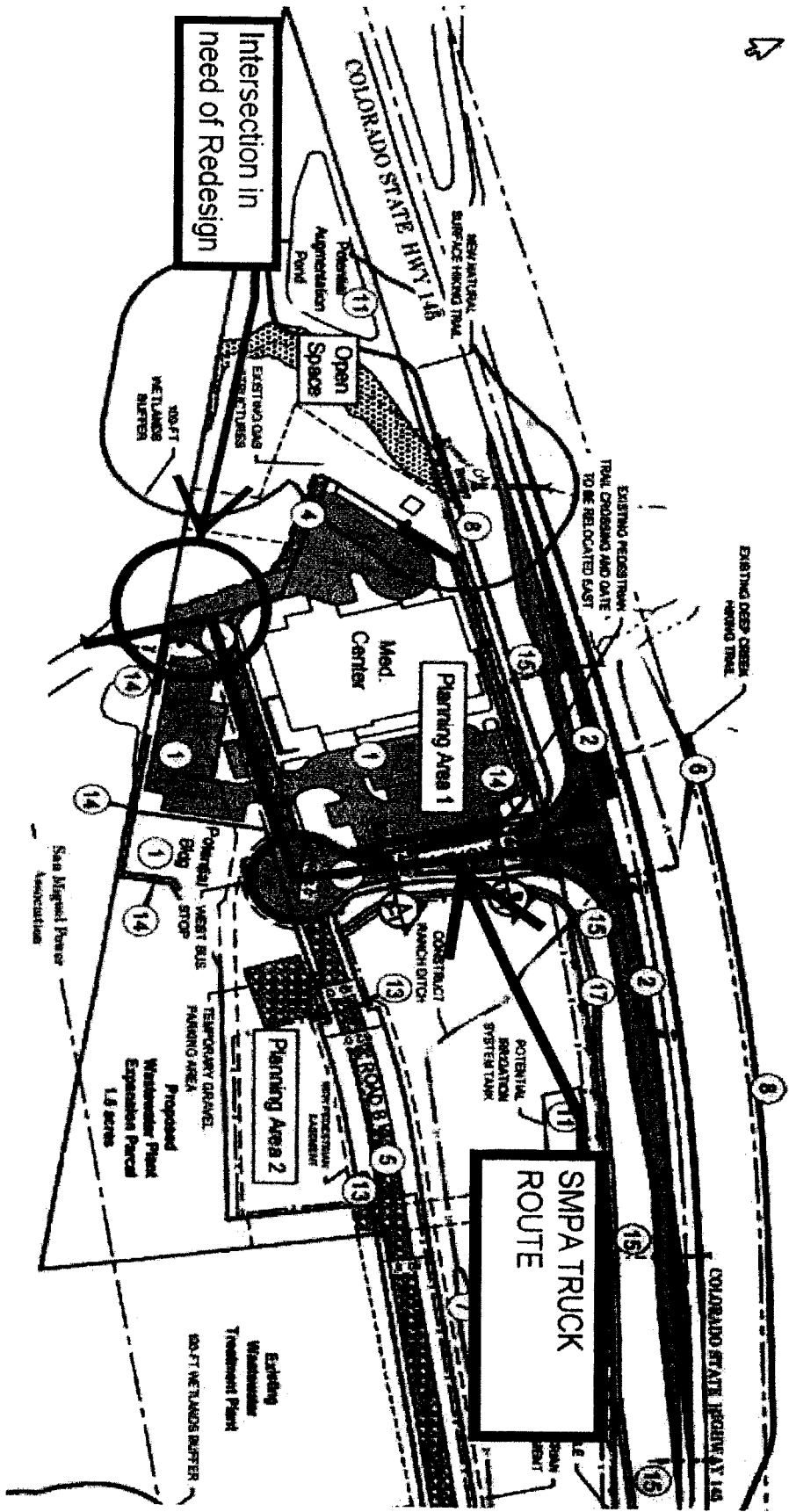
SMVC DENVER PLACER
TELECAM BOSTON PLACER

RAVINE

POWER SUBSTATION

NOT TO SCALE







Kaye Simonson <kayes@sanmiguelcountyco.gov>

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

1 message

Jim Boeckel <jim@telluridefire.com>

Thu, Jan 21, 2021 at 1:53 PM

To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

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

On Thu, Jan 21, 2021 at 10:21 AM Kaye Simonson <kayes@sanmiguelcountyco.gov> 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 <johnh@sanmiguelcountyco.gov> 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

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

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

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Kaye Simonson, AICP
Planning Director
San Miguel County Planning Department
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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)
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jim@telluridefire.com



January 25, 2021

Kaye Simonson, San Miguel County Planning Director
P.O. Box 548
333 W. Colorado Avenue, 3rd 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

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>

Fwd: Clarification of January 25 letter

1 message

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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Kaye Simonson, AICP
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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, 3rd 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

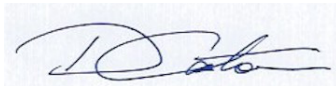
the Applications, there is huge potential to increase community cohesion in Lawson Hill and Society Drive in a way that has not been possible in the past given the relative geographical isolation of the community.

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 written 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



**SAN MIGUEL AUTHORITY for
REGIONAL TRANSPORTATION**

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

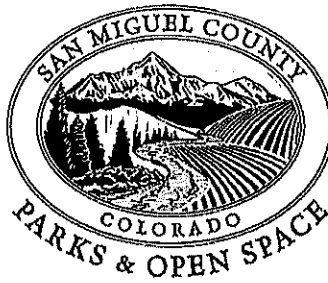
She references the San Miguel County Land Use Code – Section 5-9 Improvements Agreements and Performance Guarantees – Section 5-903 Landscape Guarantee -

