

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

Mobile 832.567.2881

Denise@PotomacCustom.com

January 28, 2021

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

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

Dear Ms. Simonson,

Please consider the following when reviewing the above referenced applications:

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

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

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

Best regards,

Denise M. Traylor



John Huebner <johnh@sanmiguelcountyco.gov>

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

1 message

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Larry Hopkins <hoptoadski@gmail.com>

Thu, Jan 28, 2021 at 10:45 AM

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

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

Thanks for taking the time to read my email.

As a person who has lived in this valley for 49 years I understand the need for the developer to make money but at what cost to our historic valley. Nowadays it is how much money can we make!  
The traffic study calls our entrance as Nimbus Drive which it is not. It is Vela Drive just for clarification.

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

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

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

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

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

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

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

larry hopkins



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

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## Genesee Planned Development at Society turn

1 message

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

Thu, Jan 28, 2021 at 10:40 AM

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

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

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

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

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

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

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

Thank you for your consideration to these concerns,

Randy Root  
15 Valley View Dr.  
214.417.7777



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Genessee proposal

1 message

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

Thu, Jan 28, 2021 at 9:59 AM

To: kayes@sanmiguelcountyco.gov

Kaye,

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

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

a) The light pollution which could forever affect the view of our night sky.  
As an example of what not to do, look to the intercept parking lot. The amount of light emission there is an abomination.  
Someone screwed up. Can we please learn from that mistake and not let it happen again?!!

b) The traffic impact to our community.  
The planned access point is horribly wrong and would create a very hazardous situation for anyone trying to get in or out of Last Dollar Subdivision. The access point must be relocated much further away from our road.

Thanks very much,  
Bill Burgess



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society Turn Development

1 message

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

Wed, Jan 27, 2021 at 6:45 PM

To: kayes@sanmiguelcountyco.gov

To Whom it may Concern,

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

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

Thanks, Danny O'Callaghan

129 Nimbus Dr. Unit 16D  
Telluride  
CO81435

8322894677



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society development

1 message

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

Wed, Jan 27, 2021 at 7:00 PM

To: kayes@sanmiguelcountyco.gov

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

Sent from my iPhone



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

## Genesee Properties, Inc - Application to amend LUC

1 message

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

Thu, Jan 28, 2021 at 2:17 PM

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

January 28, 2021

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

Dear Ms. Simons,

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

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

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

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



1/28/2021

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

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

Sincerely,

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

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



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

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**Genesee/San Miguel Valley Corp project**

1 message

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

Fri, Jan 29, 2021 at 10:31 AM

To: kayes@sanmiguelcountyco.gov

Cc: planning@sanmiguelcountyco.gov

Dear Planning Commission Members,

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

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

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

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

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

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

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

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

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

Please consider these thoughts in your deliberations.

Thank you,

Judy Ingalls MD



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Genesee Development

1 message

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

Fri, Jan 29, 2021 at 7:22 AM

To: kayes@sanmiguelcountyco.gov

Cc: Messenger@associationvoice.com

Hello,

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

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

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

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

Noise pollution must be minimized.

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

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

Sincerely,

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

Sent from my iPhone

January 28, 2021

San Miguel County Commissioners

Re: Society Turn PUD – Genesee Properties

Hello,

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

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

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

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

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

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

What to do? In a word – **SAFETY!**

Concerned,

Jeff Campbell

Last Dollar PUD

198 Nimbus Trail

Telluride



John Huebner <johnh@sanmiguelcountyco.gov>

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## Society Development

1 message

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

Thu, Jan 28, 2021 at 8:14 PM

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

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

Hi,

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

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

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

8322894677



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

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

1 message

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

Thu, Jan 28, 2021 at 7:28 PM

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

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

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

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

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

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

Sincerely,

Jack Thompson

183 Nimbus Drive



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Genesee Project

1 message

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

Thu, Jan 28, 2021 at 5:59 PM

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

Cc: info@propertymanagementoftelluride.com

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

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

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

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

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

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

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

Respectfully,  
Susie Meade

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



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

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**Genesee**

1 message

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

Fri, Jan 29, 2021 at 12:42 PM

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

Dear San Miguel Co. Planning Dept.,

My name is Craig Sterbenz.

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

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

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

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

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

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

Thanks for your consideration of this important matter.

Sincerely,

Craig Sterbenz  
(541) 490-8599





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

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## Genesee Project

1 message

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

Fri, Jan 29, 2021 at 1:14 PM

San Miguel County, Colorado

Dear County Planning Commission and County Commissioners,

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

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

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

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

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

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

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

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

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

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

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



John Huebner <johnh@sanmiguelcountyco.gov>

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## Society Turn development

1 message

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'Shari DePauw' via SMC Planning <planning@sanmiguelcountyco.gov>

Tue, Feb 16, 2021 at 7:07 PM

Reply-To: Shari DePauw <sdepauw8@yahoo.com>

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

Hello,

I live in Placerville and drive into Telluride several days per week. I would like to express my opinion on the proposed development project for Society Turn. I used to live on the Front Range, where there was constant development by non-local developers looking to make a quick buck. Seeing how that area has been destroyed over the last decade, I would hate to see the same thing happen here. These developers do not care about our area or culture, the aesthetic of our environment, or the character of our town. They only care about money. It would be tragic to see cheap and generic looking housing, and something on the caliber of a La Quinta Inn, in such a beautiful area. Will a WalMart be next? I am constantly dismayed by the never-ending development catering to human greed and overpopulation, destroying what little natural beauty and wildlife habitat we have left. Please do not allow this development to proceed or allow that beautiful space to turn into a floor of concrete and asphalt.

Thank you,

Shari DePauw



John Huebner <johnh@sanmiguelcountyco.gov>

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## Opposition to the Genesee Society Turn development.

1 message

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**Jake Burns** <burnsjake@gmail.com>  
To: [planning@sanmiguelcountyco.gov](mailto:planning@sanmiguelcountyco.gov)

Thu, Feb 11, 2021 at 8:58 AM

I am writing this to serve as opposition to even bringing the genesee society turn development plan to planning. The county has been consistently opposed to developing the valley floor and this is a detriment to quality of life in the valley floor. The offer of a parcel for a medical center and expansion of wastewater treatment plant is little consolation for land-pimping to the tune of destroying views, serenity, and character of the area.

This application should be stopped immediately and resolutely refused.

Sincerely,

Jake Burns

February 9, 2021

Dear all concerned,

I am so saddened by the possibility of this dense development at the entrance to our valley. It is not just for aesthetic reasons, no; although that certainly matters. There is a special feeling of awe and delight when one tops Keystone and beholds our special valley. I am heartbroken about the impact for wildlife. Already there is Lawson Hill development which disturbed one of the elk's favorite places to hang with their babies. They used to travel down from the West Meadows to Illium through there, and spend all day amongst the trees, but no longer. I know this because I used to ride my horses there before there was a Mountain Village. There are houses there now. Do we consider them at all?

I hear no considerations about the wildlife and their needs. If we ask the Department of Wildlife they will tell us the winter ranges and severe winter ranges necessary to keep our ecosystem intact. I treasure the fact we still have a somewhat intact ecosystem with big predators and all. But we seem intent to change that.

I saw the elk trying to get past the new Gold King, I mean Eider Creek, development the other morning. BROKE MY HEART. They need to get to the river! When will we stop? In the name of employee housing, or Med Center, or this or that! If you build it they will come. We always need more. We are ruining this special place and we can NEVER go back.

There is a land use code and master plan for a reason and that is to provide balance to our place. I think it should be a very rare instance indeed that could ever give cause to change it.

Most sincerely,

Jennifer Botenhagen

## **To: Planning Commission**

Kay Simpson, John Huebner, Troy Hangen

Lee Taylor, Ian Bald, Mathew Bayna, Tobin Brown, Pamela Hall, Mary Jo Schillaci, Josselin Lifton-Zoline

### **RE: The Society Turn Project**

Thank you for extending the Public Hearing on the above referenced project. This is such an important issue, that it certainly needs consideration and public awareness. Since I set in on the last meeting for almost 6 hours, have reviewed the Developer's application and the accompanying comments, I would like to summarize mine and others' concerns and suggestions about the project.

Of course, the town needs and wants both the medical center and sewer expansion. We all do! And as most all the public commenters at the Thursday meeting of the CPC agreed, we should work hard to make that happen, within reason. My dad always said, "beware of free gifts, as they are rarely free." That seems to be the case here, but there appears to be room to make this work for all. We need to work together, making sure that we understand what this project entails. As I have said before, some of us remember what Aspen, Vail, Moab, and Key West looked like before all the uncontrolled development that was "needed". This is the entrance to our beautiful town!

While Genesee Properties Inc./San Miguel Valley Corp., the Developer, has generously donated 2.5 acres of land for a new Telluride Medical Center and 1.5 acres for expansion of the sewer plant on the subject property, they want, in return, the virtually unbridled right to develop retail, restaurant, budget motel, office space and flex space, (which can essentially be anything) with very few controls, restrictions, or regulations over the entire project, for 25 years, combined with numerous variance requests to the Land Use Code.

It was great to hear the Commission make it clear that it was the Applicant/Developers job to ask for everything under the sun, and the Commission's job is to balance the request with what is best for our community. We all hope that you will do so. Just because the Developer is demanding it, does not mean it is best for our community. Many people feel that they are taking advantage.

Also, I will add that I was a Commercial Real Estate construction banker for 25 years analyzing requests exactly like this and much larger. Projections provided by the developers were NEVER bad. It was my job, like yours, to analyze and review those projections often obtaining my own third-party studies, reports, appraisals, etc. versus relying on those provided by the client. I hope that you will all dig deep into the projections of the Applicant.

These are my primary concerns which were also voiced by many attending the Public Hearing as well as others, in writing, to the Commission:

1. **Size/Density.** It is confusing when reading Genesee's Application (<https://societyturn.info/>) how big the project will be and how SF of the various Allowed Uses (retail, budget motel, flex, office space) will be distributed among the Uses, and where each Use will all be located on the site. Kaye Simpson, AICP, Planning Director, did confirm in the meeting that the

MAXIMUM total square footage will not exceed 334,848 SF, and that INCLUDES the 40,000 SF med-center and INCLUDES approximately 60,000 SF or 87 units of Employee Housing. That means, if accurate, that there will be 234,848 SF (approximately 4 Walmart buildings) of space that per section 4.3.2 of the Genesee Application: they are “seeking flexibility and permission to allow the applicant to determine and allocate the type and amount of the Allowable Uses that may occur on a lot-by-lot basis.” There is a Baseline SF and Maximum proposed for different Uses, but if they do not build the 125,000 SF allocated for the family friendly budget motel or only use half of it, as Kaye Simpson explained, the SF can be re-allocated to other Uses. And there is no control where the Uses are located within the development, so mini warehouses (flex space) could be fronting on 145 or whatever else may qualify as “flex space”. This is where the Commission can and should specify exact Acceptable Uses, SF, and locations within the development. Genesee plans to subdivide the property and sell off tracts to other developers, so they of course want to keep everything as broad as possible to maximize profits in the future. Now is the time for CPC to establish the RULES for development. Also, it is important to note that whatever development plan, with rules and controls, are eventually approved, Genesee has requested that the approvals vest for 25 years. Please consider a shorter vesting with renewal options. This is urgent that we get it right now.

To accommodate the density, there is also a request to modify the Set Back requirements on 145, coming into town, from 100’ to 72’ and on 145 going toward Mountain Village, from 200’ to 30’. In other words, the proposed development will be near the roads, very visible to all. Also, to further accommodate the large project/SF on the site, the buildings, other than the Med-Center, are designed to be three stories tall (another variance). Again, these are areas that CPC can have an impact: deny or modify the Set Back variance request and allow three-story buildings in the rear of the site only, and no warehouse space fronting 145. These things all need considerable review and discussion.

Genesee made it clear that the land “gifts” had to make economic sense to them and profits on the remainder of the development was how it worked. Wait, what? I thought these were donations. There were further suggestions that perhaps the city should pay something for the 1.5 acres for the sewage expansion, and the same with the med-center which would allow the development to be cut back in size, and not such an eye sore. Please consider all these options.

**Traffic.** If the size of the project is cut back, the traffic impact will obviously be less. The Traffic Impact Study, attached to the Application, ( <https://societyturn.info/>) prepared by SGM, Dan Cokley, for Genesee, indicates in Table 9, pg. 15, that upon completion of the development, traffic will range from 96-270 cars/hour in and out of the **one entrance/exit** on 145. Looks like we may finally get a traffic light! And again, this study is based on proposed Uses and SF which can change over the development period if not established by CPC now. The traffic study assumes approximately 9000 SF of retail versus the maximum allowed of approximately 29,000.

While turn lanes are proposed (not yet approved by CDOT) there will be delays at peak traffic times when workers and visitors are entering Telluride from down valley as 270 cars/hour are entering/exiting the development. There were several proposals in the Public Hearing to have additional entrance/exit roads from the Lawson side. Another major concern is the impact on

the society turn roundabout. Even if only half of the projected cars entering/exiting the project (assuming some will be going down valley) then that will add 50-150 cars/hour through the roundabout. Should the roundabout be expanded as part of the project? Genesee indicated in the Application that they have several traffic mitigation plans including a van from the budget motel to take visitors to town/MV, bus stops within the development to also move people about, the extended bike path and walking trails. Some are required and others are plans, ideas and suggestions. Again, please consider all ramifications and options making traffic mitigation requirements versus ideas. The Traffic Study was NOT done in the summer during the busiest time and in general is flawed based on "generous" assumptions provided by the Developer. Lastly, please do not approve any final development plan without CDOT approval.

