

Public Meeting Record

County Planning Commission

Application: Genesee Properties, Inc

Planned Unit Development /Subdivision Preliminary Plan for the Society Turn Parcel; Mixed-Use Development Zone District Rezoning of Parcel

Date: January 12, 2023

1. San Miguel County Land Use Code (Adopted 11/30/90) with all amendments to date (By Reference Only).
2. San Miguel County Comprehensive Development Plan (Adopted 8/3/78) with all amendments to date (By Reference Only).
3. Memorandum to the San Miguel County Planning Commission from Kaye Simonson, Planning Director dated January 12, 2023.
4. Application submitted by Tom Kennedy, Attorney, on behalf of Genesee Properties, Inc., Society Turn Preliminary PUD/Subdivision Plan Review and Related Matters received October 25, 2022. (The complete application is online at <https://societyturn.info/>)
5. Applicant's Certifications of Compliance with the public noticing requirements of the San Miguel County Land Use Code Section 3-9 dated December 19, 2022 and December 13, 2022.
6. Public Meeting Notice published in the Norwood Post and Telluride Daily Planet on December 21, 2022.
7. Society Turn Sketch Plan application, amendments, documents, and Public Hearing and Public Meeting Records (By Reference Only)

AGENCY COMMENTS

8. Email and Letter from Kaye Simonson, Planning Director dated December 6, 2022 to Referral Agencies.
9. Email from Randee Reider, CDOT Region 5 Permits Program Manager, to Planning Department dated December 6, 2022.
10. Letter received from Chris Darnell, TRMC - CEO, to Kaye Simonson, Planning Director dated December 30, 2022.
11. Letter received from David Averill, SMART – Executive Director, to Kaye Simonson, Planning Director dated December 30, 2022.
12. Letter received from Mark W. Caddy, CPW – District Wildlife Manager, to Kaye Simonson, Planning Director dated December 29, 2022.

13. Email received from Pam Hall, Lawson Hill POC – Manager, to Kaye Simonson, Planning Director dated December 23, 2022.
14. Letter received from Janet Kask, County Parks & Open Space Director, to Kaye Simonson, Planning Director dated December 30, 2022.
15. Email received from Ryan Righetti, County Road & Bridge Director, to Kaye Simonson, Planning Director dated January 3, 2023.
16. Letter received from Matt Gonzales, County Building Official, to SMC Planning Commission dated December 30, 2022.
17. Letter received from Julie Kolb, County Vegetation Control and Management, to Kaye Simonson, Planning Director dated January 3, 2023.
18. Letter received from J. David Foley, County Surveyor, to John Huebner, Senior Planner dated January 3, 2023.
19. Letter received from Laila Benitez, Mountain Village – Pro-Tem, to Kay Simonson, Planning Director dated January 3, 2023.
20. Letter received from Paul O’Neil, SEH – Designated County Engineer, to Kay Simonson, Planning Director dated January 5, 2023.

PUBLIC COMMENTS

21. Email received from Alison James, 291 Rio Vistas Road #105, Telluride, to Kay Simonson, Planning Director dated December 22, 2022.

M E M O R A N D U M

TO: San Miguel County Planning Commission
FROM: Kaye Simonson, AICP, Planning Director
RE: A. Society Turn PUD and Subdivision Preliminary Plan
B. Rezone from PUD-R to MXD Mixed Use Zone District
DATE: January 12, 2023

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

Background

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

On July 27, 2021, the BOCC approved the Sketch Plan for a Planned Unit Development and Subdivision of the Society Turn Parcel for Genesee Properties, Inc., as set forth in Resolution 2021-22 (attached). The BOCC also amended the Land Use Code, establishing Section 5-323, Mixed Use Development – MXD zone district, pursuant to Resolution 2021-23 (attached). Sketch Plan approvals are valid for one year. On July 20, 2022, the BOCC approved an extension of the Sketch Plan approval to November 27, 2022. A complete application was submitted prior to the date.

Request

There are several components to the application, as listed on pages 9-11 of the Application and as follows:

- Preliminary PUD and Subdivision
- Rezone to Mixed Use Development – MXD zone district
- 1041 Environmental Hazard Review
- Scenic Foreground Review
- Extended Vesting
- Development within a Wetland Buffer
- Development within a Floodplain

Proposal

The approximately 20-acre property is located at the southwest corner of Society Turn and abuts Highway 145 on the north and east. The property extends across the river on the east end, with an area fronting on Society Drive opposite the Conoco. The Telluride Wastewater Treatment Plant is accessed through the property from the east, the Source Gas/Black Hills Energy facility is accessed from the north, and the San Miguel Power Association substation is accessed from both the east and north. Remine Creek Trail also crosses the site.