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

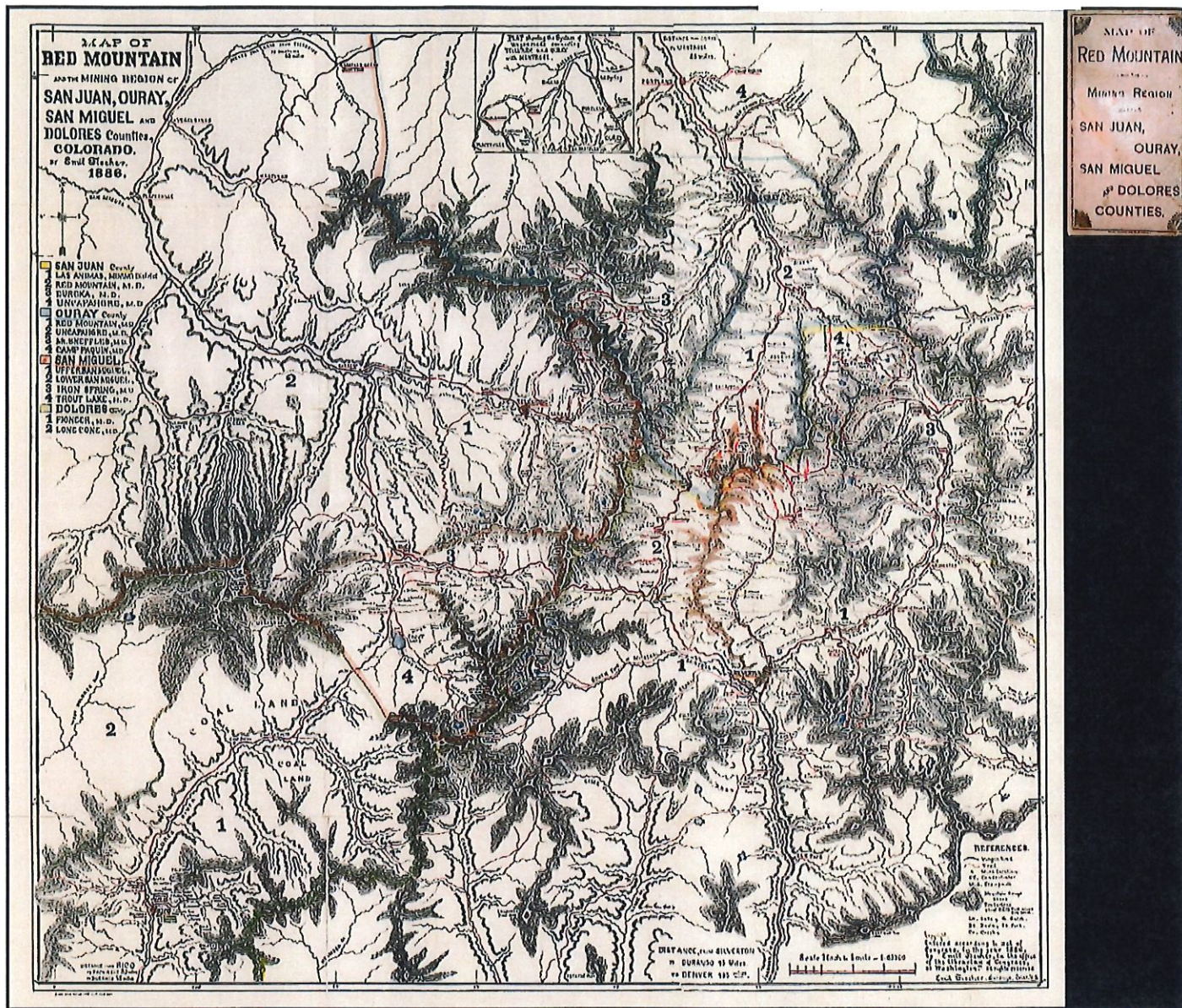
Submitted by Rich Hamilton, Parks Supervisor 01/21/2021

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



-  Business
-  Communities
-  Current Features
-  Kids
-  Links
-  Lodging
-  Media
-  Real Estate
-  Recreation
-  Restaurants & Saloons
-  Rocky Mountains
-  Skiing
-  Transportation
-  Weather

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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.

8750 graphic design by Dayzign Graphics
Site design, programming & support by Interactive Studios
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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° or 30° ; these hillocks constitute a narrow, but irregular belt across the valley somewhat convex downstream. The drift here consists of boulders 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 boulders 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 boulders in variety; but here, with the exception of San Juan boulders 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

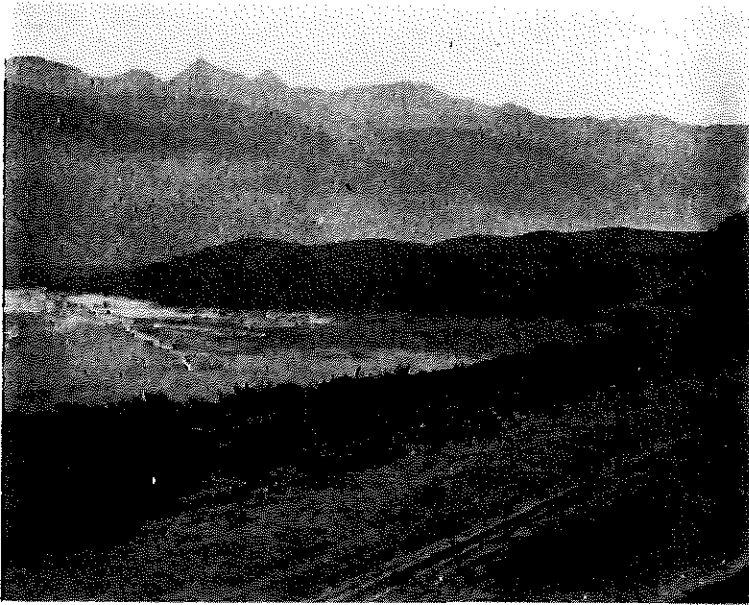


FIG. 4.—Recessional moraine (in center), in the valley of the San Miguel River about a half-mile east of the mouth of Remine Creek. Water in depression to left is held by a dam. Elevation about 8,600 feet.

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° . 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° ; the striae dip up the valley (eastward) 15° to 17° . In another area, 150 feet to the west, the dip up the valley is from 3° to 5° . The direction of the striae varies from N. 52° W. to S. 88° 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° ; striae dip up the valley (eastward) 10° . Direction of striae about N. 87° 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° . 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° W. to N. 78° W.

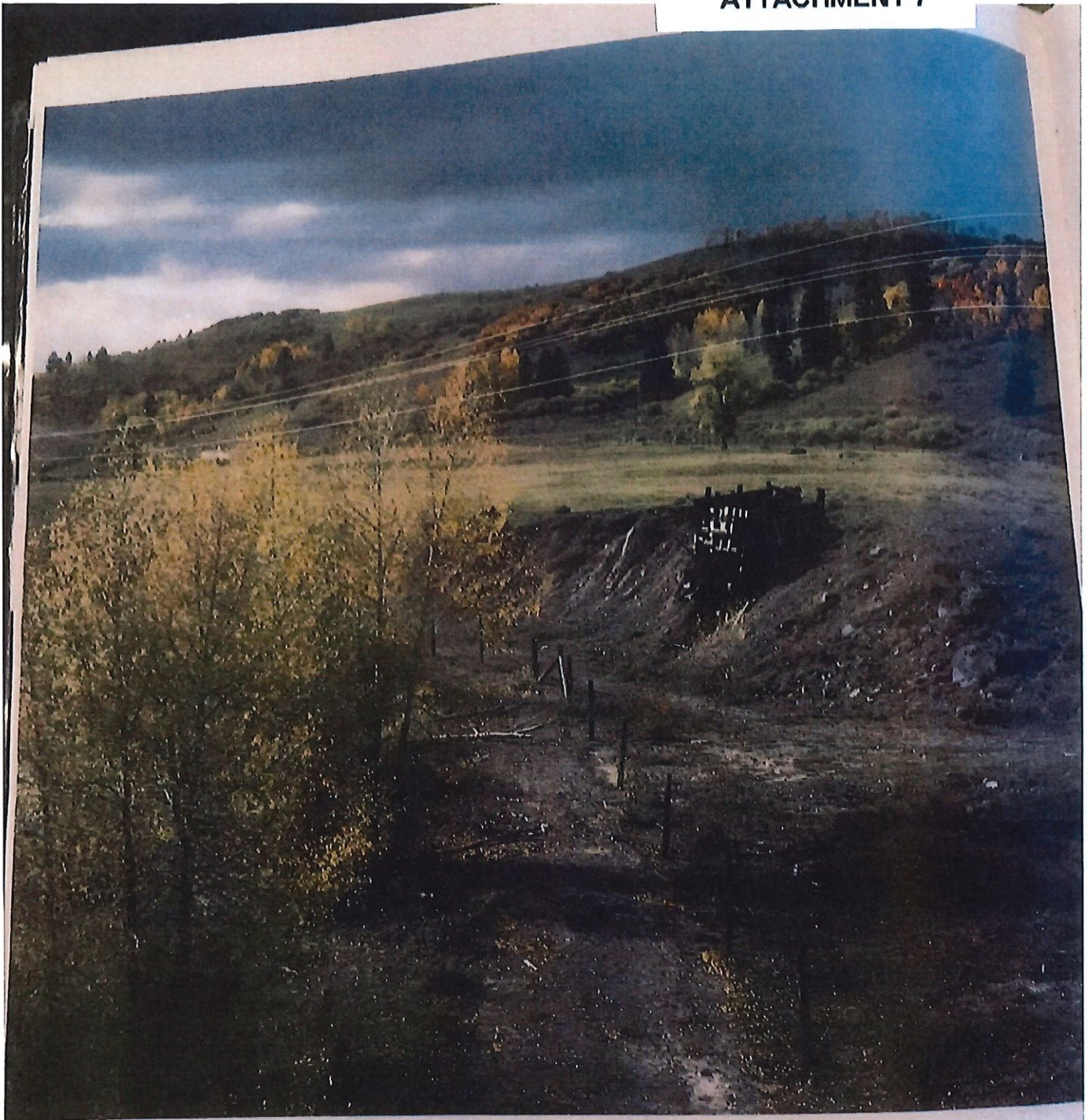
Thickness of glacial ice in the San Miguel valley.—In the cirque-like head of the San Miguel valley, two miles east of Telluride, the ice was probably not less than 1,500 feet in maximum thickness. In the neighborhood of Telluride, the maximum was about 1,000 feet, the thickness gradually decreasing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