- 2. Parking.** One of the variances to the Land Use Code (LUC) is to decrease the required parking spaces. There is a detailed Parking Study attached to the Application, (<https://societyturn.info/>) explaining why the assumptions used by the LUC should be ignored. The report is based on Time of Day Distribution For Parking Demand by Land Use, however as mentioned earlier, the Land Use, Size of Uses, etc. is totally left up to the developers and could and most likely will change during the 10-20 year development period. One example is the 87-88 units of Employee Housing which normally would require 174-176 parking spaces. The study indicates that given the timing of work hours, the Employee Housing will only average 36-44 parking spots/hour. This seems to conflict with the Transportation Study and Transit Mitigation plans that project residents busing, biking, and walking to work, leaving their cars parked. Is the assumption that residents would not own cars just because they are riding the bus to work? Please review this request closely. Since when have we had too much parking in Telluride? At the least, parking should be determined as development Uses and SF sizes are determined.
- 3. Light Pollution, Noise Pollution and Wildlife Impact.** Again, all these concerns can be substantially mitigated by reducing the size/density of the project. Down lighting is proposed for buildings and parking lots and will be most likely required as actual building permits are sought, but 334,848 SF of development with the corresponding traffic will create substantial light pollution. Likewise, noise with day-to-day activities of a project this size PLUS the proposed helipad will impact the two neighborhoods that surround the project. Please consider eliminating the helipad (the med-center is an 8 minute or less drive in an ambulance from the airport, and 10 minutes from Mountain Village) or at least limit hours of the helicopter to 9-4. The visualization of the project by Genesee shows the helicopter parked on top of the med-center. Is that necessary?

Colorado Parks and Wildlife reviewed the plan for CPC, attached to the Memorandum and part of the Public Hearing comments, and in their report indicated concern about the impact on elk migration, black bear conflict with humans and increased silt and sedimentation loading in the San Miguel River. They have made several recommendations that should be made requirements of Genesee and future developers. Again, all these concerns can be mitigated by a smaller project.

I would like to close by asking the question that I asked in May 2019: "Do we really need 300,000 SF of development at the entrance to Telluride"? Yes, we need the med-center. But, much of this square footage will be a budget motel, taking business from our existing rentals and/or given the "budget"

nature, not contributing substantially to the existing retail and restaurant businesses in town or MV. Will the restaurants, grocery stores, rental shops located in the development compete with the existing businesses or as suggested by Genesee service primarily the motel, employee housing and neighborhoods nearby? Where are those folks eating/shopping now? Will there be a McDonalds? Or some other drive through fast food joint? There are currently no limits on these. Will there be "big box" retail? Yes, we do need some small office space and medical office space, but please define it, limit it, control it. Make it fair for all, not just Genesee.

In summary, it is urgent that we all work together to make this work, but that does not mean giving in to all the Developers demands just because of the med-center.

*From Denise Traylor*





John Huebner <johnh@sanmiguelcountyco.gov>

## Online Form Submittal: Comment on a Planning Commission Application

1 message

noreply@civicplus.com <noreply@civicplus.com>

Wed, Mar 10, 2021 at 2:48 PM

Reply-To: dave@pedersenarchitect.com

To: johnh@sanmiguelcountyco.gov, shannonb@sanmiguelcountyco.gov

### Comment on a Planning Commission Application

Application name or item description	Genesee PUD
First Name	David
Last Name	Pedersen
Email address	<a href="mailto:dave@pedersenArchitect.com">dave@pedersenArchitect.com</a>
Please enter your comments	<p>Mam/Sirs,  The following lists some of my concerns. Thank you for considering them.  Dave Pedersen, AIA  970 728 3313  dave@pedersenArchitect.com</p> <p>Genesee PUD - Initial Schematic Planning</p> <p>A. Hwy 145 Traffic solved ?</p> <ol style="list-style-type: none"> <li>1. Genesee Plan <ol style="list-style-type: none"> <li>a. The PUD Traffic Study shows that 100 to 150 entry-exits per day is anticipated.</li> <li>b. Hwy 145 intersection <ol style="list-style-type: none"> <li>1. there would be too much traffic on Hwy 145 coming from the east sitting in heavy traffic, waiting to pull across oncoming traffic and drive into the Genesee PUD.</li> <li>2. Only 3 stack car spaces waiting to pull onto Hwy 145 to continue travel to the east simply won't work</li> </ol> </li> </ol> </li> <li>2. Hospital-Commercial Underpass <ol style="list-style-type: none"> <li>a. To handle huge wait time problem for ambulances, school-office commuters &amp; tourists.</li> <li>b. Hwy 145 east &amp; west bound raised traffic would enhance the epic view of the Telluride Valley Floor.</li> </ol> </li> </ol> <p>B. View Corridor worth preserving ?</p> <ol style="list-style-type: none"> <li>1. Telluride Valley Floor View summiting Keystone Hill for all of our future guests &amp; great grandchildren to enjoy? <ol style="list-style-type: none"> <li>a. Most locals first saw Telluride from this vantage point, a stunning lasting memory and still enjoy it.</li> <li>b. Guests &amp; Tourists are attracted to this view &amp; other Telluride views which support our economy.</li> <li>c. Should SMC legislate this Valley Floor View Corridor to enjoy thru perpetuity?</li> </ol> </li> </ol>

2. Move Buildings back further from Hwy 145.
  - a. Genesee would have the same commercial SF for to be entitled and sell.
  - b. Greater building setbacks from Hwy 145 via the two 64' wide parking lots both being brought north between structures & Hwy 145.
  - c. Thus further distant structures from Hwy 145 are minimized relative to the distant views of Dallas Pk, the Valley Floor, the Ski area, Keystone Hill and around to west bound traffic would start to see Mt Wilson.
  - d. Per Genesee's, "The draft MXD zone district would allow additional building height of up to 12 feet to facilitate construction of a 4th floor, provided that additional floor area was entirely dedicated to employee housing in excess of the required mitigation (Appendix I, Section 323 D.VIII)", SMC consider no 4th floor allowed be by PUD, depending upon the view blockage?
3. Site Landscaping restrictions (in the increased building setbacks of the two parking areas plus planting areas)
  - a. require bushes be under 12' height to not block Valley Floor views yet screen cars from the Hwy view.  
between Hwy 145 & the buildings prohibit trees & restrict bushes to max 12' high to preserve the Valley Floor views & screen cars
  - b. require trees allowed 120' to 135' from Hwy 145 and only if under 36' high maximum to screen buildings , not the Valley Floor views from Hwy 145.
  - c. Genesee planned north line of NEW trees shown would eliminate this magnificent Valley Floor view.
- C. Future Planning How Effective ?
  1. ~20 year solution?
    - a. Developing the TMC onto the existing sewer parcel. Then we're painted into a corner again with no room to expand.
    - b. Further improving the existing sewer treatment parcel and onto the additional 1.5 acre land. Then we're painted into a corner again with no room to expand once more.
    - c. We've got a hospital and many river trails next to a very smelly sewer treatment plant. Operable windows kept closed so patients heal, not hurl.
  2. Or ~100 year solution?
    - a. Phase 1
      1. TMC builds their phase 1 on 2.6 acres.
      2. Sewer Dept spends the \$8m improvement funds now to buy one of the three parcels they favor located down valley below Telluride Gravel near the San Miguel River for the short term sewer improvements needed with the connector piping down from the existing sewer facility.
      3. Purchase large acreage parcels now to meet community 100 year need now while 'less expensive'.
    - b. Phase 2
      1. Sewer Dept sells its existing 4 acre facility plus adjacent 1.5 acre sites to TMC & funds their down valley phase 2
      2. TMC builds their phase 2 on its 1.5 acre parcel
      3. Genesee has solved the sewer smell problem through

perpetuity for:

- a. TMC
  - b. Bike trails
  - c. Walking paths
  - d. Surrounding neighbors
  - c. Phase 3
    - 1. Sewer well-funded from previous sale builds their addition to facility down valley
    - 2. TMC builds addition on 4 acre parcel
  - D. Entitlements include Sustainability requirements?
    - 1. PV panels on building tops
    - 2. Battery Storage requirements
    - 3. Solar panels over parking
    - 4. Sustainable electric be required?
- 

Email not displaying correctly? [View it in your browser.](#)

Blake041121

Date: 4/11/21

From: Bill Blake

To: San Miguel County Commissioners

Cc: Town of Telluride (Mayor), Town of Mountain Village (Mayor), Daily Planet, County Planning Commission

Re: Genesee proposal

Commissioners,

I have been following with some interest the Genesee proposal for a large-scale development near Society Turn. The County Planning Commission recently granted a conditional approval. I cringe at the thought of another development on this site, or almost any site. We may not be "maxed-out" in terms of water, sewer, traffic, etc., but we may be getting close. How much more effluent can be dumped into the San Miguel River? Our peace, serenity and well-being are at risk. I have been patiently waiting for Telluride, Mountain Village, and San Miguel County to take a long overdue "time-out" to evaluate where we are and where we are going. We have lost our way. Recent years have seen times of being overwhelmed by an influx of people and all that they bring. The residents suffer and the landscape suffers. We have all seen a devolution in the quality of life in the past decade or two. An equilibrium, a stasis, that balances quality of life, community and economic imperatives has been my long-term goal. I reject the capitalistic notion that "that if you don't grow you die." The Joni Mitchell song rings as true today, as it did 50+ years ago.

The carpet-baggers, scalawags and thieves will come, do their damage and leave. As stewards of the land, this magical place, it is our obligation, our duty, to protect this magnificent landscape that we all enjoy. We need to insist that more is put in than taken out. If we have to struggle a bit more... so be it.

We do have a long list of concerns. Most involve community and infrastructure. Do we really need to throw another "log on the fire" when it is already very warm? What will we look like in 30, 40, or 50 years? Short-term gain is not always the best recipe.

I encourage our elected officials and the community to have a serious conversation about who we are, and what we want and need to be. When is enough, enough?

Regards,

Bill Blake

San Miguel Canyon



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## We Need An Adequate Medical Center !

1 message

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**John Pryor** <1johnhans@gmail.com>  
To: kayes@sanmiguelcountyco.gov

Thu, Jul 8, 2021 at 3:00 PM

Dear BOCC, Kaye,  
Please understand how important it is for our thriving community to have an adequate Medical Facility!

It is actually embarrassing to see the current state of affairs... despite the staffs unbelievable ability to operate AT ALL out of there!

Please fast track this process as much as possible!

Respectfully,  
John Pryor

PS. I have always enjoyed what Pamela Lifton Zoline told us once at a council meeting, "well you know, we have eaten our dessert first here in Telluride" - referring to the first class arts / theatre and fun stuff we enjoy but no adequate med center, (15 years ago).

Respectfully,  
John

John Pryor  
PO Box 1439 (US Mail)  
[518 W Galena Ave](#) (UPS, Fed-Ex)  
Telluride, CO 81435  
970-729-1575



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

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**TRMC**

1 message

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**dfansler7@gmail.com** <dfansler7@gmail.com>

Thu, Jul 8, 2021 at 2:56 PM

To: [planning@sanmiguelcountyco.gov](mailto:planning@sanmiguelcountyco.gov), [Kayes@sanmiguelcountyco.gov](mailto:Kayes@sanmiguelcountyco.gov)

All

This email is in support of the new medical center being proposed at Society Turn. As a former long-time resident, mayor of Mountain Village, volunteer firefighter and TRMC board member I can attest to the clear need for greater health care delivery capacity and expansion of appropriate services. TRMC's current facility is visibly bursting at the seams which risks access to and coordination of care, every day. Only through the remarkable competence and ingenuity of its providers and staff has TRMC managed to continue to provide high quality care, every day. The recent surge of residents during the pandemic has only exacerbated these issues. While it's been said many, many times before through the years: time is increasingly of the essence, every day.

We owe it to our residents and guests to deliver high quality care with an appropriate array of services that properly meet the needs of patients and limit the unnecessary leakage of services to other markets. Achieving this will better assure TRMC's financial viability well into the future.

Finally, a personal note. I have had three major cardiac events over the last 15 years, two of which occurred in Telluride and led to immediate ground and air transport to Grand Junction. The last required cardiac compressions and resuscitation. Only because of the rapid response of my friends and former colleagues at TVFD and the incredible diagnostic and treatment skills of TRMC's ED, am I here today to write this letter. The time has come to allow our providers to practice without one hand tied behind their back. Let's give them the resources and capacity to do all they can do, every day.

Respectfully Yours,

Davis Fansler

Davis D. Fansler

(970) 209-6986



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## July 21 Commissioners meeting on Society Turn Project for Telluride Medical Center

1 message

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**Hill Hastings II** <hhastings@me.com>

Mon, Jul 12, 2021 at 11:26 AM

To: [planning@sanmiguelcounty.gov](mailto:planning@sanmiguelcounty.gov), [kayes@sanmiguelcountyco.gov](mailto:kayes@sanmiguelcountyco.gov)

This letter is in strong support for making a new home for the Telluride Medical Center within the Society Turn Project. It is an understatement that We are long overdue for having an adequate medical facility in our region. I believe this location is ideal for our community and region..and one of the last potential spots of adequate size and accessibility  
I urge you to approve this project for the Telluride Regional Medical Center

Hill Hastings II MD



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society Turn Project

1 message

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**Harbert, Billy** <blharbert@blharbert.com>

Mon, Jul 12, 2021 at 9:59 AM

To: "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 proposal addresses many of the community's needs including the much-needed site for a new regional medical facility. I 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. Also, the inclusion of the medical center and waste water expansion will provide for sustainable growth in the region.

The need for a new medical facility has been heightened by the COVID 19 pandemic. A new facility has been needed for many years and we cannot accommodate growth without it.

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

Regards,

Billy Harbert



July 12, 2021

Commissioner Hilary Cooper  
Commissioner Kris Holstrom  
Commissioner Lance Waring

Dear San Miguel County Commissioners

We have lived in San Miguel County for over twenty-five years. Together we have served on many of the not-for-profit boards supporting the quality of life in the Telluride region. During those years, much has been accomplished. Telluride now has a domestic abuse center, a great volunteer fire department, a new library, a food bank, more affordable housing, new homes for the arts, a renovated historical museum, and a performing arts theatre. What we have yet to accomplish is the guaranteed future of our medical care.