The property is zoned Planned Unit Development – Reserve (PUDR), which is a temporary zoning designation used until a site-specific development plan is proposed,

at which time the property would be rezoned. The PUDR zone district does not establish development standards, density, or allowed uses. To implement the PUDR zoning, a PUD and Subdivision must be approved and the property must be rezoned to a new zone district. The PUD implements the Master Plan; the Society Turn Master Plan amendment, adopted in 2019, outlines the intended uses and purpose of the area.

The application proposes a mixed-use development, including office, retail, food and beverage, lodging and flex space; employee housing; a parcel dedicated for a medical center; dedication of land for wastewater treatment plant expansion; dedication of land for open space; trails; and infrastructure.

Planned Unit Development

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

Planned Unit Development (PUD) is a subdivision procedure permitting variation of dimensional, permitted uses and parking standards to promote compliance with the County's Land Use Policies. Specific purposes are:

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

Planning Commission Sketch Plan Action

The Planning Commission held a hearing on February 11, 2021 and continued it to March 11, 2021. At the March 11 hearing, the Planning Commission voted unanimously to recommend the BOCC adopt LUC Section 5-323 Mixed Use Development (MXD) zone district, and voted unanimously to adopt Planning Commission Resolution No. 2021-02, recommending the Board of County Commissioners approve the Society Turn Sketch Planned Unit Development, with the following conditions:

1. The applicant shall address all relevant Referral Agency comments in the application for Preliminary PUD and Subdivision.
2. Provide an alternative land use plan that eliminates hotel uses and

- provides a compatible substitute use.
3. There shall be a site visit with story poles at the Preliminary PUD stage. The story poles shall show the potential 4th floor.
4. Provide greater detail regarding development standards and location of potential additional affordable housing. Consider locating the extra housing away from the highway.
5. To address community and Commission concerns regarding traffic and sight corridors, we request a reduction in total square footage.

BOCC Sketch Plan Action

The BOCC held a hearing on July 21, 2021, and continued the hearing to July 28, 2021. At the July 28 hearing, the BOCC voted unanimously to adopt BOCC Resolution No. 2021-22, approving the Society Turn PUD Sketch Plan, and to adopt BOCC Resolution No. 2021-23, amending the Land Use Code to adopt the MXD zone district. The BOCC included the following conditions of approval for the Sketch Plan (*relevant application sections responsive to the conditions are in italics*):

1. The applicant shall address all relevant Referral Agency comments in the application for Preliminary PUD and Subdivision.
2. The application for Preliminary PUD and Subdivision shall include a land use table that specifies a minimum net floor area for required Employee Housing. There shall be no maximum floor area for employee housing. Further, the land use table shall establish a mix of unit types and minimum unit sizes to ensure the number of employees being housed is maximized. (*Exhibit I*)
3. There shall be a site visit with story poles at the Preliminary PUD stage. (*To be held January 10, 9 am*)
4. There shall be the ability to add a 4th floor to the buildings on Planning Areas 2 and 5, to be used solely for employee housing in excess of the required units. (*Exhibits I and X*)
5. To ensure the hotel provides value-priced and family-oriented accommodations, there shall be a plat note prohibiting rooms within the hotel property from becoming condominiums or fractional ownership. The hotel development shall be a single unit within the condominium for the development. (*Exhibit F*)
6. The Applicant shall agree to participate in a potential Remine Creek Trail underpass through an equitable contribution, to be determined in the future and spelled out in the Development Agreement. (*Application Section 6.8.2*)
7. The applicant shall agree to participate in a potential wildlife crossing through an equitable contribution, to be determined in the future and spelled out in the Development Agreement. (*Application Section 4.4.G*)
8. EV charging stations shall be included in the project. (*Application Exhibit AA*)
9. Applicant shall agree to consider accommodation of on-site renewable energy to offset energy usage within the development. (*Application*

Exhibit AA)

10. Investigate the potential catchment of water and other water savings methods. (*Application Exhibits G, J, M and AA*)

Land Use Code Modifications

All uses and development standards are established by the PUD. There is currently no density assigned to the property; that is occurring through the PUD. The land use standards for which the applicant is requesting modifications are highway setbacks and parking, which are development standards of general application and not specific to a single zone district. The Land Use Code envisions modifications to both, either through a one-step review process or a PUD. Similar modifications have been made for other PUDs, including Lawson Hill. For example, the Lawson Hill setback to Highway 145 ranges from about 30 feet to 67 feet, rather than the 200 feet required by LUC Section 5-505. The applicant is also requesting additional height to allow the construction of additional employee housing beyond that required by the Land Use Code.