JULIE KOLB

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 1st, 2021

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

RE: Sketch PUD and Subdivision Application/ LUC Amendment, Society Turn Parcel: San Miguel County Planning Commission Meeting February 11th, 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 the first letters of "John" and "Bennett" being capitalized and prominent.

John S. Bennett, District Chief



February 1, 2021

Kaye Simonson, AICP; San Miguel County Planning Director
P.O. Box 548
333 W. Colorado Avenue, 3rd 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, 3rd 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, 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,

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.

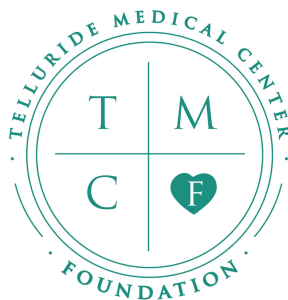
Additionally the benefit of housing security — another aspect that impacts the Telluride Regional Medical Center's ability to serve the community — and the ability for future water treatment plant expansion and upgrades will likewise benefit the overall health of our community in synergistic ways, amounting 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


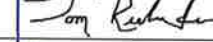
Jim Koyel
TMVOA Chairman




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



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

March 2, 2021

Kaye Simonson, AICP San Miguel Planning Director
PO Box 548
333 West Colorado Ave, 3rd Floor
Telluride, CO 81435

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

Dear Ms. Simonson,

I am writing this letter in support of the above application and to encourage approval so that we can give the citizens of San Miguel County the medical center they deserve. I am currently and Emergency Physician at the Telluride Regional Medical Center. I started my medical career in Telluride as an EMT in 1989. I went on to become one of the first ALS providers in San Miguel County in 1991. We were still in the current facility then almost 30 years ago and at that time there was discussion about a new facility. I came back to the TRMC in 2002 as a physician working part time, same facility and same discussions. I returned full time in December 2017. We are now currently out of space. As we bring on new equipment to provide the highest level of care we can, we must decide what equipment must go as we have no more room.

I don't think I can say it any better than Bill Masters who stated in a tweet back in April during the beginnings of the pandemic commenting on the need to put up tents in the street to care for patients:

"Shame on all of us for not reaching a consensus, funding and building a new clinic/hospital. The clinic building is unsafe for both the brave medical staff and the patients during this crisis thus we are using tents. Since the current clinic was built in 1972 we have built a new library, new jail, entire Mountain Village, gondola, courthouse annex, town hall expansion, 10 more ski lifts, hundreds of multi-million dollar homes, bought the valley floor, etc. etc. but no new medical facilities."

We are running out of time and space to find suitable land in this region for the medical facility we all deserve. It is past time for the community to come together and approve a development where this can occur. If not this piece of land at Society Turn, then where? Norwood? Please give all possible consideration to approving this development for the sake of all the sick and injured in San Miguel County and allowing for us to provide care well into the future in an appropriate, standard of care facility located in the Telluride region.



Please feel free to contact me with any questions.

Regards,

A handwritten signature in black ink that reads "Bill Hall MD". The signature is fluid and cursive, with a large, stylized initial "B" and "H".

Bill Hall, MD FAEMS FAWM FACEP
Emergency Physician
Telluride Regional Medical Center



Telluride Science Research Center

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March 2, 2021

San Miguel County
County West Wing Annex
335 W. Colorado Ave
Telluride, CO 81435

Dear Commissioners,

The Telluride Science Research Center would like to urge you to support the Telluride Regional Medical Center's (TRMC) Society Turn Public Use Development (PUD) application.

TRMC's ability to scale and elevate the level of healthcare services available to the regional community and its guests is critical.

Telluride Science brings the top scientific minds to town, including Nobel Laureates, scientists, and physician-researchers who are forefront of medical science. As they are our guests, it is our duty to take care of them and provide the level of care that matches our population, our financial resources, and commitment to health.

The pandemic has underscored the unpredictability of the future, the foreseeable increased demand for additional clinic space, and the need for higher level healthcare services and resources. Your support for this project will allow TRMC to provide the care this community and its visitors deserve. In addition, your support of this application will permit many very desirable community benefits, including benefits for the waste-water treatment center, RE-1 School District, and affordable housing

Please support the TRMC's Society Turn PUD application for our community's base healthcare needs.

Thank you for your consideration.

Sincerely yours,

Mark Kozak
Telluride Science Executive Director

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Shambaugh & Son (retired)

Mark Kozak, Executive Director
TELLURIDESCIENCE.ORG
PO BOX 2429, TELLURIDE, CO 81435
TEL: (970) 708 4426
mark@telluridescience.org



VEGETATION CONTROL and MANAGEMENT DEPARTMENT

JULIE KOLB

March 1, 2021

Genesee Properties, Inc.,

San Miguel County Vegetation Department is in the process of collaborating on a site specific vegetation planting list for your development, which will address the native species planting recommendations by our department, and the concerns of Mark Caddy Norwood District Wildlife Manager.

In response to your Exhibit S "Conceptual Landscape," is this the proposed revegetation mix for the development? If so I would request the applicant clarify the scientific name on the listed species, as common names can be misleading. Please clarify on moonshine yarrow, oriental poppies, bachelors button/cornflower, blue avena grass, and walkers low catmint. Additional concerns include Russian Sage, which has grown in popularity in landscaped developments, but is not actually native and yarrow which depending on species may not be native either.

Thank you again!

Sincerely,

Julie Kolb
Vegetation Control Manager

Cc:



Superintendent
Telluride School District
725 West Colorado Avenue
Telluride, CO 81435
Phone: 970-728-6617
www.TellurideSchool.org

February 9, 2021

To the San Miguel County Planning Department,

On behalf of the Telluride School District R-1 (TSD), I am writing to express our interest in the Society Turn development process. I am aware that a request for feedback was sent out in December 2020. While TSD did not respond with feedback, we are still interested in the development process, and specifically the portion that relates to our school district interest.