**ACCESS TO LOCAL, QUALITY MEDICAL CARE IS VITAL TO EVERYONE IN THIS AREA**

In a very few years, Telluride will lose the lease on the current Telluride Medical Center location. As it currently stands, our current medical facility cannot accommodate the area's future healthcare needs even if we could remain in the same location.

Our economy, as well as our quality of life, is driven by tourism – skiing, biking, hiking, fishing, rafting, construction, real estate, etc. Many visitors and locals who buy, build, or rent to enjoy the Telluride lifestyle will cease to come if quality medical care is not available locally. Residents and visitors will suffer or go elsewhere.

Without local medical care and people wanting to come to Telluride, there will be fewer jobs. Tax revenues, including real estate transfer taxes and sales taxes, will decrease. Our public services and amenities will slowly wane.

**The Society Turn site is the last remaining opportunity to provide for resident and visitors healthcare future. Choosing to provide an updated and accessible medical facility will translate into, not only healthcare support for locals and visitors, but for our economy and quality of life.**

The stakeholders of San Miguel County NEED you to STEP UP and assure that we have a site for a new Regional Medical Center.

**PLEASE VOTE TO APPROVE THE SOCIETY TURN PROJECT**

Respectfully,

Dan R. and Dr. Greer Garner  
253 Adams Ranch Road  
Telluride, CO 80435

Copy to Kaye Simonson, AICP



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Support for TRMC Hospital at Society Turn

1 message

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**Michael Goldberg** <michael@telluridegallery.com>  
To: kayes@sanmiguelcountyco.gov

Sun, Jul 11, 2021 at 4:22 PM

Dear Kaye,

We are writing as Telluride business owners and residents. The community is in desperate need of a state of the art medical facility to care for our fellow residents, employees and visitors .

Please facilitate approval of the proposed plan.

Thank you for your consideration.

Michael Goldberg and Ashley Hayward

Telluride Gallery of Fine Art

**Donna M. Stone  
Thomas H. Stone**

July 11, 2021

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

Dear Ms. Simonson:

We have been coming to Telluride since 1980 and are now full-time residents. We are both in our late 70s and would like to continue to enjoy everything that the Telluride area has to offer.

One of the considerations about Telluride that a couple our age has to take into consideration is the quality and breadth of the medical care. If we have a serious health issues, such as a heart attack, we would like to be able to get quality medical care in Telluride, at least to the point of being stabilized, before having to be transported for 1-1/2 hours to Montrose. In addition, the present COVID-19 pandemic has highlighted the types of things that can happen and need to be dealt with locally.

Telluride can't continue to be a first-class destination resort serving a broad demographic without a first-class medical facility. A new medical facility has been needed for many years and is long overdue.

I strongly urge San Miguel County to approve the kind of facility that a first-class area like Telluride needs and deserves.

Thank you for your consideration,

Donna M. Stone

Thomas H. Stone

July 10, 2021

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

Dear Ms. Simonson,

As a long- time member of the Telluride Medical Center Foundation Board of Directors and a property owner in Telluride since the early 80's, 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.

I believe that finally a workable plan benefitting the town of Telluride and the wider region has been put forward. We desperately need to have a new medical facility as the demand for medical services has increased far beyond the capacity of the Telluride Medical Center on Pacific. This project not only addresses that need but also includes much needed employee housing, expansion of the wastewater facility, commercial flex space and food and beverage entities.

We have needed a larger medical facility for years and as this recent public health crisis proved, being able to handle such a crisis and still maintain regular health services is crucial.

My family and I thank you for your consideration of this project and the new location for the Telluride Regional Medical Center.

Sincerely,

Jane Shivers



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society turn hospital

1 message

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**Jim Hutcheson** <jim@regeneration-partners.com>

Sun, Jul 11, 2021 at 12:50 PM

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

Kaye,

I have owned a home on the golf course for 27 years.

I support the planned development and the hospital to be built at society turn.

PLease vote yes for the development as the constitutes desire.

Thank you

Jim Hutcheson

James Olan Hutcheson

REGENERATION

Mailing Address

4447 N. Central Expressway

STE 110-317

Dallas, TX. 75205

[www.regeneration-partners.com](http://www.regeneration-partners.com)

Tel: 214.559.3999

July 9, 2021

Board of County Commissioners  
ATTN: Kaye Simonson  
PO Box 548  
Telluride, CO 81435

Ref: Support for Approval of The Telluride Regional Medical Center Project

Dear Commissioners,

It seems the new location for the Telluride Medical Center is a forever project. We have witnessed the discussions now for many years, with many proposals and hearings.

Finally, we have a proposal which addresses the long term needs of the Telluride Region, not just a particular community segment. There is little debate regarding the need for an expanded medical facility to provide the necessary healthcare for a growing community.

Over the past year and half, because of the COVID epidemic, we have all seen the absolutely vital contribution to our Community's health and well being by the Staff at the Telluride Medical Center. We have also witnessed the pressure on existing facilities. As our population grows in the Region, the need for expanded medical care facilities also continues to grow. It is imperative a new location and facilities be authorized and built.

Finally, we have a plan which will allow for such a facility to be built. No one location will satisfy every resident, but clearly the proposed location provides improved access to all residents. Public transportation is also available for many of the residents and critical emergency access is greatly improved for the Region as a whole.

It is without reservation I support the approval of the proposed new location of the Telluride Medical Center and encourage you to support its passage. Thank you.

Edward A Powell  
21 Royer Lane, PO Box 3455  
Telluride, CO 81435



Kaye Simonson <kayes@sanmiguelcountyco.gov>

---

## In support of a new Medical Center

1 message

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**Hilary Taylor** <hilarytaylorconsulting@gmail.com>

Fri, Jul 9, 2021 at 7:00 AM

To: kayes@sanmiguelcountyco.gov

Dear Ms. Simonson,

I am writing to express my wholehearted support for the Proposed Society Turn Parcel Sketch PUD/ Subdivision Plan Application and proposed Land Use Code Amendment as submitted by Genesee Properties.

Personally- I am excited to see that mammography, colonoscopy, GYN procedures and infusion services are proposed and planned services at the new medical center. This level of service is a game-changer for our local communities and our quality of life.

I was just speaking with a real estate client of mine yesterday about our wonderful medical center. He himself is a doctor but was concerned with the travel to hospitals for what he thought was a limited scope of practices currently at the medical center. He plans to retire in Telluride and his story is not unique. We need to be prepared for an aging population in Telluride.

The need for a new medical facility has been heightened by the COVID – 19 pandemic. I have learned, we did not have space to safely address the public health crisis while maintaining emergency access and family medical care deal, and staff had to stretch and stress to meet the needs of our local populations. A new facility has been needed for many years and we cannot accommodate growth without it.

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

Hilary

**Hilary Taylor** | Global Real Estate Advisor

[LIV Sotheby's International Realty](#)

[hilary@livsothebysrealty.com](mailto:hilary@livsothebysrealty.com)

direct +1 970.417.2589

[565 Mountain Village Blvd Suite 101 | Telluride, CO 81435](#)



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

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## In support of the new medical center

1 message

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**Terrie Dollard** <terrie@markdollard.com>

Thu, Jul 8, 2021 at 5:54 PM

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

To the Board of County Commissioners,

I am writing in support of the proposed medical center by Society Turn. It is truly the last site available to build a much needed, and larger, medical center for this community. As Telluride/Mountain Village grow, our need for a better medical center has increased substantially.

I have had the good fortune to experience our current medical center due to an unfortunate situation. Long story short...back in 2012 I started experiencing extremely severe abdominal pain that became increasingly worse over a few hours. I had no choice but to have my husband rush me to the medical center emergency room. They did a CT scan of my abdomen and had to send it off to St.Mary's in Grand Junction to have a radiologist read the scan. It took some time to get the results, and in the meantime I was being fed major pain-relieving meds via IV. I was still in pain, but it was manageable to a certain degree. Word came back, after quite some time, that my intestine was twisted and I needed to be airlifted immediately to St. Mary's for emergency surgery for volvulus. It was life or death. In the meantime, a winter blizzard arrived and I had to be transported to Montrose Memorial via ambulance instead. Imagine the drive over Dallas Divide! The longest ride of my life. But, I made it and survived thanks to the ER team at our medical center.

Weeks later, and talking with the ER doctor at the medical center, it would have been extremely helpful to have an MRI machine and a radiologist to read the CT scan. In addition, it may have changed everything to have surgery on-site instead of being airlifted or transported via ambulance in a blizzard. And, due to our winters, it would be a comfort knowing we have a medical center that is capable of handling almost anything without the worry of transport in serious winter weather.

I understand the new medical center may not be a full-service surgical center, but to have that option and possibility is huge. And, to have an MRI on-site would be amazing, time saving, and possibly life-saving. In addition, to have services such as mammograms and colonoscopies done at the medical center would save on trips to GJ and Montrose.

I have watched the battle as proposed sites get shot down due to NIMBY-ism, and it is time to put an end to this and approve this site. It is our last chance to get a medical center this town and area deserves.

Thank you for listening.

Terrie Dollard







Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society Turn Project for Medical Center

1 message

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**James Lilly** <telluridejim@me.com>

Mon, Jul 12, 2021 at 12:38 PM

To: kayes@sanmiguelcountyco.gov

Cc: lancew@sanmiguelcountyco.gov, hilaryc@sanmiguelcountyco.gov, krish@sanmiguelcountyco.gov

I write to urge the Board of County Commissioners to approve the Society Turn location for a new medical center for our community. There is no question in my mind that this new medical center is needed for our growing and aging population and that the Society Turn parcel is the best location for it. Please approve the Society Turn Project!

Many thanks for your consideration—and for your service to our community.

James E. (Jim) Lilly  
901 East Colorado Avenue  
Telluride, CO



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

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**Re: Proposed Medical Center Project**

1 message

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**Hilary Cooper** <hilaryc@sanmiguelcountyco.gov>  
To: Jack Wolinetz <jackwolinetz@verizon.net>  
Cc: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Mon, Jul 12, 2021 at 2:49 PM

Thanks for sharing your thoughts Jack.

Hilary

**Hilary Cooper**

San Miguel County Commissioner - District 1



970-728-3844 Office

970-369-5430 Direct Line

<http://www.sanmiguelcountyco.gov/>

On Mon, Jul 12, 2021 at 1:29 PM Jack Wolinetz <jackwolinetz@verizon.net> wrote:

>  
> Dear Commissioners - My wife and I have been homeowners in San Miguel County for more than 20 years. As senior citizens, we recognize the urgent need for a larger, more up to date, better equipped and staffed Telluride Medical Center. Unfortunately, during those 20 years several plausible proposals to do just that have been rejected.  
>  
> The current project is not perfect. Nothing ever is, but it is far better than anything that has been proposed previously.....and there really is no other viable alternative.  
>  
> The proposed project will undoubtedly be attacked from every direction by the nitpickers, perfectionists, and those who reject anything and everything that is new and different. Please don't let those rabble rousers succeed yet again.  
>  
> This project is essential for the health of our community. Please assure that it is promptly approved.  
>  
> Thanks much for your support.  
>  
> Jack Wolinetz  
> [208 Russell Dr](#)  
> [Mountain Village](#)  
>  
> Sent from my iPad

13 July 2021

To: The San Miguel County Board of County Commissioners

Re: The New Telluride Regional Medical Center Project

As a long-time resident of San Miguel County, a patient of the Telluride Medical Center and a member of TMC's Patient and Family Advisory Council I ask you to carefully consider approving the New Telluride Regional Medical Center Project. It is time to expand the size and services of our med center. Having been a patient at TMC I have observed firsthand how the staff utilizes their cramped spaces to provide excellent care to their patients. I have traveled far and wide to receive care beyond what is currently available here at TMC. A new medical center with expanded services is long overdue and needed right here in the heart of San Miguel County.

Please vote to take the next step in delivering to our community The New Telluride Regional Medical Center!

Sincerely,

Nancy Heim



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

---

**Re: Telluride Medical Center**

1 message

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**Andy Nadel** <andynadel@yahoo.com>  
To: kayes@sanmiguelcountyco.gov

Mon, Jul 12, 2021 at 9:40 PM

I have lived in the county for over 30 years. We need a medical facility that can deliver a baby, perform minor surgeries, the community cannot live without good healthcare. Please vote yes for the new hospital!

[kayes@sanmiguelcountyco.gov](mailto:kayes@sanmiguelcountyco.gov)

Cheers 🍷  
Andy J. Nadel  
214-808-4006  
[andynadel@yahoo.com](mailto:andynadel@yahoo.com)

On Jul 12, 2021, at 4:24 PM, Mayer, Mike <MMayer@crai.com> wrote:

All – I am forwarding this message from my next door neighbor Phil Evans relating to the upcoming County meeting regarding the med center. Please consider an email to [planning@sanmiguelcounty.gov](mailto:planning@sanmiguelcounty.gov) expressing your support.

Thank you

Mike Mayer

As you all know, the Telluride Medical Center has outgrown its available space. For the past 10 years, they have been moving all admin functions to rental space, and they are currently renting the Depot for added medical space. Meanwhile they have been unable to upgrade any services for lack of space, and scheduling an appointment can take several weeks.

After the Mountain Village site proved to be unworkable, they have been searching for a suitable location, without success, for the past 4-5 years. Finally a site has been identified, but it is part of a complicated development plan. The developer, a branch of San Miguel Valley Corp., has offered a very desirable spot at Society Turn, free of charge as a public benefit. SMVC, of course, is seeking variances on several fronts in exchange for the public benefits.

The info in the forward asks the community to send emails of support for the Medical Center, prior to a County Commissioner hearing scheduled next week. I am sending this to each of you with the same request.

Cathie and I believe that an upgraded Medical Center is the highest priority need in the region. While the affordable housing shortage is restricting our economic growth, adding more housing will only make the medical issues greater.

Please send a short email supporting the Medical Center as requested below. Address info is there.

If you have any questions or reservations, please give me a call.

Thanks for your help.