Public Benefits

The applicant is proposing a number of public benefits. About half of the property will be dedicated to public purposes, uses and activities. Benefits include:

- Dedication and conveyance of 2.6 acres to the Telluride Hospital District, including installation of infrastructure to the property
- Dedication and conveyance of 1.5 acres to the Towns of Telluride and Mountain Village for potential expansion of the Regional Wastewater Treatment Plant
- Dedication of 3.8 acres in two tracts to San Miguel County, in excess of the minimum open space and School dedications required by LUC Sections 5-804 and 5-805
- New and extended trails

The Applicant is also requesting additional height for certain lots, to allow the construction of additional employee housing above and beyond that required by the Land Use Code. Construction of that additional housing is not guaranteed – it would be up to the site developer(s) to build the housing. However, the PUD would make it possible to have more housing as an added public benefit.

Process

(See pp. 6-9 of the Application)

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

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

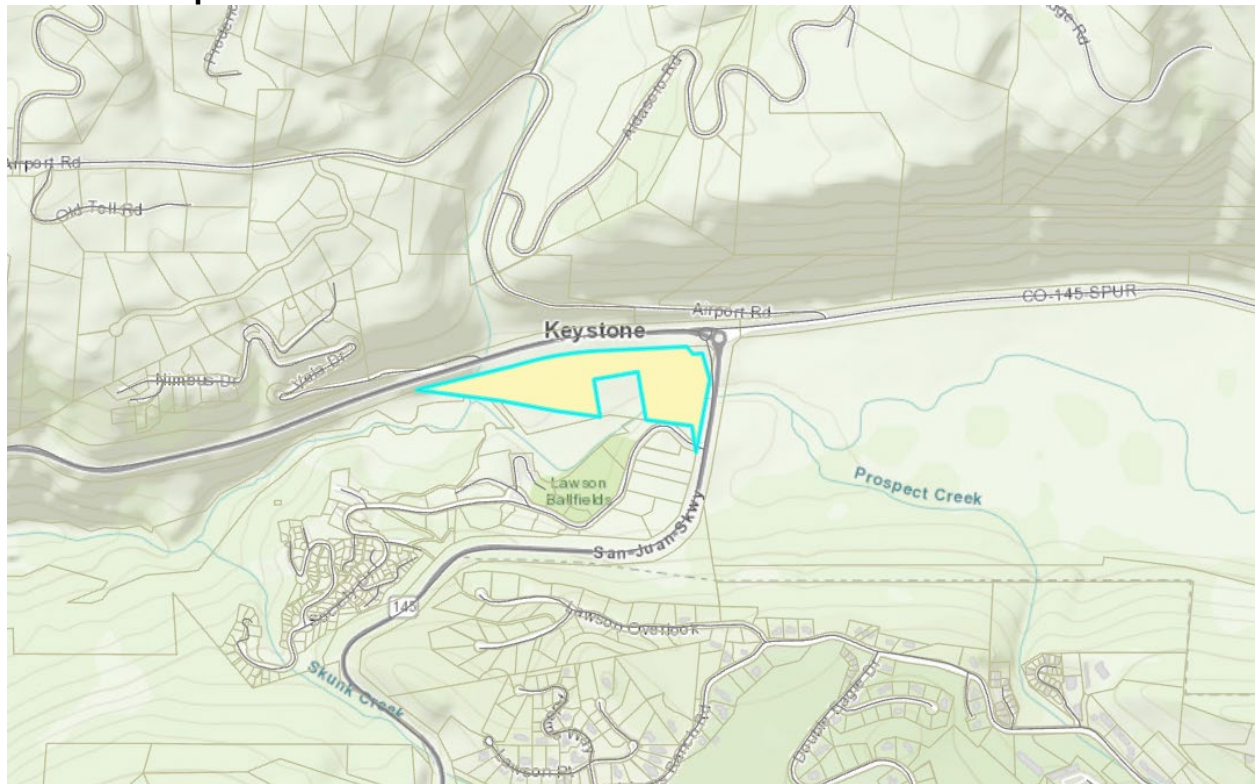
The purpose of this PUD is to establish the development standards and permitted uses for the property. Sketch Plan addressed the general concept of a proposal. The Preliminary PUD/Subdivision includes more detailed reports, plans and studies. It also considers LUC Section 5-4 Areas and Activities of Local and State Interest/"1041" Environmental Hazard Review. The application also includes a request to rezone the property to Mixed Use Development – MXD. The Rezone is a two-step processes (LUC Section 5-18), requiring review and recommendation from the Planning Commission, with final approval by the BOCC in a public hearing. *(See Application Section 1, Summary of Applications.)*