While we understand we would work with SMC and developers as this process moves along, some of our initial thoughts for use of the land allocated to TSD include: a maintenance and storage facility for district equipment including buses; district staff affordable housing; outdoor education space; and alternative education program space.

Please let me know what the next steps would be to collaborate in this process.

Sincerely,

A handwritten signature in black ink, appearing to read "John Pandolfo", is enclosed in a thin black rectangular border.

John Pandolfo
Superintendent
jpandolfo@telluride.k12.co.us
970-369-1213



February 8, 2021

San Miguel County Planning Commission
San Miguel County Planning Department
P.O. Box 548
Telluride, CO 81435

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

Dear Planning Commission Members:

The purpose of this letter is to express our support for the application submitted by Genesee Properties, Inc for a Sketch Planned Unit Development & Subdivision Plan and Land Use Code Amendment. The approval of this mixed-use development is an important first step in the creation of critical resources, including a new medical center, for the Telluride community.

The Telluride Foundation has a long history of supporting the Telluride Medical Center, including starting in 2005 trying to secure a location for a new facility. Over the years, we have hosted fundraisers to purchase essential medical equipment, awarded grants to help purchase necessary IT and telehealth equipment, funded consultants to help determine a new site location, and provided capacity building and staff support through Tri-County Health Network. This year, we gave TMC an emergency grant to help them pay for outdoor tents for testing and patient assessment due to Covid-19. We believe that TMC is not only an essential resource for our community, but it is at the heart of what makes this region such a special place to live.

We must, as a community, come together and find a new home for our medical center. We can no longer ignore the fact that TMC's current location no longer serves its original purpose, and, without a new facility, TMC can no longer serve the residents, visitors, and second homeowners who depend on it.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Tishman".

Daniel Tishman
Board of Directors, Chair

A handwritten signature in black ink, appearing to read "Paul Major".

Paul Major
President & CEO



John Huebner <johnh@sanmiguelcountyco.gov>

Re: March 11, 2021 San Miguel County Planning Commission Meeting Packet

1 message

Heinlein - CDOT, Jo <jo.heinlein@state.co.us>
To: John Huebner <johnh@sanmiguelcountyco.gov>

Tue, Mar 23, 2021 at 2:31 PM

Hi John,

FYI, the applicant is currently working with CDOT on obtaining a State Highway Access Permit. We are currently reviewing their Traffic Impact Study.

Thanks!

Jo Heinlein

Access Manager



Traffic & Safety

P 970.385.3626 | F 970.385.8361

3803 N. Main Ave., Suite 100, Durango, CO 81301

jo.heinlein@state.co.us | <http://www.codot.gov/business/permits/accesspermits>

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On Thu, Mar 4, 2021 at 5:42 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

All,

The *Agenda* and *Packet Materials* for the **Genesee Society Turn Parcel item** at the San Miguel County Planning Commission Meeting at 10:45 am, Thursday, March 11, 2021 are attached to this email.

Best regards,
John

John Huebner



John Huebner <johnh@sanmiguelcountyco.gov>

Re: [External] March 11, 2021 San Miguel County Planning Commission Meeting Packet

1 message

CGS_LUR <CGS_LUR@mines.edu>
To: John Huebner <johnh@sanmiguelcountyco.gov>

Fri, Mar 5, 2021 at 1:08 PM

Hi Mr. Huebner,

Colorado Geological Survey normally needs three weeks to conduct a land use review and prepare a letter response. It looks like you need comments for Planning Commission next week, so please accept this email as CGS's response to the Genesee Properties Society Turn PUD/subdivision sketch plan referral.

The geologic hazards mapping, analysis and mitigation recommendations in Dowl's 6/15/2020 Geologic Hazards Assessment are valid. Dowl's characterization of subsurface conditions and geotechnical recommendations (Feasibility Geotechnical Report, August 21, 2020) are also valid. Provided Dowl's recommendations are adhered to, CGS has no objection to PUD/subdivision sketch plan approval.

If there are specific concerns you'd like us to address, please let me know. (For example, I read the 1/21/2021 San Miguel County Parks & Open Space comments, so looked at USGS topo maps of the area dating back to 1897. I found no indication of mining, mine waste, or mill tailings on or near the property - but that's a comment that should be addressed by applicant and their consultants based on a site visit when there's no snow on the ground).

Thanks,
Jill Carlson

Engineering geologist
Land Use Review Program
[Colorado Geological Survey](#)
[1801 Moly Road \(map\)](#)
Golden, CO 80401
carlson@mines.edu
303-384-2643

From: John Huebner <johnh@sanmiguelcountyco.gov>
Sent: Thursday, March 4, 2021 5:39 PM
To: Tom Kennedy <tom@tklaw.net>; Chris Touchette <ctouchette@ccyarchitects.com>; David Bulson <dave@bulsonsurveying.com>
Cc: Kaye Simonson <kayes@sanmiguelcountyco.gov>; Pamela Bennett <pam@aldasoro.com>; Green, Donald <Donald.Green@blackhillscorp.com>; rande.reider@state.co.us <rande.reider@state.co.us>; Jo Heinlein <jo.heinlein@state.co.us>; ross.davis@state.co.us <ross.davis@state.co.us>; CGS_LUR <CGS_LUR@mines.edu>; Mark Caddy <mark.caddy@state.co.us>; Gregory Powers - DNR <gregory.powers@state.co.us>; John.Sweeney@faa.gov <John.Sweeney@faa.gov>; Pamela Hall <lawsonhill@gmail.com>; Pete Wagner <Pete@wagnerskis.com>; Peggy Kanter <peggyk@sanmiguelcountyco.gov>; billm@sanmiguelsherrif.org <billm@sanmiguelsherrif.org>; Janet Kask <janetk@sanmiguelcountyco.gov>; Ryan Righetti <ryanr@sanmiguelcountyco.gov>; David Foley <surveyfoley@gmail.com>; Lisa Garrett <lisag@sanmiguelcountyco.gov>; Mike Bordogna <mikeb@sanmiguelcountyco.gov>; Lexi Tuddenham <lexi@sheepmountainalliance.org>; David Averill <david.averill@smarttelluride.com>; Wiley Freeman <wiley@smpa.coop>; Corenna Howard <corenna@smrha.org>; Jim Boeckel <jim@telluridefire.com>; richard@businessasap.com <richard@businessasap.com>; jpandolfo@telluridek12.co.us <jpandolfo@telluridek12.co.us>; Kenny Maenpa



Kaye Simonson <kayes@sanmiguelcountyco.gov>

BOCC July 21st meeting letter of support

1 message

Diana Koelliker <dkoelliker@tellmed.org>

Thu, Jul 8, 2021 at 4:50 PM

To: "planning@sanmiguelcountyco.gov" <planning@sanmiguelcountyco.gov>, "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>

Cc: Karen Winkelmann <kwinkelmann@tellmed.org>, Richard Betts <rbetts@tellmed.org>, Chris Chaffin <cchaffin@tellmed.org>

Dear Commissioner Cooper, Holstrom, and Waring,

I am writing to ask for your support for the proposed development application by Genesee Properties. As you know, this project on the Society Turn property will provide significant public good in terms of increasing capacity for the sewer treatment plant as well as providing a location for the new medical center. The search for a spot to build a new medical center has been long and arduous, but the potential to have this central location in our region to house our new medical facility is one that should not be passed up. Our current location is neither sufficient nor appropriate to meet the current and future healthcare needs of our community. Now is the time to prioritize this critical community need and capture the opportunity that has been offered to us.