Phil Evans

-----Original Message-----

From: Dan and Greer Garner <[garnerdr64@gmail.com](mailto:garnerdr64@gmail.com)>

To: Dan and Greer Garner <[garnerdr64@gmail.com](mailto:garnerdr64@gmail.com)>

Sent: Sun, Jul 11, 2021 9:19 am

Subject: Fwd: Telluride Medical Center

Dear neighbors,

We received the included call for action from Richard Betts and we

are drafting a letter in support of the much needed new Regional

Medical Center. Please consider adding your voices in support of

this critical community need. The attachments to Richard's letter

have most of the information you need.

Should you wish to see our letter, just let us know and we will send

it for your information. You can also call us if you have any questions.

This is the most important community need we can fathom and

it needs all our support.

Best regards,

Dan and Greer

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

From: **Richard Betts** <[richard@businessasap.com](mailto:richard@businessasap.com)>

Date: Wed, Jul 7, 2021 at 9:20 PM

Subject: Telluride Medical Center

To: Dan Garner ([garnerdr64@gmail.com](mailto:garnerdr64@gmail.com)) <[garnerdr64@gmail.com](mailto:garnerdr64@gmail.com)>

Cc: Chris Chaffin <[chris@idaradorealestate.com](mailto:chris@idaradorealestate.com)>, Karen Winkelmann <[kwinkelmann@tellmed.org](mailto:kwinkelmann@tellmed.org)>

Dan and Greer:

I think the time has finally arrived for the community to decide whether we will have a permanent home for the medical center or rather we become a medical “desert”. You know how long we have been working on making this a reality.

Genesee Properties, the developer, has spent nearly two years preparing economic studies to determine the future needs for the region and with these studies, have prepared a plan for their acreage at Society Turn. As part of the plan, they are going to donate 2.6 acres to the Telluride Medical Center along with a donation of land to the town for sewer treatment plant expansion and a donation of a four acre parcel to the County. There will be 91 employee housing units and no free market homes for sales.

The Board of County Commissioners has to decide the future of the plan at their meeting on July 21<sup>st</sup> at 9:30 AM.

Attached is the talking point document we have prepared to send to our advocates in order for them to have the knowledge about the details of the benefits a new facility will provide to the community along with a site plan for the entire development.

A second file, "A Call to Action", lists the email address, mailing address, and the zoom link for the upcoming Board of County Commissioners sketch plan meeting on July 21<sup>st</sup>. We are hoping many people can actually attend the Zoom call and speak in support of the plan, but for those that cannot attend, there is an email address where they can send their support email. For those that can't email, they can also send in by mail.

Your tenure on the board helped get us where we are today. I am hoping you can reach out to the many people you know that realize the importance a new medical center will have on the future sustainability of the region and ask them to attend or email their support for the new medical center site.

Call me if you need any additional information or if I can answer any questions for you.

Thanks for your support.

**Richard Betts**

**Board Chair**

**Telluride Regional Medical Center**

**richard@businessasap.com**

**970-369-2211**

Internal Email



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**Dan and Dr. Greer Garner**

**Telluride, CO**

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<Telluride Medical Center What You Need to Know.pdf>

<Call to Action Document.pdf>



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Medical Center proposed in Lawson Hill

1 message

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**Paul Mcpheeters** <themcpheeters@gmail.com>

Mon, Jul 12, 2021 at 6:54 PM

To: kayes@sanmiguelcountyco.gov

Cc: Amy McPheeters <amymcpheeters@gmail.com>

Hi,

We have owned a place in Mountain Village for 7 years as a second home, but hope to make Mountain Village our primary home once our children finish school in Denver.

We wanted to share our support do the proposed new Medical Center in Lawson Hill. It would be a game changer for this area to have a full medical center. Lawson Hill is also the logical location for it with most patients coming form town, Mountain Village and the surrounding towns like Ophir, Rico, Sawpit and Placerville, where many of the people live that support our community.

We will plan to listen to the zoom call that is planned as well, but wanted to send an email as well. We appreciate the work being done to find a permanent home for the Medical Center.

Thank You!

Paul & Amy McPheeters  
117 Yellow Brick Rd  
Mountain Village  
303.503.7357



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society Turn Project

1 message

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w.ellinwood@bresnan.net <w.ellinwood@bresnan.net>

Mon, Jul 12, 2021 at 6:05 PM

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

Cc: "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>

To Whom It Concern:

This letter is written in support of the Society Turn Project that will provide the land to build a new hospital facility for the Telluride Medical Center.

The Telluride Medical Center has always provided outstanding, compassionate care for the Telluride region, but has outgrown it's current facility. Plans are in place for a new, larger facility that will meet current and future needs and add many medical services that are currently unavailable in Telluride. In addition, there is land dedicated to expansion of the regional waste water treatment facility, employee housing, and land dedicated to San Miguel County to meet parkland and school dedication requirements.

This seems like a win-win situation. Let's not waste the opportunity.

Sincerely,

William E. Ellinwood, M.D.  
652 Woods Road  
Wilson Mesa



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Telluride Medical Center

1 message

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**John Stathis** <jgstathis@gmail.com>  
To: kayes@sanmiguelcountyco.gov

Mon, Jul 12, 2021 at 5:54 PM

To: Board of County Commissioners

As a homeowner in the Telluride region for over 20 years I can think of no more important issue for the future of our community than the development of a needed and appropriately capable medical center. The community has outgrown what the current medical center can provide and it would be putting the communities future at risk not to find a way to make this plan work with the land being considered at Society Turn. The Telluride region will not be able to sustain its community and serve the visitors adequately with this. As we all know it is very difficult to find and develop land in our beloved community for all good reasons. That being said this challenge has been going on for far too long and it is imperative that we find a way to men this development plan work an get it in motion as soon as is practical. I hope you find it in your wisdom to adopt this plan in whatever fashion is workable for the county.

Regards

John Stathis  
98 Palmyra Drive  
Mountain Village



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

---

**TMC development**

1 message

**Mayer, Mike** <MMayer@crai.com>

Mon, Jul 12, 2021 at 5:46 PM

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

Dear Board of Commissioners –

I am sending this email in support of the proposed development plan that includes the donation of the land needed to get a new medical center built. In our view, the new med center is the most important issue our county is facing, even over the need for more affordable housing. If we build the med center, then we will be able to handle the addition demands that more housing will bring.

Please approve the med center development.

Thank you

Mike and Merry Mayer

[109 Hang Glider Drive](#)

[Mountain Village, CO](#)

[Download vCard](#)

+1-312-909-4750 mobile

[mmayer@crai.com](mailto:mmayer@crai.com)

[www.crai.com](http://www.crai.com)

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

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## Proposed New Regional Medical Center

1 message

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**McGavock, Dan** <DMcGavock@crai.com>

Mon, Jul 12, 2021 at 5:36 PM

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

To: Kaye Simonson, AICP, Planning Director, San Miguel County Planning Department

I have been the owner of Dakota Place Unit #4 at [133 Lost Creek Lane](#) in Mountain Village, Telluride for nearly twenty years. This note is to provide my support for the much needed new Regional Medical Center proposed for the Society Turn location. Thank you.

Kind regards,

Dan

**Daniel M. McGavock**

Vice President and Practice Leader

Intellectual Property

The logo for CRA Charles River Associates, with "CRA" in a large blue font and "Charles River Associates" in a smaller blue font to its right.

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

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**Fwd: Medical Center**

1 message

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**Kris Holstrom** <krish@sanmiguelcountyco.gov>  
To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Tue, Jul 13, 2021 at 9:24 AM

I think this is the only one that you weren't copied on that I have received.  
Kris

----- Forwarded message -----  
From: **Warner Paige** <wpaige@mac.com>  
Date: Mon, Jul 12, 2021 at 7:11 AM  
Subject: Medical Center  
To: <Krish@sanmiguelcountyco.gov>

Kris...

It would be difficult to express how much the Medical Center has meant to Judy and I through the years and particularly now dealing with Judy's cancer...the care given by all the staff and especially Dr. Grundy is extraordinary.

I understand there is a big decision concerning the Medical Center coming up on the 15th...I encourage you to support the Society Turn proposal. This property seems to be perfect for the needed expansion (as our community grows) and it is imperative the County moves forward as soon as possible.

Warner Paige and Judy Hall  
970-417-0116  
[wpaige@mac.com](mailto:wpaige@mac.com)



Kris Holstrom  
San Miguel County Commissioner  
District 3  
970-708-0289



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## TMC - call to action

1 message

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**molly** <herrickmo@gmail.com>  
To: kayes@sanmiguelcountyco.gov

Tue, Jul 13, 2021 at 9:46 AM

I support the Telluride Regional Medical Center's quest to find a permanent home for the new Hospital in the Society Turn Project.

Molly Herrick

Year round resident/home owner





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

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**Telluride Medical Center**

1 message

**Robert End** <rfend88@gmail.com>

Tue, Jul 13, 2021 at 10:25 AM

To: kayes@sanmiguelcountyco.gov

My wife and I are residents of Mountain Village. We are writing in strong support of building a new enhanced medical facility as proposed at Society Turn. The Medical Center deserves a new permanent home and we believe the proposed plan at Society Turn is the best option.

We have been permanent residents of MV since 2011 and are 67 and 65 respectfully. We have had numerous visits to the Telluride Medical Center but have also used the Montrose Hospital, Grand Junction hospitals, and the Vail Hospital. We have spent quality time at the Vail facility as my wife has had numerous knee procedures including two total replacements and I have had a hip replacement there. While the proposed facility cannot hope to compare to the Vail Hospital, it is a step in the right direction. Having experienced a first rate medical facility in Vail, we have a true appreciation how important a facility is that can offer enhanced services and care. It is a real community asset.

The debate on the proper location for a new facility has taken way too long. The proposed site is a good compromise and convenient for both town and MV residents.

We strongly encourage moving expeditiously to build the facility as proposed and move Telluride forward.

Regards,

Bob and Trish End

119 Yellow Brick Road

Sent from my iPad

July 13, 2021

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

Dear Ms. Simonson,

I hope you are doing well and enjoying your summer.

On behalf of a long time resident, taxpayer of both commercial and residential property of San Miguel County I am writing to express my major support for the Proposed Society Turn Parcel Sketch PUD/ Subdivision Plan Application and proposed Land Use Code Amendment as submitted by Genesee Properties.

I know that you are one of the most experienced planners in the entire state of Colorado!, I know you know that 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 wastewater treatment facility and the much-needed site for a new regional medical facility.

I support the entire design and the hopeful new development such as; employee housing units, stand-alone medical office space, lodging accommodations, commercial flex space, and eating/drinking establishments - This is a step in the right direction to achieve a comprehensive and thoughtful design and inclusion of the medical center and wastewater expansion, it will provide for sustainable growth as projected in the region.

To single out the Telluride Medical Center which is of utmost importance for all of us.. this community needs an expanded facility.... we are very close to being a great playground with NO swing set or slide. We must build a proper and significant facility for the health and safety of the people of this county.

Thank you!!!

Rosie Cusack



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Medical Center Site

1 message

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**Mandie Jue** <mandiejue@gmail.com>

Tue, Jul 13, 2021 at 11:07 AM

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

I am writing to voice my insistence that the Society Turn Medical Center project.

My husband and I are retired and live here in Telluride. We hope to live here for at least 20 more years.

A proper and permanent Medical Center site is way past due.

To walk away from this opportunity is wholly irresponsible.

Thank you,

Mandie Jue  
630-853-8991



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Telluride Regional Medical Center

1 message

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**Kim Lowes** <kgodfrey7@gmail.com>

Tue, Jul 13, 2021 at 12:09 PM

To: [planning@sanmiguelcounty.gov](mailto:planning@sanmiguelcounty.gov), [kayes@sanmiguelcountyco.gov](mailto:kayes@sanmiguelcountyco.gov)

Cc: Mark Lowes <[mark.e.lowes@gmail.com](mailto:mark.e.lowes@gmail.com)>

This letter is to communicate our support and the immediate need to approve the Society Turn Hospital project. Growth in population as well as tourism dictates that the Telluride area needs an updated regional facility. Many folks believe (wrongly) that Telluride has an existing hospital. Both my husband and I have used the existing Telluride Medical Center for services. The facility has long lived past its useful life. We encourage San Miguel County officials to recognize the need for a larger medical facility that will more effectively meet current and future needs.

Thanks for your consideration

Kim & Mark Lowes  
[205 S Oak Unit B](#)  
[Telluride CO 81435](#)



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

---

**Fwd: Society Turn Project**

1 message

---

**Phil Evans** <cathphil@aol.com>  
Reply-To: Phil Evans <cathphil@aol.com>  
To: "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>

Tue, Jul 13, 2021 at 2:17 PM

-----Original Message-----

From: Phil Evans <cathphil@aol.com>  
To: [planning@sanmiguelcounty.gov](mailto:planning@sanmiguelcounty.gov) <[planning@sanmiguelcounty.gov](mailto:planning@sanmiguelcounty.gov)>  
Sent: Tue, Jul 13, 2021 1:44 pm  
Subject: Society Turn Project

Dear County Commissioners and County Planning Commission Members,

As a former Town Council member and 10 year Design Review Board member in Mountain Village, I fully understand the difficult review that is coming before you on July 21st. With many variances requested, and two significant public benefits offered, how do we weigh the importance of each?

I am writing to urge you to recognize the supreme importance of the medical center benefit. For over 10 years the Medical Center has been operating in suboptimal conditions, moving administration functions off site, renting the Depot for medical care, and postponing upgrades for lack of space. In my opinion, the need for an upgraded Medical Center is now the #1 regional priority.

In over 10 years of searching, the Medical Center Board has identified only one other suitable site, which ultimately could not be used due to wetlands issues. This site is critical.

Please keep the importance of the Medical Center upgrade clearly in mind as you consider the variance requests, and ask yourselves "will the granting of this variance request hurt our community in a truly meaningful way". The loss of the Medical Center site will definitely harm the community.

In addition, the land for the expansion of the Sewage treatment plant is of great value to the community.

Please approve this project so that work on an expanded and improved Medical Center can begin as soon as possible.

Thank you for the important work you do on our behalf.