For the Preliminary PUD, LUC Section 3-702 B.IV states, "The Planning Commission shall review the Preliminary Submission application at a public meeting and recommend approval, denial or approval with conditions." Section 3-702 B.V states, "The Planning Commission may document its recommendation within a resolution recorded with the County Clerk and Recorder."

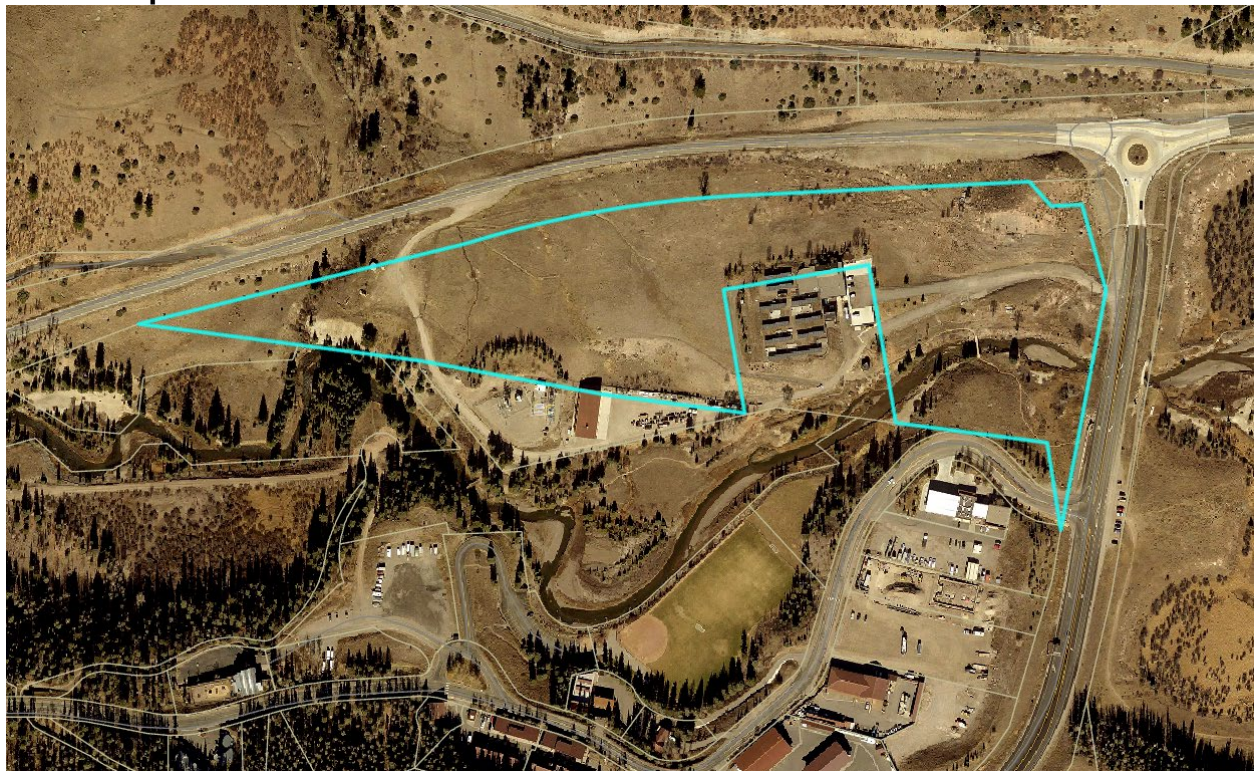
Submission requirements for Preliminary Subdivision and Planned Unit Development Reviews are set forth in LUC Sections 4-402 Maps; 4-403 Standards Report; 4-404 Environmental Report; 4-405 Preliminary Drainage Plan; 4-406 Water Supply Plan; 4-407 Sewage Disposal; 4-408 Public Utilities; 4-409 Mineral Resources; 4-410 Site Data Tabulation; 4-411 Scenic Quality Report; and 4-412 Cultural Resource Report. The application contains all above-listed reports, maps and studies. The Planning Director has deferred 4-413 Planned Unit Development Agreement; 4-414 State Stormwater Discharge Permit; 4-416 Construction Costs; and 4-417 Covenants to submission of Final PUD. The drafting and review of those documents would be premature at this phase. Rather, the CPC and BOCC should provide direction for details that should be included in those documents. Regarding Section 4-415 Law Enforcement Authority; the County Sheriff is a referral agency and has not indicated the need to provide law enforcement services that would normally be provided by the County Sheriff. LUC Section 4-606 lists submittal requirements for Applications for Development in an Area Local and State Interest/C.R.S. 1041 Environmental Hazard Review. The Rezone submission requirements include those listed in LUC Section 4-6. LUC Section 4-2 Minimum Submission Contents for All Land Use Applications applies to the entire proposal. *(See Application Section 1.2-1.21, pp. 11-14 for a complete list and cross reference to Exhibits.)*