I know that you all are aware of our need for a new medical center. This site at Society turn will allow us to operate in an appropriately sized facility that meets all regulations for safety in healthcare, and it will enable the hospital district to expand services to our community, thus minimizing the need for long travel for imaging or inpatient/rehab needs. Our current facility will never be able to meet these vital roles. This site at Society turn will allow for enhanced emergency care for our locals and visitors alike, and provide state of the art evaluation and treatment in a rural setting with the capability to rapidly transport those critically ill or injured persons to a higher level of care emergently. This is paramount for our community now and in the future.

In the past 16 months, you as Commissioners were faced with the daunting task to balance the economic and personal needs of our community with the safety and well-being of our citizens faced with a pandemic. It was not easy, but I feel you met that challenge adeptly. I see this application for the Genesee project in a similar light. While you might not be able to satisfy every citizen, you have the opportunity to make a choice that will serve the greater good of our community and fulfill a vital need. In my eyes, there is no more important issue than providing for the current and future healthcare needs of this region at this time. There are no other appropriate sites for a new medical center. We need an updated, appropriate facility. Please show your support for this project and prioritize the healthcare needs of our people in San Miguel County.

I thank you for your service to our community. Please don't hesitate to reach out to me if you have any questions.

Diana E. Koelliker, M.D.**Telluride Medical Center**

Director, Trauma and Emergency Services

[500 W. Pacific Ave](#), PO Box 1229

Telluride, CO 81435

970.728.3848 work

7/8/2021

San Miguel County Mail - BOCC July 21st meeting letter of support

970.729.1253 cell

dkoelliker@tellmed.org



Alpine Bank Building
917 Main Street (2nd Floor)
Post Office Box 646
Ouray, CO 81427-0646

t: 970.325.4414
f: 970.325.7333
marti@ouraylaw.com

Martha P. Whitmore

July 13, 2021

Board of County Commissioners
San Miguel County
P.O. Box 1170
Telluride, CO 81435

RE: Society Turn Sketch Plan Review – Genesee Properties, Inc. (“Applicant”)

Dear Commissioners:

We are submitting these comments on behalf of San Miguel Power Association, Inc. (“SMPA”) and Tri-State Generation and Transmission Association, Inc. (“Tri-State”), and are requesting that the Board include as a condition of approval of this application the conveyance of suitable easements to SMPA and to Tri-State, respectively, to replace the existing access rights through the subject property. The application as submitted would require construction over the existing access road used by SMPA and Tri-State. Unless suitable easements are conveyed by Applicant, SMPA and Tri-State would be forced to obtain easements through condemnation actions, which will result in delay of the development and may result in easements not compatible with the sketch plan. SMPA and Tri-State acknowledge the community need for a medical facility such as that proposed in the application, and with the above condition supports approval of Applicant’s Sketch Plan.

This is not the appropriate forum to debate the legal extent of existing SMPA and Tri-State access rights. SMPA and Tri-State require access for vehicles and semi-tractor trailers on a regular basis in order to maintain reliable, safe electrical power for Telluride and Mountain Village. We have not seen a final design from Applicant that accommodates the turn radius for those trucks. In addition, the existing substation, also accessed over Applicant’s land, has served the area for over thirty years, and has not had a major outage during that time. As more power is delivered through this substation to more customers in the region, and given the potential for weather events, wildfires, major accidents or other unplanned regional events resulting in an outage requiring significant time and resources for repair or replacement, it is prudent to provide access for a temporary replacement substation that would need to also be delivered through the planned access. We have not seen a final design from Applicant that accommodates this mobile sub station.

Board of County Commissioners
San Miguel County
July 13, 2021
Page 2 of 2

SMPA and Tri-State acknowledge that negotiations are ongoing with Applicant regarding the above issues. However, as no definitive agreement has yet been reached on suitable access easements to replace the existing access rights, and therefore we ask that the Board include in conditions of approval, completion and conveyance of a access easements to SMPA and Tri-State for their continued use, and protection of reliable power to the region.

Sincerely,

HOCKERSMITH & WHITMORE, LLC

A handwritten signature in black ink that reads "Martha P. Whitmore". The signature is written in a cursive, flowing style.

By: _____
Martha P. Whitmore



July 9, 2021

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

Sent by email to: kayes@sanmiguelcountyco.gov

RE: Sketch Plan PUD Subdivision Application / LUC Amendment, Society Turn Parcel; San Miguel County Board of County Commissioners (BOCC) Meeting, July 21, 2021

Dear Ms. Simonson,

On behalf of the Town of Mountain Village (the "Town"), I am writing to strongly reaffirm the Town's 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"). Having reviewed the updated application materials, we would like to provide the following additional supplemental comments to be included as part of the BOCC Meeting Record.

1. Telluride Regional Medical Center – A simple cursory review of the public comments that have been provided as part of the public record make it clear that overwhelmingly the medical and emergency response community (Telluride Regional Medical Center, San Miguel County Sheriff, Telluride Fire, Primary and Emergency Care Physicians, the Tri-County Health Network, the Telluride Medical Center Foundation, and the San Miguel Public Health Officer) not only support the proposed society turn project but feel that this location is potentially one of the last remaining parcels suitable for a regional medical center. We entrust these members of our community with the care of our family, friends, and guests during times of crisis, and should extend the same trust when dealing with the seriousness of the urgency of these organizations so that they can continue to provide the care we as a community desperately need.
2. Affordable Housing – San Miguel County and the region at large are desperately in need of additional employee housing units, not only for housing insecure community members but also to competitively attract new employees who are not currently located within the region. Several efforts are moving forward regionally to solve this housing crisis, but it would be short-sighted to not discuss the positive impact that 91 new deed-restricted employee housing units would have on our overall employee housing supply. The applicant has stated in their First Supplement Narrative that based on concerns expressed about a potential fourth floor on buildings (exclusive for employee housing units), that the plan has been revised and this concept has been withdrawn. The Town would like to express support for the maintaining of a density and height bonus for employee housing units. Without the option for these Fourth Floor Units, the community is limiting itself and the potential for additional housing units to help meet the obligations of the community. Unfortunately, given the long vesting period, there

may be an extended period before any of the 91 units could be constructed – ultimately pending the free-market development of the individual planning areas. With that, it seems relatively short-sighted to limit the potential for future additional employee units given that the cost would be born by a private developer and could potentially occur on a quicker timeline than the full build-out of the Society Turn Parcel.

3. Sewer Expansion – Sewer and Wastewater Infrastructure is not a pretty subject, but one that is immensely important to the longevity and continued success of our communities. We must work to understand our regional requirements as they relate to overall future plant capacity forecasting but also modern technological solutions that allow us to expand our treatment plant in a way that is projected to meet our needs for the next 50 years. The Town recognizes the supplemental narrative materials and the specification by the applicant that the 1.5-acre land dedication for the future wastewater treatment plant expansion would be conveyed in a way that provides the Town a pro-rata share of ownership in this future expansion area.

As previously stated, any proposal at this site should meet the overall goals of the community and the Town believes that this proposal has worked to find that balance between community benefits and private economic drivers. We look forward to continuing to engage in the forthcoming development process to ensure that any project is aligned with the goals of Mountain Village, Telluride, and the overall surrounding region especially as it relates to the above topics of consideration.