Sincerely,

Philip Evans  
Full time resident for 23 years

July 13, 2021

Janie & Steve Goldberg  
PO Box 3502  
108 N. Columbine  
Telluride, Colorado 81435

Board of County Commissioners  
C/O Kaye Simonson, Planning Director  
San Miguel County Planning Department  
PO Box 548  
Telluride, Colorado 81435

Dear Esteemed Commissioners Cooper, Holstrom and Waring,

As full time residents of Telluride for almost thirty years, we have seen our community prosper and grow from a small, sparsely populated ski town into a world class, year round, destination resort. As both the tourist population and the full time resident population has burgeoned, so has the need for vital, immediate life- saving medical services. I am sure you will agree that there is nothing more important than the health, safety and welfare of the town's inhabitants, particularly folks of all ages and vulnerabilities who call Telluride "home." Quality and immediate healthcare in our community is no longer a subject to be ignored. Travel to urgent services hours away has literally caused us to lose lives. With the Telluride Medical Center's lease running out in the near future, combined with the desperate need for enhanced, life-saving medical care within our region, we can no longer ignore the fact that this community has grown to the point where we need a licensed acute care hospital, one that is able to save lives by providing enhanced inpatient and outpatient services. To delay this any longer is to play "Russian Roulette" with the lives of both residents and visitors to San Miguel County and the entire region.

We are writing to urge you to expedite the approval process for the Society Turn project, to recognize that assuring high quality emergent and continual medical care is and should be the number one priority before you. We finally have a viable, perfect site for the TMC to expand into what must be an acute care facility for our regional residents and visitors. This could very well be our last opportunity to acquire an appropriate site for our expanded regional medical and healthcare needs. The health and welfare of our community is in your hands. Thank you very much for helping to expedite the future of critical healthcare within our community.

Best Regards and With Much Respect,

Janie and Steve Goldberg



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society Turn Project

1 message

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**Jefferson W. Kirby** <jkirby@broadfieldcapital.com>

Tue, Jul 13, 2021 at 4:05 PM

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

Dear Ms. Simonson,

Please allow me, a Mountain Village homeowner, to express my family's support for the proposed Society Turn Project, scheduled for consideration by the Board of County Commissioners on Wednesday, July 21<sup>st</sup>. Accommodation of both employee housing and the Telluride Regional Medical Center are the two critical elements of the plan that appeal so much to us because Telluride is relatively lacking in each respect. This area strikes me as well-suited for such a project, and we hope that the Commissioners will provide its prompt approval.

Thank you.

Jeff Kirby



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Hospital project

1 message

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**Laborde, Trevor** <trevor.laborde@engelvoelkers.com>

Wed, Jul 14, 2021 at 8:58 AM

To: [planning@sanmiguelcountyco.gov](mailto:planning@sanmiguelcountyco.gov), [kayes@sanmiguelcountyco.gov](mailto:kayes@sanmiguelcountyco.gov)

To whom it may concern,

I am writing to show my support for the proposed hospital project at Society Turn.

As a resident for the past 21 years, raising a family in this community, we have made numerous trips to Montrose and Grand Junction when medical needs have come up. Having a local option means that we would save time, and have more thorough care because of the convenience.

As a property manager, many of our homeowners have to leave early when medical needs pop up, because our current infrastructure cannot handle most things above the basic immediate check, then get shipped elsewhere.

As a realtor it is needed, for more buyers to have confidence in what our region can offer so they feel comfortable investing in this market.

Again, as a local who is currently renting and discouraged by most of the abysmal rental options currently, the planned 91 units would be a great addition to keeping locals local. We need our year round residents who contribute to the vitality of our community.

I see this as a great project. Yes, there is compromise, but i think it is a very well designed plan that accomodates a lot of our needs.

Thank you for considering my opinion on the project.

Have a great day!  
Trevor LaBorde





Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## The medical centers new proposed location

1 message

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**Steven Barnett** <steven@medcomgroup.com>

Wed, Jul 14, 2021 at 8:10 AM

To: kayes@sanmiguelcountyco.gov

Cc: Thyra Busch <tbusch@tellmed.org>

I presume you have been bombarded with emails, for that I am sorry.

I am a member of the PFAC committee.

I have lived in Ophir for eleven-years. I wanted to go on the record as being in favor of moving the med center to the proposed new location by the Conoco. I have been in healthcare for over 35-years. While the old location is "servable", it has grown out of its existing location with no ability for anticipated growth. I have to presume you and your staff attempt to use this facility and are painfully aware of its limitations. The attempt to find a new location has gone on for years. While I am not 100% ecstatic about this new location, it really is our only option and I do support the project.

If I may be of any further help, please feel free to reach to me.

Steven

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Steven Barnett  
the medcom group, ltd.  
970.728.3032  
[steven@medcomgroup.com](mailto:steven@medcomgroup.com)  
[www.medcomgroup.com](http://www.medcomgroup.com)  
[www.cpmmachine.com](http://www.cpmmachine.com)  
[www.cpmmachines.com](http://www.cpmmachines.com)

*I refuse to join any club that would have me as a member.*

- Groucho Marx





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

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## Support for the medical center relocation

1 message

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**mary@mayaair.com** <mary@mayaair.com>

Wed, Jul 14, 2021 at 7:17 AM

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

I am writing to express my support of the upcoming Medical Center project and location. Not only do we sorely need to expand the Medical Center, but the addition of 91 affordable housing units is also sorely needed and a drop in the bucket of what our employees need.

To actually have procedures here at home instead of traveling to Grand Junction and Montrose will be a huge benefit to our community, where accessibility is key.

I urge you to approve the relocation and expansion. Our population is expanding here, and we need to meet the needs of our community.

Mary Sama-Brown  
Broker Associate  
Telluride Real Estate Corp  
Cell: 970-708-0602  
Website: [www.marysama.com](http://www.marysama.com)



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Support for New Hospital

1 message

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**Ray Bowers** <ray@rvbowers.com>

Wed, Jul 14, 2021 at 6:54 AM

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

Hello San Miguel County Commissioners,

Yes, as a 23 year resident of San Miguel County, I support the proposed plan for the Society Turn Project which includes a location for a New Hospital.

**Regards, Ray Bowers**

**LIV Sotheby's International Realty**

P.O. Box 1653, **Telluride**, CO 81435 / 970-729-2278 C 970-728-0708 O



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society Turn Project

1 message

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'John wontrobski' via **SMC Planning** <planning@sanmiguelcountyco.gov>

Wed, Jul 14, 2021 at 6:28 AM

Reply-To: john wontrobski <johnwontrobski@yahoo.com>

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

Dear Planning Folks,

Please consider this email as my vote to move forward with the Society Turn Project, especially the Telluride Medical Center component. Thanks for your work and care and thoughtfulness on this project.

John Wontrobski  
[459 San Miguel Ridge](#)  
Lawson Hill/Telluride



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

**Re: New medical Center - Location, greater convenience and an absolute must**

1 message

Sally Puff &lt;spuff@telluridebroker.com&gt;

Wed, Jul 14, 2021 at 9:49 AM

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

Thanks Kaye,

I knew I forgot one critical point in my email. The commissioners should approve the entire PUD as it benefits all. 90 plus affordable units. I failed to mention that.

Many thanks,

Sally C.

SALLY PUFF COURTNEY | Broker Associate

LIV Sotheby's International Realty

p 970.728.3086 c 970.729.0396

[sally@telluridebroker.com](mailto:sally@telluridebroker.com)[www.telluridebroker.com](http://www.telluridebroker.com)

On Jul 14, 2021, at 9:30 AM, Kaye Simonson <kayes@sanmiguelcountyco.gov> wrote:

Thanks. We will include this in the packet to the BOCC for July 21.

Kaye

On Wed, Jul 14, 2021 at 8:00 AM Sally Puff Harley <spuff@telluridebroker.com> wrote:  
County Commissioners,

As a 47 year resident of Telluride, and a person who will be turning 70 this year, I can tell you the importance of good, quality health care. Today's medical center which has treated us well for many years, has truly outgrown itself. We MUST have a bigger and more up to date clinic for the use of our entire community, and that is why the location out at Society Turn is so incredibly important. We will have the space to do what is so critically needed. Flight for Life to name one major component. Living in the end of this box canyon for all of these years, it is amazing that we have not lost more life because of our remote location. I could ramble on about so many things in regard to this situation, but I will not. We have incredible health care workers from docs/nurses/PA'S to staff that have helped me personally through a few major health issues. We all need a place with health care that we can trust, that is centrally located to all, and that has the state of the art equipment to help us in time of need. Young or old, we all need good health care and NOW is the time.

We cannot afford to put this off again, and lose this piece of ground that is being so graciously donated to us. Please, I beg you all, to vote this through and give us the much needed and deserved health care facility today, to improve our community care.

Warm Regards,

Sally Puff Courtney

7/14/2021

San Miguel County Mail - Re: New medical Center - Location, greater convenience and an absolute must

SALLY PUFF COURTNEY | Broker Associate

**LIV Sotheby's International Realty**

p 970.728.3086 c 970.729.0396

[sally@telluridebroker.com](mailto:sally@telluridebroker.com)

[www.telluridebroker.com](http://www.telluridebroker.com)

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

Kaye Simonson, AICP

Planning Director

San Miguel County Planning Department

Office: (970)369-5436

Cell: (970)729-9929

[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)





Kaye Simonson <kayes@sanmiguelcountyco.gov>

---

**RE: Telluride Regional Medical Center/Society Turn Project**

1 message

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**George Harvey** <george@theharveyteam.net>

Wed, Jul 14, 2021 at 10:13 AM

To: Becky Harvey <becky@theharveyteam.net>, planning@sanmiguelcounty.gov, kayes@sanmiguelcountyco.gov

Dear Ms. Simonson and the Board of County Commissioners,

I fully support the proposed Society Turn Project with a much-needed new site for the Telluride Regional Medical Center, and updating the waste water treatment plant, along with new employee housing units and commercial space with retail and lodging. Please approve this project!

Sincerely,

George Harvey, a 38-year Telluride full-time resident



DR. GARY B. & SHERYL A. WOOD

July 14, 2021

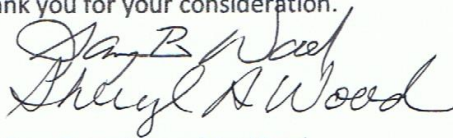
Kaye Simonson, AICP San Miguel County Planning Director  
PO BOX 548  
333 W. Colorado Ave. 3<sup>rd</sup> Floor  
Telluride, Co 81435

Dear Ms. Simonson,

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

We support the project and feel its features are in the best interests of the greater community. Moreover, Telluride needs a medical facility that can address the community's healthcare needs and those of its visitor population.

Thank you for your consideration.



Dr. Gary B. and Sheryl A. Wood  
117 Sunny Ridge Place  
Mountain Village, Colorado



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Telluride Regional Medical Center/Society Turn Project

1 message

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**Becky Harvey** <becky@theharveyteam.net>

Wed, Jul 14, 2021 at 9:47 AM

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

Dear Ms. Simonson and the Board of County Commissioners,

I fully support the proposed Society Turn Project with a much-needed new site for the Telluride Regional Medical Center, and updating the waste water treatment plant, along with new employee housing units and commercial space with retail and lodging. Please approve this project!

Sincerely,

Becky Harvey, a 36-year Telluride full-time resident



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

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**letter of support for new medical center facility**

1 message

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**Tauqir Fillebeen** <tauqirfillebeen@hotmail.com>

Wed, Jul 14, 2021 at 10:26 AM

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

July 14, 2021

Dear County Commissioners,

We wish to express our support in favor of a new medical center at Society Turn.

We are San Miguel County Permanent Residents for nearly fourteen years. The importance of a medical center in our lives is crucial. The present TMC is doing their best to accommodate the County residents when they seek medical intervention, but as many of us have noticed, their facility is too small and they can't bring in more specialized services.

During the last year of pandemic, both the medical center and the County have done a fantastic job of handling COVID.

The medical personnel worked tirelessly and with great results despite the limited facilities.

We need now to look into the future while we don't know for sure what it is going to bring in terms of requirements.

The number of full time residents is increasing in San Miguel County and Telluride. At present the current medical structures would be hard pressed to cope with the situation in case of new crisis. The necessity to increase and improve our medical facilities has become an essential and urgent issue. It cannot wait.

The plan proposed by Genesee Properties, will allow us to have achieve this goal.

With all our thanks for your attention to this matter.

Sincerely,

Tauqir and Jean-Pierre Fillebeen  
[180 East Anderson Road](#)  
PO Box 72  
Placerville CO 81430  
phone: 970 728 8735



Kaye Simonson <kayes@sanmiguelcountyco.gov>

## Fwd: Online Form Submittal: Comment on a BOCC Agenda Item

1 message

**Carmen Warfield** <carmenw@sanmiguelcountyco.gov>

Wed, Jul 14, 2021 at 11:25 AM

To: John Huebner <johnh@sanmiguelcountyco.gov>, Kaye Simonson <kayes@sanmiguelcountyco.gov>

FYI.

*Carmen L. Warfield*

Carmen L. Warfield

Chief Deputy Clerk - BOCC

San Miguel County

[333 W. Colorado Ave, 3rd Floor](#)

PO Box 1170

Telluride, CO 81435

970-369-5429

970-708-8399 cell

E:[carmenw@sanmiguelcountyco.gov](mailto:carmenw@sanmiguelcountyco.gov)

W:[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)



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

From: <noreply@civicplus.com>

Date: Wed, Jul 14, 2021 at 11:23 AM

Subject: Online Form Submittal: Comment on a BOCC Agenda Item

To: <boccclerk@sanmiguelcountyco.gov>, <shannonb@sanmiguelcountyco.gov>

### Comment on a BOCC Agenda Item

Name or description of agenda item      Society Turn Project

First Name      Heidi

Last Name      L

Email Address      [lauterbach.heidi@gmail.com](mailto:lauterbach.heidi@gmail.com)

## Comments

Dear County Commissioners,

I am commenting today in support of the new Society Turn Project. To me, the need for this project is obvious. The last 16 months have proven the need for a hospital in our community. Post-pandemic, the need will remain obvious. Don't you think it's crazy that a woman still can't give birth in Telluride? How about the fact that you, living in a ski/mountain town, can't receive an MRI here? We're literally giving jobs to places like Vail and Aspen. I could go on and on about the necessity of a hospital in our town, but chances are you understand that need too.

I was once told, several years ago, by a teacher who had taken her class on a field trip to the wastewater treatment plant, that the person giving them the tour said if one more toilet had flushed over Bluegrass Festival, the facility wouldn't have been able to handle the load. As an environmentally conscious community, the safe handling and proper space management of poop should be a priority. In my eyes, this expansion should have been approved and started several years ago. Do we want to be known as the community that retroactively fixes issues once they become a serious problem?

91 employee housing units and commercial space! Enough said, we need it more than ever. We needed it 5 years ago. Now we are in trouble. If this project isn't approved, who will serve coffee at the Cowboy? Who will spin the chairlifts in the winter? Who will run the County's admin, road, etc.?

It seems that now is the time to start taking a proactive approach to planning in the Telluride community. Ignoring, wishing, and hoping aren't reliable solutions to real problems. Our community has changed. It will continue to change. What we can do now is create a path for the change and help accommodate our wellbeing, employees, and health. You know the importance and need for this project as well as I do. I hope you will vote accordingly.

Thank you for your consideration,

Heidi

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Email not displaying correctly? [View it in your browser.](#)



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

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**Telluride Medical Center**

1 message

**Susanna Hoffman** <susanna@smhoffman.com>

Wed, Jul 14, 2021 at 11:17 AM

To: kayes@sanmiguelcountyco.gov

Cc: Kate Wadley &lt;kwadley@tellmed.org&gt;

February 3, 2021

Kaye Simonson, AICP San Miguel County Planning Director

PO BOX 548

[333 W. Colorado Ave.](#) 3<sup>rd</sup> Floor

Telluride, Co 81435

Dear Ms. Simonson,

As a former member of the Telluride Medical Center Foundation, I am writing you to add my support for the Proposed Society Turn Parcel Sketch PUD/ Subdivision Plan Application and proposed Land Use Code Amendment as submitted by Genesee Properties.

Clearly, we need a new, larger, and more up-to-date medical facility, one also able to accommodate overnight stays. The effort to attain a new, bigger, better medical center has endured almost as long as my residency here, nearly thirty years. This site with its proposed multiple mix of land uses would serve the Center well and function also as a hub for other features.

As prior letters have pointed out, the need for a new medical facility has been particularly magnified by the COVID – 19 pandemic, but as a rather renowned disaster anthropologist, I have long worried about the town expanded services due to its many potential precarities. We currently did not have space to safely address a potential crisis impacting health, as well as maintaining illness and family medical care deal. Due to COVID and other circumstances, our local population has also burgeoned. A new facility is more imperative than ever. We cannot our residents and visitors without it.

I thank you for your consideration for this project and the new site for the Telluride Regional Medical Center.

Yours truly,

Susanna M. Hoffman

Dr. Susanna M. Hoffman

7/14/2021

San Miguel County Mail - Telluride Medical Center

[216 E. Galena Ave.](#)  
P.O. Box 119  
Telluride, CO 81435  
(970) 596-3131 phone/cell

[www.susannahoffman.com](http://www.susannahoffman.com)



Kaye Simonson <kayes@sanmiguelcountyco.gov>

## Support for the Telluride Medical Center

1 message

**Christina Casas** <christina@exceptionalstays.com>  
To: kayes@sanmiguelcountyco.gov, planning@sanmiguelco.gov

Wed, Jul 14, 2021 at 10:40 AM

Dear Board of County Commissioners,

Me and my husband are full time residents with 6 adult children who spend considerable time in Telluride. We are building our final home here in town and the only element that could keep us from being able to spend our golden years in the place we love in the house we have been building for 4 years is the lack of proper medical care.

Im speaking from the point of view of an older resident, but we are also a town that need proper emergency care for our younger residents. We did such a good job during the pandemic avoiding any deaths and we should continue that roadmap and allow a proper facility which will save lives as well.


We closed our business's to safe lives during the pandemic, a measure I fully supported although it represented a huge loss of income to myself. Let's not now drop the saving every life policy and direction we have had. This is a matter of life and death.


We are fortunate to have this opportunity, let's fully embrace it and make it a reality.


Christina Casas and Jeffrey Katz  
Full time Telluride Residents



**CHRISTINA CASAS**  
Chairwoman Emeritus, Owner Acquisitions

 209 E. Colorado Ave. | PO Box 3318  
Telluride, CO 81435

 800.970.7541 M +1 970.549.0056 | +34 648.694.519

 christina@exceptionalstays.com ExceptionalStays.com

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

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## Genesee/Society Turn comment

1 message

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Joan May <joan@joanmay.org>  
To: kayes@sanmiguelcountyco.gov

Wed, Jul 14, 2021 at 12:02 PM

Dear Kaye,

I'm writing in the capacity of citizen of San Miguel County and past 12-year board member and 8-year board president of the Telluride Hospital District between 1988-2000.

I'd like to add my name to the long list of community supporters in favor of a new medical center at Society Turn. As you are well aware, with all other options exhausted, it is clearly here or nowhere for a much-needed medical facility.

In reviewing the materials, a few observations struck me that I'd like to share:

1. The workforce housing dedication is obviously an important key component of this proposal. However, there does not seem to be any housing envisioned specifically for medical center staff nor for traveling medical providers or medical specialists, who will be necessary for the facility. It seems that housing specifically for Telluride Medical Center personnel is vital to the project. I have since learned that the THD is actively pursuing promising partnerships in the region to satisfy this need. So perhaps that will suffice, but assurances to that end would seem to make sense.
2. The hotel: Securing a concrete process for this future development seems prudent, so that when the hotel goes through its steps toward approval many years in the future, there are guarantees in place that it meets the intended purpose stated in this current proposal to provide middle-range lodging options—or the appropriate needs of that time in the future.
3. Overall density: This corner is still the entryway to the Telluride region and not a sacrifice zone. I hope an industrial look and feel is not what travelers will experience, abutting the hard-won Valley Floor conservation area.
4. While CPW has expressed no concerns about the wildlife corridor, I hope the County will go above and beyond the minimum requirements in securing safe passage for migrating ungulates, as climate change and loss of habitat continue to impact our deer and elk herds. They depend on protected corridors in harsh winter terrain.

Thanks for the opportunity to comment.

Sincerely,

Joan May

Joan May  
Mountain Village, CO  
970-729-1359  
[joan@joanmay.org](mailto:joan@joanmay.org)



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

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**Fwd: Support for Medical Center plan**

1 message

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**Lance Waring** <lancew@sanmiguelcountyco.gov>  
To: Kaye Simonson <kayes@sanmiguelcountyco.gov>  
Cc: John Huebner <johnh@sanmiguelcountyco.gov>

Wed, Jul 14, 2021 at 12:39 PM

**More for next week's packet**

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

From: [eliot@mayair.com](mailto:eliot@mayair.com) <[eliot@mayair.com](mailto:eliot@mayair.com)>  
Date: Wed, Jul 14, 2021 at 9:43 AM  
Subject: Support for Medical Center plan  
To: Lance Waring ([lancew@sanmiguelcountyco.gov](mailto:lancew@sanmiguelcountyco.gov)) <[lancew@sanmiguelcountyco.gov](mailto:lancew@sanmiguelcountyco.gov)>

Dear Lance,

I am writing to express my support of the upcoming Medical Center project and location. Not only do we sorely need to expand the Medical Center, but the addition of 91 affordable housing units is also sorely needed and a drop in the bucket of what our employees need.

This entire project is well founded in my opinion.

Respectfully,

Eliot

[Eliot Brown](#)[970-728-5958 \(H\)](#)[970-209-0379 \(C\)](#)

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Lance Waring  
San Miguel County Commissioner District Two  
970 708-0629 (cell)



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## New Medical Center

1 message

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**jimjo@steinback.com** <jimjo@steinback.com>  
To: kayes@sanmiguelcountyco.gov

Wed, Jul 14, 2021 at 1:51 PM

I'm in total support of a new medical Center!!

Joanne Steinback  
402 Larkspur Lane  
Tellrude

Joanne Steinback  
[jimjo@steinback.com](mailto:jimjo@steinback.com)  
847-921-7304



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

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## Support for Telluride Regional Medical Center & Society Turn Project

1 message

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**Kim Risner-Tindall** <kimscell44@gmail.com>

Wed, Jul 14, 2021 at 2:58 PM

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

Kaye:

I've lived and worked in Telluride for over 25 years now, and in making Telluride my home, I've made a point whenever possible to avoid "having" to be at the med center for anything other than my annual checkups. But that all changed. With my recent cancer diagnosis and ongoing trips to Montrose for treatments and tests and shots, etcetera, I, personally, understand the need for the medical center to expand its services, to update and add much needed equipment and staff. And to do this, more space is needed.

Let's face it. Those of us who have made Telluride our home for decades now aren't getting any younger. And with age can come health challenges, no matter how healthy and fit we keep ourselves there are still things in life that we can't control. So, for those of us who wish to continue living in our wonderful mountain community for the long haul, then we need a more up-to-date medical facility to support that life choice endeavor. And that only addresses one segment of our ever growing & changing community.

All the wonderful folks at the med center try diligently to do all they can to help but in many instances are handicapped by their limited resources to provide their fellow community members the help needed in absolutely trying and sometimes dire circumstances. It doesn't have to be this way nor should it.

The med center's move to Society Turn is essential for the continued growth and HEALTH of this community.

Simply put, I am in full support of the Telluride Medical Center proposed relocation to Society Turn. Please vote to approve this project.

Most Respectfully,  
Kim Risner-Tindall



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

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## Society Turn Project support

1 message

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**Allison Templin** <allisontemplin@gmail.com>

Wed, Jul 14, 2021 at 3:01 PM

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

Dear Esteemed County Commissioners and Planning staff,

I have lived in San Miguel County for 24 years, my husband grew up in San Miguel County and has lived here for 43 years, and we are now raising our two children in San Miguel County as well. What an incredible opportunity you have as County commissioners and staff to alleviate the much needed affordable housing crisis as well as increase available medical care to your constituents and visitors to our County.

In my opinion, the land at Society Turn that has been identified for a new Medical Center, affordable housing, and commercial, is the perfect location and makes perfect sense. It is at the crossroads to the various municipalities in this County, so I can't think of a better location that checks so many boxes. Improved access and convenience to medical care alone are reasons to consider this proposal. Thinking about the increased traffic in and out of town with current limited parking, citizens of this county will not need to come all the way in to Telluride to seek medical care. How wonderful for those people who need care but do not want to come to Telluride if they don't have to. After living through the worst part of a global pandemic, it became extremely clear, how desperately we need a facility that can handle the magnitude of something like this. We were so lucky that the timing worked out to use the old Ah Haa, but it is clear the current medical center is insufficient in the state of emergency or otherwise.

I've also been reflecting on the amount of time and money we have spent as a family to travel out of town for prenatal care, out patient surgery, MRIs, etc. etc. and it is astounding! The convenience alone will be worth any increase in cost we might incur to support this new center.

The affordable housing component of this proposal! I'd love to see the County cooperate in creating affordable housing. It seems like if the County and towns can come together on this, we might begin to see a way out. The community is so divided at the moment. There are so many great neighborhoods that have been developed outside other resort communities. And, we've seen this County build some great ones as well. I have faith that this group can create another!

I urge you to approve this thoughtful, forward thinking conceptual design. Development that really considers the future needs of our community.

Thank you!

Sincerely,

Allison G. Templin  
Broker Associate

970-369-5374 (p)

970-708-0996 (c)

970-728-5407 (f)

[Allison@tellurideproperties.com](mailto:Allison@tellurideproperties.com)[Allison.SearchTellurideRealEstate.com](https://www.allisonsearchtelluriderealestate.com)

To: San Miguel County Board of Commissioners  
From: Mark O'Dell & Nancy "Sunny" Hill  
Re: New Medical Center at Society Turn

Thank you for your consideration of a new and expanded medical facility. We feel this is a long overdue piece of critical community infrastructure, and we hope you will finally be the regional board that make's it a reality.

As an isolated community of outdoor enthusiasts and adrenaline junkies, 'time is of the essence' when it comes to on-site emergency care - beyond what a helicopter can provide. As the father of a Special Needs son with past and future medical issues, I can't emphasize enough the importance of access to expanded longer term preventative and prescriptive care services - services that don't routinely require a 120+ mile round trips to Montrose and beyond. Current facility limitations are not good for our health or our environment. And why shouldn't we capture as much of our local medical care expenditures as possible, bolstering our own economy, instead of shipping them out elsewhere?

I'm a 22 year resident, 14 years in Mountain Village and now 8 years in town. Society Turn could not be a better location for all concerned, including our local families in Lawson Hill, and only a few miles from the over 1,200 children that attend our year round schools and day care facilities.

We have an awesome medical staff of professionals. They've taken great care of my family. In fact, Dr. Hehir and Emil Sante saved my youngest son's life one day, during school hours. These are serious and sincere medical professionals who occupy, and are shoehorned into, an old house on a daily basis - if they say that the Pacific Avenue location is well beyond it's capabilities - we trust their judgment without question, as we trust them with our lives. We want to support them, and give them the tools they need to better care for us. Further, kicking the can is a game for children, not responsible government. With a 2032 med center lease expiration in just over ten years, a new facility taking up half that remaining time, the time has truly come to act. It's not like construction prices go down over time in Telluride either.

On a non-medical note; the conceptual plan for a substantial affordable housing component is brilliant, and sorely needed like never before. Please maximize whatever densities are possible to help relieve the housing crisis at our doorstep. Every home you permit to be built for a local family, is a step towards a greater, more sustainable community balance.