Please let us know if you have any questions.

Laila Benitez



Mayor, Town of Mountain Village

CC: Kim Montgomery
Town Manager, Town of Mountain Village



July 12, 2021

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

Sent by email to: kayes@sanmiguelcountyco.gov

RE: Sketch Plan PUD Subdivision Application / LUC Amendment, Society Turn Parcel; San Miguel County Board of County Commissioners (BOCC) Meeting, July 21, 2021

Dear Ms. Simonson,

Thank you for the opportunity to provide additional comments related to the Sketch Plan PUD Subdivision Application and LUC Amendment at the Society Turn Parcel. Based on the application materials and updated supplement materials, the Mountain Village Planning and Development Services Department would like to express its very strong support for the proposed LUC amendment as drafted along with the Sketch PUD proposal. There is immense opportunity to provide for extensive public uses as part of the application process and with that there should be some recognition around the compromise needed to allow for these public uses to move forward.

It has been stated by numerous respected members of the community that the Society Turn parcel may be one of the last available parcels of land suitable for the future Telluride Regional Medical Center. There should be no question around the necessity of the Med Center, and it should be understood that in order for the applicant to provide this vacant land for community benefit, that there must be an economic driver that allows for some recouping of the costs of this vacant parcel. In this case, the applicant has proposed a series of free market commercial uses and deed restricted employee housing units to offset the cost of the lands dedicated to public use.

There are advantages to creating mixed use commercial and deed-restricted residential uses in this location. Currently, residents of Mountain Village, Lawson Hill, and San Miguel County have to travel into the Town of Telluride for the majority of goods and services, creating traffic and congestion issues. As seen with existing commercial and flex uses within Lawson Hill (Telluride Brewing Co, Cindy Bread, Telluride Tire), there is an existing demand for these types of businesses. By increasing the availability of flex space, we can provide for a diversification of uses in this area, creating additional options for commercial and retail space that cannot otherwise be accommodated in the existing communities. These locally oriented services and commercial uses can provide a focal point for a rural community and can reduce the number of car trips by providing services at convenient locations. In addition, the following benefits should also be discussed:

- Energy conservation through the efficient use of land and resources.
- Provide locally oriented services and commercial uses for residents.

- Supports energy conservation practices that reduce overall energy consumption by promoting walkable communities based on Smart Growth (mixed use) principles.
- Reduces development pressure on surrounding agricultural and open space areas.
- Provides a logical location for deed-restricted housing.
- Provides potential for future public transit service.

Additionally, it should be understood that the existing wastewater treatment plant cannot continue to accommodate the regional growth in east San Miguel County. The proposed land dedication would allow for the Town of Mountain Village and Town of Telluride to potentially increase the capacity of the plant in a way that could accommodate the future growth within the treatment area over the next 50 years. In order to accomplish this, realistic models of growth should be assumed, and all potential technological opportunities should be explored to offset impacts of increased treatment needs.

Finally, one of the primary issues facing our community in 2021 is housing insecurity and lack of available employee housing. Due to changes in demographic and economic conditions during the Covid-19 pandemic, everyone in our region has felt this impact ranging from small and large business owners searching for employees to community members who are working multiple service industry jobs. The 2021 Mountain Migration Report¹, prepared by the Northwest Colorado Council of Governments and the Colorado Association of Ski Towns attempts to quantify these economic dynamics stating “The ability for people working in these mountain towns to live in the same communities as they work took a big hit from the pandemic. Housing availability and affordability, which were by no means new problems, became significantly worse” and “Innovative strategies to increase the supply of deed restricted homes that are limited to occupancy by persons who are employed in local businesses allow local workers to compete against the strong outside demand for housing in these amenity-rich communities”. This is particularly important as it relates to the Society Turn Parcel, in that 91 deed-restricted employee units would be created through the free-market development of the site. Although withdrawn from the application, the potential for a density and height bonus (Forth Floor Units), should be explored to a greater extent, given the extended vesting for this project and the unknown future employee housing needs for the region. Regardless, given the extensive conversations about housing in our communities, this proposal appears to provide much needed housing over the course of the development phasing.

Additionally, we would also like to provide the following suggestions:

1. Pedestrian and Bicycle Amenities
 - a. Bike Lanes – Road A and Road B are shown with a 60’-0” and 40’-0” ROW, respectively. It appears that bike lanes could be accommodated simply through striping the lanes on the existing proposed roads without impacts to the roadway widths.
 - b. Deep Creek Trail Relocation – It appears that the relocation of the trail crossing on CO 145 would shift the existing intersection to the east into an area with reduced traffic speeds and a longer sight distance. This change appears to improve the quality and overall safety of the road crossing.

¹ https://www.telluride-co.gov/DocumentCenter/View/10937/Mtn_Migration_Report_v2FINAL

- c. Parking on Road B – The applicant has proposed a series of head in/back out parking areas along Road B that could be modified slightly. Alternatively, it should be recognized that angled parking could potentially reduce available parking and may not be a solution in this instance. Kulash and Lockwood (2003) state that: "Back-in/head-out diagonal parking is superior to conventional head-in/back-out diagonal parking. Both types of diagonal parking have common dimensions, but the back-in/head out is superior for safety reasons due to better visibility when leaving. This is particularly important on busy streets or where drivers find their views blocked by large vehicles, tinted windows, etc". "In other words, drivers do not back blindly into an active traffic lane. The back-in maneuver is simpler than a parallel parking maneuver. Furthermore, with back-in/head-out parking, the open doors of the vehicle block pedestrian access to the travel lane and guide pedestrians to the sidewalk, which is a safety benefit, particularly for children. Further, back-in/head out parking puts most cargo loading (into trunks, tailgates) on the curb, rather than in the street."²
2. Density Tracking – As a matter of practicality, we would encourage creative methods for tracking the density that is assigned to this site. The Mountain Village is required to track all non-commercial density as part of its settlement agreement with SMC based on the per-person equivalents that are assigned to unit types. This comment is simply to note that it is difficult to track commercial density over long-periods of time given the changing spatial needs that typically occur during business turnover.
3. Green Infrastructure and Water Management – Again, we would encourage creativity in the design of the landscaping plan with thoughtful consideration given to green infrastructure possibilities. Given the impermeable surfaces, there could be opportunities to incorporate green infrastructure on site that allows for reduction in overall water usage through the capture and utilization of storm water. Additionally, consideration should be given to the potential ability to utilize the existing irrigation ditches that serve the site to augment the water usage required for the landscaping throughout.

As the above comments make clear, it is the opinion of the Mountain Village that the proposal would result in a quality mixed-use development that would increase employee housing stock, decrease vehicular trips into Telluride, support energy conservation through smart growth principles, and most importantly provide public benefits in the form of land dedications for public infrastructure uses. Architectural guidelines will allow for the community to feel comfort that any future proposed development would meet the design requirements and themes of the Telluride Region, but also flexible enough to allow for modern designs representative of their time of construction. Inaction on these issues is no longer an option.

Thank you for your time and consideration of this project.

John Miller



Senior Planner, Town of Mountain Village

CC: Kim Montgomery

Town Manager, Town of Mountain Village

² Kulash, W. M. and Lockwood, I.M. (2003) *Time-saver Standards for Urban Design*, 7.2 – 5, McGraw-Hill Professional, New York, New York.