In summary, as our elected officials, please listen and keep an open mind. We all have our biases, but we voted for you, and you represent us all. Good judgement and decision-making requires small town sub-tribe affiliations be set aside for the greater good. Be willing to change your minds, be willing to think outside the box. Don't hang on regulatory technicalities to justify development biases. That's not how you won the Valley Floor, and that's not how we will get this done. Please find your regulatory way through the trees, into the greater forest, and make this happen for all us. This isn't just a condo project, it's a project anchored by a facility that save lives.

Thank you so much for all your continued efforts in making our homes a better place to live.  
Respectfully submitted,

Mark O'Dell and Nancy Hill.

July 14, 2021

Kaye Simonson, San Miguel County Planning Director  
333 W. Colorado Ave., 3<sup>rd</sup> Floor  
Telluride, CO 81435

Dear Ms. Simonson,

I am writing to express my support for the proposed Society Turn Project and proposed Land Use Code Amendment as submitted by Genesee Properties.

I have lived here for over forty years and for more than thirty years I have been involved with TFPD emergency medical services. I have also spent many years recently at the Telluride Medical Center as a part time Medical Assistant in Primary Care and as an ER Paramedic Tech.

There has been a need for a new medical facility for many years and that need was recently heightened by the Covid-19 pandemic.

Although we have an amazing medical team (doctors, nurses, xray techs and support staff) doing their best to stretch and stress with what we have, I know first-hand that the current Medical Center is insufficient and unsustainable. This may be our last chance to secure a very much needed site for a new regional medical facility.

I support the project as a whole and feel that the project features such as wastewater treatment expansion, stand-alone medical space, employee housing units and open space will add much needed quality of life benefits. Lodging accommodations that are somewhat affordable would greatly help with the ability for families of school sports teams as well trade/travel industry employees to stay in the area and add to the local economy. Eating/Drinking establishments and commercial flex space, with thoughtful design, would also be beneficial to the surrounding communities.

Thank you and the San Miguel County Board of Commissioners for your consideration.

Jill Masters



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

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**The New Telluride Medical Center Letter of Support**

1 message

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**Lucinda Carr** <Lucindacarr@mesacanyonstudio.com>  
To: kayes@sanmiguelcountyco.gov  
Cc: Carr Lucinda <Lucindacarr@mesacanyonstudio.com>

Wed, Jul 14, 2021 at 5:04 PM

July 15, 2021

To: The San Miguel County Board of County Commissioners

Re: The New Telluride Regional Medical Center Project

I first came to Telluride in 1997 and eventually moved to the area in 2006, but not before my first visit to the Telluride Medical Center. I have been a patient and an advocate for this invaluable asset to our community ever since. With the dedicated and knowledgeable staff, working from cramped and crowded spaces, I have been able to navigate numerous health challenges. The time is NOW, to consider how to move TMC into the future so that they can continue to offer the best care to a growing community. Thus, I urge the BOCC to vote to approve this expansion and invest in the health and well being of our growing population.

Sincerely,  
Lucinda Carr

Lucinda Carr  
Mesa Canyon Studio  
P.O. Box 189  
Telluride, CO 81435  
[lucindacarr@mesacanyonstudio.com](mailto:lucindacarr@mesacanyonstudio.com)



7/14/2021

San Miguel County Mail - The New Telluride Medical Center Letter of Support

c. 970-214.6509



Board of County Commissioners  
ATTN: Kaye Simonson  
P.O. Box 548  
Telluride, CO 81435

07/14/21

Dear Kaye and County Commissioners,

Please allow this email to serve as confirmation of my support for the new planned PUD at society turn.

I have been a full time resident of San Miguel county for 30 years. I currently own several businesses in the county and employ more than 2 dozen residents. Additionally, I own and manage several commercial properties in the County.

I fully support the plan for a mixed used development on the site.

In addition to the Medical Center, the need for more affordable housing is obvious. The dearth of commercial space is also a serious need in the county. Local small businesses are out of options, there is virtually no space available at this time for new small businesses to operate, and established small businesses to move to as main street prices are becoming unaffordable.

For example, the Telluride Yoga Center which I am a partner in has been located in the Historic Nugget Building for nearly 2 decades. Since the recent sale of the building to the film festival, our rent has increased significantly and our future there is unsure.

I also support the approval of an affordable lodging component to the plan. As a partner in the Telluride Yoga Festival we are in desperate need of more affordable options for our attendees and teachers.

Respectfully submitted,



Albert Roer



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Support for the Telluride Regional Medical Center at Society Turn

1 message

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**Peter Edwards** <pedwards373@gmail.com>

Thu, Jul 15, 2021 at 8:55 AM

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

Commissioners of San Miguel County,

I'm writing to express my enthusiastic support for building the new Telluride Regional Medical Center at Society Turn.

San Miguel County and Telluride have far too many years without reasonable medical services. Informed by the many past efforts to advance other related proposals, the current project is sensitive to the needs and sensibilities of the local community, clearly and thoroughly thought out, and robust and flexible enough to serve the county decades into the future.

Moreover, as a resident of the Town of Telluride, I do think the location is equitable and logistically the only choice. Our regional medical needs extend far beyond Telluride. The residents of town should recognize the importance of bringing stronger medical resources into the county, for the benefit of all its residents, and be willing to live with the truly minor inconvenience of getting to and from the new location. I certainly am.

I urge the Board of County Commissioners to approve the Society Turn Project.

Sincerely,

Peter Edwards  
[229 North Aspen Street](#)  
Telluride



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

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**supporting Society Turn PID**

1 message

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**Fruen** <flael@montrose.net>  
To: [planning@sanmiguelcountyco.gov](mailto:planning@sanmiguelcountyco.gov)

Thu, Jul 15, 2021 at 8:35 AM

Dave and I are writing this email in support of the PUD at Society Turn.

Having a site for a permanent home for the Telluride Medical Center is an obvious no brainer.

Of just as great importance is the other elements of the PUD that are so sorely needed. Affordable commercial space is a thing of the past in downtown Telluride. Small businesses have been run out of town and now those goods and service providers have to commute from Montrose. We need a spot for them now. Think what it might do to help the incoming traffic from Montrose and beyond that impacts us every day. There is also going to be affordable accommodations. Visiting professionals complain about no affordable place in Telluride for them to stay when they are here for tax work or audits or visiting doctors and nurses. What about a place to stay for the parents of young sports team members? If there is not a spot in the camp ground, they are having to stay in Montrose or Cortez.

The proposed site contains provisions for 91 employee housing units. As I understand it, there is no free market housing being built at all. What more could we ask than that. They are also donating land, did you hear me, donating land to the Town of Telluride for the sewer treatment plant expansion.

Please do what you can to expedite this approval. Do we have to go through another winter or two with the medical center delivering services in tents in the street like occurred last winter?

Please pass the PUD Dave & Lael Fruen

Kaye Simonson, AICP  
San Miguel County Planning Director  
kayes@sanmiguelcountyco.gov  
PO BOX 548  
Telluride, Co 81435

Dear Ms. Simonson,

We are writing to express our wholehearted support for the proposed Society Turn Plan Application and proposed LUC Amendment as submitted by Genesee Properties.

Our community and our region is at a crossroads, and this proposal works to provide improved community infrastructure opportunities for several pressing needs in the area – not least of all the new home of the Telluride Medical Center, which will allow for TMC to truly evolve into a regional medical Hospital and provide more services and access for Telluride/Mountain Village visitors and San Miguel County residents alike.

In addition, this well-balanced proposal also accounts for providing much-needed local workforce housing, as well as commercial space - which at 38% of the proposed plan, is no small matter.

We are hopeful for an outcome that APPROVES the Society Turn Development plan as proposed.

With gratitude,

Mary & Jesse Johnson  
525 Columbia Ave  
PO Box 1529  
Telluride, CO 81435

July 14, 2021

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

Dear Ms. Simonson,

The San Miguel County Board of Commissioners has the opportunity to do what local political leadership has failed to do for many years – help create a permanent home for one of this county’s most vital services. The Telluride Regional Medical Center has been actively looking for a permanent home since 2006. Even back then, there were not many parcels of suitable land remaining in the region, and the site you are considering was soon identified as having the best location to serve the entire local region. Unfortunately, it soon became apparent that this site would not be available for many years. Deciding not to just wait around and hope, The Telluride Regional Medical Center moved forward to try to get a new medical center built on other sites. Despite a great deal of effort being put into this new medical center project by many people over the years, the people of San Miguel County are still left with an old and inadequate healthcare facility

Back in 2006, not many in the community recognized the need for a new medical center. We were used to the current one and felt the aging, poorly designed building was really not much of a deterrent to the great medical care provided by an outstanding team of medical professionals. Besides, the facility was practically rent free. Why build a new facility and incur more costs?

Much has changed in the last 15 years. The reasons for needing a new facility have been repeatedly articulated, and now awareness of this need among the county’s citizens is quite high. We have seen a lot of growth in the county, and the medical center has been able to accommodate this growth at the same time as it has expanded its services. Doing that with the limitations of its existing facilities was an amazing accomplishment. If a person had been oblivious to the need for quality healthcare in the region because he/she had personally not really needed much in the way of medical services, Covid-19 has been a wake-up call. Quality healthcare is clearly one of the region’s most critical needs and one that local government should do everything they can to support.

One of the other key benefits of this project is the large number of employee housing units. Affordable housing has been at the top of the region’s needs for more years than anyone can remember. That has only been aggravated in recent years by the more lucrative short-term rental market that has evolved and by the urban migration to desirable places like our local area.

Approving a project which provides a permanent home for the region’s premier healthcare provider and which provides for many units of employee housing would be the best decision made by any local political body in the over 20 years that the two of us have been residents of San Miguel County.

Thank you for your support,

Bill and Susan Grun



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

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**Fwd: Proposed Medical center**

1 message

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**Kris Holstrom** <krish@sanmiguelcountyco.gov>  
To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Wed, Jul 14, 2021 at 8:00 PM

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

From: **Janet Wolinetz** <janetwolinetz@gmail.com>

Date: Wed, Jul 14, 2021 at 7:35 PM

Subject: Proposed Medical center

To: &lt;Kris@sanmiguelcountyco.gov&gt;, &lt;hilaryc@sanmiguelcountyco.gov&gt;, &lt;lancew@sanmiguelcountyco.gov&gt;

Dear Commissioners -

Having been a homeowner in San Miguel County for 20 years I am amazed over and over again at how well the Telluride Medical Center cares for the people of San Miguel County. But let's be clear there is an urgent need for a larger, more up to date, better equipped and staffed Telluride Medical Center especially because the closest Hospital, Montrose Memorial is 65.9 miles away. Over many years a number of reasonable proposals to do just this have been rejected. The project now on the table is not perfect, however it is far better than anything that has been proposed previously. It is a feasible alternative. We ask you not to allow those who have objected to all earlier proposals to succeed yet again. This project is essential for the continued good health of our multigenerational community. Please support its approval.

Thank you for your support .

Janet S. Wolinetz  
Janetwolinetz@gmail.com  
208 Russell Rd.  
Telluride, CO  
81435



Kris Holstrom  
San Miguel County Commissioner  
District 3  
970-708-0289



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Telluride Medical Center support

1 message

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Michael Brochu <MBrochu@msn.com>

Wed, Jul 14, 2021 at 5:39 PM

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

Cc: Caprice Brochu <capricebrochu@gmail.com>

Kaye,

My wife, Caprice, and I reside in Mountain Village. We have had the necessity to use the medical center on a number of occasions due to our active lifestyle. The people that work there are worth their weight in gold. We cannot say enough about how important they have been for us and how important they are for the community.

We fully support a new medical facility and are 100% behind the proposed facility at Society Turn.

Regards,

Mike & Caprice

Michael A. Brochu  
[16548 SE 59 Place](#)  
Bellevue, WA 98006

206-612--2522

"Life is not a journey to the grave with the intention of arriving safely in a pretty and well preserved body, but rather to skid in broadside, thoroughly used up, worn out, and loudly proclaiming, "Wow!!! What a ride!!!"





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

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## Society Turn Project

1 message

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**Brian O'Neill** <brian@oneillstetina.com>  
To: Kaye Simonson <kayes@sanmiguelcountyco.gov>

Thu, Jul 15, 2021 at 11:23 AM

Kaye,

I would like to offer my support for the Society Turn Project. Having a new, larger medical facility is high on our list of needs in the community. Housing is also high on the list and I believe better suited than any type of short term lodging on this site. The commercial component would be a wonderful opportunity for affordable retail and commercial for local businesses.

It is for these reasons I support the Society Turn project.

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Sincerely,

**Brian F. O'Neill**  
**Telluride Properties**  
**Director**

m. 970-708-5367

<https://www.oneillstetinagroup.com/>To search the Telluride market: [Telluride Real Estate Market Search](#)



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society Turn Project -support

1 message

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**Eric Saunders** <saundersintelluride@gmail.com>

Thu, Jul 15, 2021 at 12:30 PM

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

Dear Kaye and San Miguel County Board of County Commissioners,

I am writing this email in support of the Society Turn Project and your meeting coming up on July 21, 2021. I fully support the medical center being located there, the 91 employee housing units and any other affordable applications that could be built.

I coach youth hockey and baseball in Telluride and as a resort community are faced with visiting families not able to afford to stay in town. It would be great if there were an affordable hotel built in the area as well. This would greatly benefit our youth programs and other teams' willingness to visit and play in Telluride. This would be a huge community benefit in my opinion.

Eric Saunders

July 15, 2021

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

Dear Ms. Simonson,

I am pleased to write to you regarding my enthusiastic support for the proposed Society Turn Parcel Sketch PUD/Subdivision Plan application and proposed Land Use Code Amendment as submitted by Genesee Properties.

For many years, the need for this type of development in a location central to the population centers of the greater Telluride Area has been contemplated but not acted upon. There have been many factors involved in the inaction and lack of pro active movement but at this time that is irrelevant.

An opportunity exists to provide many needs for the population of San Miguel County, the least of not which is the provision for a much needed and expanded medical facility. For too long, we ,the populace, have been forced to commute long distances for more intensive medical care. Grand, Junction, Montrose, Durango are just some of the areas we know have to go to for more specialized care.