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Support for New Medical Center

1 message

Lindsay Wright <lwright@tellmed.org>

Mon, Jul 12, 2021 at 4:54 PM

To: "planning@sanmiguelcountyco.gov" <planning@sanmiguelcountyco.gov>, "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>

Dear Ms. Simonson,

I am writing to express my support for the Proposed Society Turn Parcel Sketch PUD/ Subdivision Plan Application and proposed Land Use Code Amendment as submitted by Genesee Properties. This plan addresses many of the community's relevant needs such as affordable housing, greater capacity for the waste water treatment, and an expanded medical center for our growing population.

As a mental health provider, I believe that so many of the project's features - such as employee housing units & an expanded health care facility - will do much to support the mental health needs of both our locals & our visitors. It also seems that the potential for dining, retail & accommodations located on this land parcel could provide additional employment opportunities & an enjoyable atmosphere for those living nearby.

As our population grows, the medical center has outgrown its current space; in order to address both the physical & mental health concerns of our residents, for both emergency and family medical care, a new, larger facility is needed. With a larger facility, our community will be able to access services more conveniently with their trusted providers, rather than having to travel from Telluride to pursue needed treatments. This parcel seems ideal for this, and may be the last viable option for a new medical center, which at this point is a necessity. A healthy community is a happy community.

Thank you for your consideration,

Lindsay Wright

Lindsay Wright | Behavioral Health

she/her/hers

Telluride Regional Medical Center

500 W Pacific Box 1229 | Telluride, CO 81435

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To Whom it may concern:

I have been practicing as an emergency physician at the Telluride Regional Medical Center full time for 15 years. During that time, multiple sites for a new Medical Center have been explored, and ultimately rejected as potential sites. This has been a frustrating process and exploring each of these sites comes at a cost to the hospital district, and ultimately the taxpayers. As our small community has become more developed, the potential sites for a new facility have substantially decreased. We are now faced with a limited number of viable sites to build a much-needed small community hospital. I am writing this letter to express my support for locating a new Medical Center at Society Turn and expediting this process as much as possible.

We are currently providing medical care in the town of Telluride in a former residence that has been remodeled multiple times to accommodate an emergency department in a primary care clinic. The building is not up to standards required of hospitals, and due to its age, location, and limited parking, it is not a good candidate to be remodeled into a new facility. Trying to use the existing location, as a new site, also is extremely problematic to try to provide care while the facility is being remodeled. The current facility limits our ability to provide inpatient care, advanced laboratory testing, and advanced diagnostic imaging. The limitations in providing inpatient care have affected Telluride Regional Medical Center's ability to collect from payers appropriately. Many charges in the emergency department are denied or cannot be charged because of the lack of inpatient beds. This significantly affects third-party payers' reimbursement to the Medical Center and ultimately the bottom line. We send many patients each year for overnight stays in hospitals that could be accommodated in a facility in Telluride. This is a burden on the patient, the receiving hospital, as well as the EMS system that must transfer these patients.

We have maxed out what can be done at her current facility without a major remodel. Remodeling her current facility would interfere with care during the remodel. We have run out of viable alternative sites for Medical Center. The need for improved health care in the East End of San Miguel County has been present for a while and is only worsened as our community has grown. Approving a site for new medical facility needs to be a priority and needs to take precedence over other uses of the proposed land and needs to cut through some of the political quagmire that has plagued this process during my 15-year tenure. Thank you for your consideration of this application.

Sincerely,

PAUL KOELLIKER MD

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William L. Hall II, M.D.

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970-270-6442
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July 14, 2021

Kaye Simonson, AICP San Miguel County Planning Director
PO BOX 548
333 W. Colorado Ave. 3rd Floor
Telluride, Co 81435

Dear Ms. Simonson,

As a current medical provider of emergency medical care at the Telluride Regional Medical Center, I am writing to express my support for the Proposed Society Turn Parcel Subdivision Plan Application and proposed Land Use Code Amendment as submitted by Genesee Properties.

The applicant has proposed a multiple mix of land uses that we feel addresses many of the community's changing needs such as affordable housing, preservation of open space, additional transit connections, trail connectivity while at the same time providing for public benefit specifically with the expansion of the waste water treatment facility and the long overdue site for a new regional medical facility.

We support the project as a whole and feel that all the project's features - such as employee housing units, stand-alone medical office space, lodging accommodations, commercial flex space, and eating/drinking establishments - will only add quality of life benefits to the surrounding communities of Lawson Hill and Society Drive. Also, owing to its comprehensive and thoughtful design and inclusion of the medical center and waste water expansion, it will provide for sustainable growth as projected in the region.

The need for expanded medical services in the Telluride region has been an ongoing concern for more than two decades. Previous efforts to obtain a suitable parcel to build the needed space has been thwarted in every instance. The current physical plant has been stretched to the breaking point and cannot reasonably continue to serve the growing volumes we are seeing. The need for a new medical facility has been heightened by the COVID-19 pandemic. We did not

have space to safely address the public health crisis while maintaining emergency access and family medical care, and staff had to stretch and stress to meet the needs of our local populations. The ski area now keeping the bike park open 7 days per week has meant that summer trauma care volumes are approaching those of winter. When trying to adopt new technology and care equipment to maintain standard of care for our patients we are faced with deciding what we will need to do without as we do not have space to accommodate new items without removing others. We are truly in a one in, one out situation. This also includes providers as we cannot increase patient volumes without having space for the providers to see patients.

A new facility even if approved now will still take a couple of years to open, but we MUST start now if we hope to maintain and improve the excellent standard of care we are all striving to provide to our region. A new facility will allow us to increase services and decrease travel for residents and visitors alike. There are not many options left in the Telluride region for appropriate location for a medical facility of the size needed. If this site is not approved, it will once again delay the new facility for probably another decade which will cause further hardship to providers and patients. We cannot continue our incredibly important mission without your help.

I wish to urge you with all expediency to consider the benefits this project will provide for the entire region. Thank you in advance for your consideration for this project and the new site for the Telluride Regional Medical Center.

Sincerely,



William L. Hall II, M.D.
Emergency Medicine
Telluride Regional Medical Center
VA Western Colorado Health Care System
Medical Director Nucla-Naturita Fire Protection District
Medical Advisor National Park Service



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San Miguel Board of County Commissioners,

We would like to express our support for the proposal for a new regional medical center and the county's efforts to continue to provide high quality medical resources to our region. We also support the expansion of the current wastewater treatment plant, a necessary expansion as our region experiences growth. Below are our comments regarding the Society Turn development materials, and our concerns:

-The development proposal intersects a popular recreational trail, the Remine Creek Trail. The proposal touches on this issue in Exhibit K (Transit Plan) and addresses the need to continue the "Valley Commuter Trail" through the western and northern edge of the development and maintain current pedestrian and bike commuter routes into Lawson Hill. We strongly recommend that further consideration is given to the amount of recreational users coming from the Remine Creek Trail and establish a clear connection between the proposed "Valley Commuter Trail" and the Remine Creek Trail across the highway. With increased traffic, it is important to protect pedestrian and recreational users across the highway.

-While CPW's comments demonstrate that there is minimal impact to elk and large ungulate habitat, we strongly recommend that migration corridors across the highway be preserved as large development projects continue to be proposed. While this development proposal may not impact elk habitat, the continual reduction of habitat linkage to and from the Valley Floor is continually threatened by increased development and highway traffic.

-We commend Genesee from withdrawing its proposal for four level developments. The aesthetic nature of this development project is of utmost importance. As we all know some of the best views of the Valley Floor and Telluride are when entering the valley from the West. We would like to stress the importance of maintaining the visual aesthetics of entering Telluride in this development proposal through the use of design and building height requirements.

-An amendment to the requirements for setbacks is requested from Genesee in order to increase density of this development. We encourage the county to require a higher percentage of employee and affordable housing in exchange for this increase in development density.

Thank you for the opportunity to comment on this matter.

Sincerely,

Mason Osgood

Interim Deputy Director

Sheep Mountain Alliance



SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

July 15, 2021

Board of County Commissioners
San Miguel County
333 West Colorado Avenue
Telluride, CO 81435

**RE: Recommendations for Regional Transportation Actions for Future Land Development
(Society Turn Parcel Development)**

Dear Board of County Commissioners,

Please accept this letter as submitted in response to the County notice for public comment in advance of the July 21, 2021 hearing date for the Society Turn Parcel development. As noticed, written comments of more than one page may not receive full consideration if not submitted to the County Planning Department by July 14, 2021. SM ROCHA, LLC (SMR) expresses our sincere apology for this late submission and respectfully requests the Board of County Commissioners' full consideration of information presented hereinafter.

The Last Dollar Homeowners Association (LDHOA) has retained the office of SMR to provide peer review of the transportation network surrounding the Society Turn Parcel development (future Telluride Medical Center).

Upon review of transportation study documents provided with the Society Turn Parcel development, San Miguel County and Town of Telluride Transportation Plan information, and on behalf of LDHOA, suggestions and recommendations are provided for consideration to address future transportation needs resulting from current proposed and future land development actions.

The suggestions and recommendations are presented to aid essential travel needs along CO-145 (West Colorado Avenue) and CO-145 (Lawson Hill) to and from the Town of Telluride area and potentially relieve traffic congestion experienced by motorists from overcrowded roadways with no planned growth accommodations.

SMR recommends the following actions for consideration and implementation based on the need to allow for safe and efficient travel along the area roadway:

- **Create a Transportation Plan for Implementation within Area Growth –**
The transportation plan would be a multi-modal plan covering the County limits, the Town of Telluride, future growth areas of other applicable municipalities, and CDOT. The plans focus would be the future 20-year horizon and should include conceptual roadway visions for the Buildout of the County and participating municipalities in order to preserve adequate right-of-way to accommodate long-term transportation needs.

This plan should provide overall guiding framework to communicate a vision for the County including information about existing conditions, deficiencies, and opportunities for improvement. The plan should also include evaluation of future motorized and non-motorized needs based on future land use projections and the overall vision for the County. It could look at the County and participating municipalities as a whole to view the broad range of issues that impact travel and mobility including land use, pedestrian, bicycle, and transit issues, rather than merely level of service, traffic counts and future modeling projections, which is what current development plans represent.

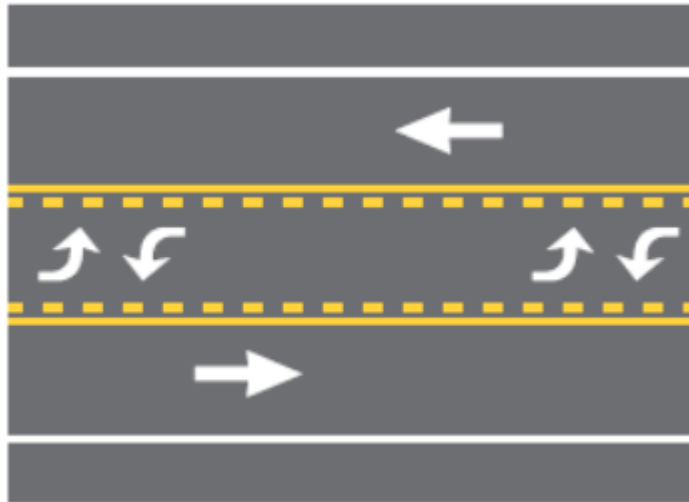
Suggested plan organization:

- Land Use and Socioeconomic Assumptions – describes the population, household, and employment projections used to define the County’s buildout scenario.
 - Roadway Plan – presents the needs assessment, development and analysis of transportation alternatives, roadway plans for buildout, roadway functional classifications and design standards, and implementation costs for roadway improvements.
 - Multi-Modal Transportation – identifies the planning efforts associated with providing a balanced transportation system with several mode options.
- **Create a Continuous Two-Way Left Turn Lane (TWLTL) –**
The potential safety and operational effects of TWLTL are well-recognized. The planning and implementation of a TWLTL is recommended for consideration as traffic congestion increases along CO-145 within the area of the Society Turn Parcel Development, with an immediate application for eastbound and westbound travel from the Keystone Hill Overlook, through the Society Turn/Mountain Village Roundabout, to the Town of Telluride.

Funding and additional right-of-way acquisition of a TWLTL, as well as any other transportation improvement envisioned through a Transportation Plan, could be included in specific requirements of a land development application or through an assessed transportation impact fee.

It is vital for a community approach to ensure funding sources are made available to encourage, and emphasize, the importance to implement needed improvements on CO-145, including the CDOT governed portions of CO-145 from the Keystone Overlook to the Society Turn Roundabout, in a manner that no objection could be made. Again, this funding can be done in form of both transportation impact fees for contributing new development, such as the Society Turn Parcel, and obtaining needed right-of-way to enable the TWLTL construction in critical areas of CO-145 such as from the Keystone Overlook to the Society Turn Roundabout.

The Federal Highway Administration (FHWA) provides the following example of a TWLTL:



In general, the creation of a TWLTL could offer several advantages which include:

- Improve overall roadway operations and safety.
- Limited road right-of-way requirements.
- Removal of left turning vehicles from the through lanes allowing vehicles to wait in the center lane until a safe gap in oncoming traffic is available before turning left. This can reduce delay to through vehicles and lead to a reduction in rear-end and sideswipe collisions.
- Provide spatial separation between opposing lanes of traffic which can lead to a reduction in head-on collisions.
- Function as a lane for emergency vehicles.
- Accommodate land development requirements for additional driveways and intersections leading to an increase in left turn volumes and may help to alleviate future problems with left turn movements.

Based on review of transportation study documents and the suggestions and recommendations described in this letter, it is believed that implementation of the TWLTL would provide great benefit in quickly improving traffic operations along CO-145 not only regionally but within the immediate area of the Society Turn Parcel development.

It is also recommended that the Board of County Commissioners and the Society Turn Parcel development consider the TWLTL concept and incorporate the potential concept into site development plans by either participation in additional roadway improvements and/or additional road right-of-way dedication along the development frontage.

These presented suggestions and recommendations are our professional opinion and believed to be appropriate as they will not only benefit the future traffic demands created by the Society Turn Parcel development but, most importantly, help structure the County and surrounding municipalities, including CDOT, as a unified community in the funding, implementation and accommodation of future transportation demands anticipated with regional growth projections and the level of in-fill development expected within the County and Telluride, CO area.

We trust that our public comment will assist the Board of County Commissioners in review of the Society Turn Parcel development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC

Traffic and Transportation Consultants

A handwritten signature in black ink, appearing to read "Mike Rocha", written in a cursive style.

Mike Rocha, TSOS, TOPS
Principal