This plan not only provides for the additional medical facilities but also will provide other very necessary benefits such as additional affordable housing, expanded waste water treatment facility space and additional open space. The additional commercial lodging for the area, along with parking and an expanded transportation system are invaluable benefits as well.

As a 41 year full time resident of San Miguel County and property owner, I urge you to support this plan.

Regards,  
Edward Roufa

22235 CO Hwy 145  
Placerville, CO 81430

PO Box 690  
Telluride, CO 81435



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

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## Med Center Project Comment

1 message

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**Tracy Boyce** <tracy.boyce@telluridesothebysrealty.com>  
To: planning@sanmiguelcountyco.gov

Thu, Jul 15, 2021 at 3:58 PM

Board of County Commissioners:

I am writing in support of the medical center development. As I read through the project proposal, I see a lot of community benefit there. The most important reason in my mind is the support of our local medical staff who have been working tirelessly before during and after the height of the pandemic to keep our community healthy and now safe. Their work conditions have been less than they should be and its long been time to get this project started. Since the lease with Idarado won't be renewed at end of the lease term, this location is our last opportunity to keep such an asset locally in our community. I for one as a local rely on it. Our guests also rely on this as they embark on local adventures that sometimes lead to a visit there. Some of the community benefit that stood out to me are the acres dedicated to San Miguel County which includes a portion for the School District. The promise of 91 affordable housing units even if not immediate will fill a need that will exist down the road. Perhaps even on school district property affordable housing could be placed there specifically for our amazing teachers. Would be a great recruitment tool. I also think having the hotel is a great benefit. Teams coming to town for sporting events would have an affordable lodging option as well as locals family visits, part time construction workers, etc. I learned that many of our visitors that come for sporting tournaments and events are staying in Montrose and driving up here for the games because they can't afford our expensive hotels or condo rentals.

The traffic egress and ingress seem to be well thought out as well as the roundabouts to access the area.

I urge you to vote in favor of the Medical enter location.

Thanks for your hard work and consideration,

Tracy L. Boyce

Broker Associate

*Board of Directors, Telluride Association of Realtors 2019-2021*

*Education Chair, Telluride Association of Realtors 2019-2021*

*Education Committee, Telluride Association of Realtors 2014-2018*

*Community Realtor of the Year, 2014*

LIV Sotheby's International Realty

[565 Mountain Village Boulevard, Suite 101](#)(FedEx/UPS delivery)

Post Office Box 845(USPS delivery)

Telluride, CO 81435

m. 970.708.0737

email: [tracy.boyce@telluridesothebysrealty.com](mailto:tracy.boyce@telluridesothebysrealty.com)





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

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## Proposed Medical Center for Telluride

1 message

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**Kelley Jemison** <kelleyjemison@gmail.com>  
To: kayes@sanmiguelcountyco.gov

Thu, Jul 15, 2021 at 4:01 PM

To Whom It May Concern:

My husband and I have had a place here in Telluride since 1993. We started out sharing a condo in the Riverside units, bought a lot in Aldasoro Ranch in 1995, built our home there in 2001, and live here full time. We have watched Telluride grow up. The fabulous library, the hockey rink, lots of new affordable housing, paved alleys, buried utilities all have made this little box canyon a very special place to live.

Our medical community here in Telluride is world class. They consistently go above and beyond the norms to serve a wide variety of health care issues. But they can only operate within the boundaries of their physical structures. We are long overdue in creating an environment within which they can continue to excel. We NEED a new medical center.

We are 74 years old and want to continue to be here for years to come. We don't want lack of health care to be the thing that drives us away. We currently have health care providers in Durango, Cortez, Telluride, Montrose, and Grand Junction. These providers work in and near 4 different hospitals. Our internist Sharon Grundy has to consider information from all these locations when she treats us. This community deserves better.

Please support the Society Turn Development Plan (which includes a new medical center) AS A WHOLE to facilitate a speedier realization of what this community has needed for years.

Thank you for your time and thoughtful consideration.

Kelley JEMISON  
512 923 3255



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Society Turn Development Plan

1 message

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**Jemison, David B** <David.Jemison@mcombs.utexas.edu>  
To: "kayes@sanmiguelcountyco.gov" <kayes@sanmiguelcountyco.gov>

Thu, Jul 15, 2021 at 4:09 PM

Dear San Miguel County Commissioners,

My wife and I are full time residents of San Miguel County with a history in the County beginning in 1993.

I am writing to strongly support the Society Turn Development Plan and to ask for your positive support and passage of the Plan at your meeting on July 21.

I have carefully read the detailed plan it seems to represent a fair set of compromises that provide many benefits for residents of and visitors to our County:

- The Telluride Regional Medical Center is at full capacity in its current location. The dedicated medical professionals and staff are operating under space constraints that make their jobs more difficult and limit their abilities to provide the sort of medical care needed for our growing area. The Society Turn Development Plan includes land for a new Medical Center that can serve our region well into the future.
- Our regional sewer plant will have land allowing it to expand to better serve the growing needs of the area with the most effective technology.
- The addition of 91 affordable housing units will be a great boon to the region by providing affordable housing, reducing commuting traffic from nearby towns, and provide a quality of life to the housing unit residents which they deserve.

Thank you for your time and consideration.

Sincerely yours,

David B. Jemison



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

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## Letter of Support for Society Turn Project Approval

1 message

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**Peggy Raible** <peggy.raible@sothebysrealty.com>

Thu, Jul 15, 2021 at 4:50 PM

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

Cc: "kayes@sanmiguelcountyco.gov" &lt;kayes@sanmiguelcountyco.gov&gt;

Ms. Simonson,

Please include this letter of support for the Board of County Commissioners meeting to approve the Society Turn Project. My husband and I are 28-year residents; parents of two middle-school aged children; business and property owners in San Miguel County and I am writing to express our support for the Proposed Society Turn Parcel Sketch PUD/ Subdivision Plan Application and proposed Land Use Code Amendment as submitted by Genesee Properties.

I have reviewed and found Genesee Properties proposal to offer a creative mix of land uses which we feel addresses many of our community's critical needs including affordable housing, small business space, and public transit connections, preserving and enhancing open space while providing significant public benefit with the expansion of the wastewater treatment facility and the much-needed site for a new regional medical facility. We are supportive of the overall project and excited that this plan offers us a chance to add a unique, new neighborhood with employee housing, space for locally owned small businesses/services, the addition of an affordable hotel lodging component which could accommodate visiting sports teams and family as well as new retail/dining/drinking establishments that will add to our quality of life as Hillside residents.

We see this as our last chance to assign valuable community space to a new medical facility. The current facility is obsolete, a new facility has been needed for years and we support this location and overall plan to accommodate the growing medical and service needs of our community. It is the right location in terms of accessibility and emergency services.

Thank you for your time and consideration for this community project and providing your support for a Telluride Regional Medical Center's new site.

**Peggy Raible** | LIV Sotheby's International Realty

Vice President &amp; Managing Broker

[peggy.raible@sothebysrealty.com](mailto:peggy.raible@sothebysrealty.com)

direct +1 970.729.2504

565 Mountain Village Blvd. #101

Mountain Village, CO 81435









Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## TMC letter of support - D. Wallon

1 message

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**Dru Wallon** <druwallon@gmail.com>

Thu, Jul 15, 2021 at 4:54 PM

To: kayes@sanmiguelcountyco.gov

Ms Simonson,

I strongly encourage you to support the new Telluride Medical Center in Lawson Hill.

I moved to Telluride in 1993 and am a local business owner. The town is attracting SO many more locals & visitors now that we need an improved medical facility. Too much time - over many years - has gone by trying to get this approved. We're running out of options & should really move forward with this much needed change for the future of Telluride.

Thank you for your consideration,

Ms Dru Wallon



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Support for Telluride Regional Medical Center

1 message

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**Val Mortell** <valmortell@gmail.com>  
To: [planning@sanmiguelcountyco.gov](mailto:planning@sanmiguelcountyco.gov)

Thu, Jul 15, 2021 at 5:24 PM

Please note that Tom and I fully support the efforts to find this permanent home for the Med Center. It is sorely needed and we hope we live to see it come to fruition.  
Thank you for noting our concern,  
Tom and Val Mortell



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## An Enthusiastic YES - Telluride Medical Center's Society Turn Project

1 message

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**Robyn Pale** <evp@telluriderealtors.net>

Thu, Jul 15, 2021 at 5:11 PM

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

Hello Ms. Simonson & San Miguel County Board of County Commissioners,

I am a local area resident for the past 22 years I couldn't be more thrilled to fully support the Telluride Medical Center's Society Turn Project. It's exciting to realize that 39% of the land parcel would be dedicated to 91 new Employee Housing Units which are desperately needed in our area and Commercial space options. After watching the proposal myself, I also feel they did a pretty thoughtful and amazing job to limit "view obstruction" of the natural beauty and views of the box canyon.

Approval of the Society Turn Project will also give them the land that is so needed to build the new Hospital.

Thank you for your consideration.

Respectfully,

**Robyn Pale, RCE**

**Executive Vice-President**

**Telluride Association of REALTORS®**

**970-728-5172**

**Fax: 970-728-5270**

**evp@telluriderealtors.net**

**www.telluriderealtors.net**



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

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## Telluride Medical Medical Center Project

1 message

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**barbara@telluridecolorado.net** <barbara@telluridecolorado.net>  
To: [planning@sanmiguelcountyco.gov](mailto:planning@sanmiguelcountyco.gov)

Thu, Jul 15, 2021 at 8:54 PM

As a citizen of the Region and Mayor of the Town of Rico, I can personally speak to the importance of the Society Turn Project. Residents of our Town and County rely on the care currently provided by the Med Center for Personal Care Physicians and Emergency Care on a daily basis.

To have improved facilities, increased staff and vastly more convenient access, you will be filling a vital need for those of us who live and work in various communities our area. San Miguel County has been and will continue to be the central provider for students who reside outside the County but attend school in Telluride. As the area's primary employer, Telluride is where most of Rico's residents work and where they go when they need immediate care. For TMC to become a licensed acute care hospital will be a much needed addition for all of us in the region.

I urge you to approve this important healthcare improvement.

With great appreciation for all you do in the Region and for our community,

Barbara Betts  
[456 Silverglance Way](#)  
Rico, Co 81332  
970-708-0743



Kaye Simonson <kayes@sanmiguelcountyco.gov>

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## Med center planning

1 message

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**Thomas Preston** <tepresto@me.com>

Thu, Jul 15, 2021 at 8:53 PM

To: kayes@sanmiguelcountyco.gov

We welcome the opportunity to voice support for the much needed new plan to relocate and increase the facilities for the Telluride Medical Center.

This pandemic year has been more than testimony to the heroic capacities and importance of the center to the community. We personally have been the beneficiary of the high levels of skill, and responsiveness of the clinicians. It is not an overstatement to say that this has been life saving.

The center has outgrown the current facilities and the potential for expanded capacities is much needed.

In support and gratitude,  
Josie (Ellen Jo) Preston  
Thomas Preston MD  
[125 W Pacific Ave, Telluride, CO 81320](#)  
818-400-2246



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

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**tmmc call to action**

1 message

**Francine** <cogenfp@aol.com>

Thu, Jul 15, 2021 at 8:50 PM

Reply-To: Francine &lt;cogenfp@aol.com&gt;

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

&lt;kayes@sanmiguelcountyco.gov&gt;

Cc: Francine &lt;cogenfp@aol.com&gt;

To Whom It May Concern:

Along with my late husband, I have witnessed Telluride's exponential growth, challenging its resources, scurrying for affordable housing, and struggling to provide adequate and professional medical care over the years.

I am now 75 years old, widowed, and very attached to my life here. I am a full-time resident who enjoys living here but who worries that this tiny, outdated medical center can not continue to provide for its inhabitants.

The medical center has been debated for years. **We are out of time.**

This building site, while not perfect, is our last opportunity and in fact makes sense on many levels.

Only practical thinking and expediency will provide our community a desperately needed new medical center.

I urge you to support the Society Turn Development Plan in its entirety.

Thank you for your thoughtful consideration.

Francine Cogen

505 269-3699



Kaye Simonson <kayes@sanmiguelcountyco.gov>

## Fwd: Online Form Submittal: Comment on a BOCC Agenda Item

1 message

**Carmen Warfield** <carmenw@sanmiguelcountyco.gov>

Fri, Jul 16, 2021 at 10:37 AM

To: John Huebner <johnh@sanmiguelcountyco.gov>, Kaye Simonson <kayes@sanmiguelcountyco.gov>

FYI.

*Carmen L. Warfield*

Carmen L. Warfield

Chief Deputy Clerk - BOCC

San Miguel County

[333 W. Colorado Ave, 3rd Floor](#)

PO Box 1170

Telluride, CO 81435

970-369-5429

970-708-8399 cell

E:[carmenw@sanmiguelcountyco.gov](mailto:carmenw@sanmiguelcountyco.gov)

W:[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)



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

From: <[noreply@civicplus.com](mailto:noreply@civicplus.com)>

Date: Fri, Jul 16, 2021 at 10:26 AM

Subject: Online Form Submittal: Comment on a BOCC Agenda Item

To: <[boccclerk@sanmiguelcountyco.gov](mailto:boccclerk@sanmiguelcountyco.gov)>, <[shannonb@sanmiguelcountyco.gov](mailto:shannonb@sanmiguelcountyco.gov)>

### Comment on a BOCC Agenda Item

Name or description of agenda item                      Regional Medical Center - Society Turn Project

First Name    Harvey

Last Name    Mogenson

Email Address    [hmogen@iCloud.com](mailto:hmogen@iCloud.com)



7/16/2021

San Miguel County Mail - Fwd: Online Form Submittal: Comment on a BOCC Agenda Item

Comments

I am writing IN FAVOR of the Society Turn Project. I new, high quality, Regional Medical Center is necessary for the health needs of the residents of San Miguel County. This project is the best alternative and should be approved as soon as possible.

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