Following approval of the Preliminary PUD, the Final Plat would be prepared and submitted, and would include a Subdivision Improvements Agreement, which addresses the construction of infrastructure. The Development Agreement, which outlines other terms and conditions for the development of the property would also be submitted. The Final PUD and Plat and associated documents and agreements are reviewed and approved by the BOCC.

Location Map



Aerial Map



Proposed Project

A. Preliminary PUD and Subdivision

(See Application Section II, pp. 14-29)

The Society Turn project is proposed to create a number of development lots along with open space parcels and infrastructure. (See Exhibit G.) Five development parcels, or planning areas, are proposed within the subdivision, along with two open space/public use parcels and one parcel for wastewater treatment plant expansion. There are also three private Association parcels that would be owned by the future property owner's association. One is envisioned as being Active Open Space with utilities and infrastructure, while the other two will be for infrastructure, including roads, sidewalks, utilities and other support uses. The site is divided by Road A, which is accessed from Highway 145 on the north, and Road B, which extends eastward. Roads C and D are the existing access drives to the wastewater treatment plant.

Planning Areas

In total, about 7.6 acres, or 38% of the site, would be available for private development, within five Planning Areas. The remainder would be for public uses, open space, and infrastructure. Planning Area 1 is the Medical Center site (2.6 acres, Application Section 2.3.1, pp. 17-18). Planning Area 2 (1.2 acres) is south of Road B and to the west of the wastewater treatment plant. Planning Area 3 (3.2 acres) is to the east of Road A and between Highway 145 and Road B. Planning Area 4 (2.7 acres) is at the northeast corner of the site, north of Roads B and C and south and west of Highway 145. Planning Area 5 (0.5 acres) is to the south of Road B and to the east of the wastewater treatment plant. (See Application Section 2.3.2, p. 18) The largest open space parcel, the County Tracts, (3.8 acres total, Application Section 2.2.4, p. 16-17) is along the San Miguel River and extends south to Society Drive; it is described in the plan as a County Public Use/Open Space Parcel, with development potential adjacent to Society Drive. This parcel is intended to satisfy the School and Open Space dedication requirements of LUC Section 5-8. The other open space parcel (2.1 acres, Application Section 2.3.3, p 19), would be in the western tip of the property, where the gas facility is located. As an Association parcel, it is intended to be active open space, with a potential augmentation pond for irrigation. The final piece is the 1.5-acre area for wastewater treatment plant expansion, to the west of the existing plant (Application Section 2.2.5, p. 17). The roads and infrastructure account for the remaining 2.3 acres.

Land Use	Acreage	Percentage
Open Space (Private)	2.1	11%
Public Use/Open Space	3.8	19%
Planning Area 1 – Medical Center	2.6	13%
Planning Areas 2-5 – Private Development	7.6	38%
WWTP Expansion Site	1.5	7%
Infrastructure	2.3	12%

See Application p. 20 and Exhibit H

Access and Circulation

The main access to the site will be a new road from Highway 145 on the north, located a bit east of the existing driveway and referred to as Road A in the application. Road B would extend to the west to the existing access drive that leads to the wastewater treatment plant (Road C). As described in the Traffic Study (Exhibit N), Engineering Plans (Exhibit J), and CDOT Access Permit Application (Exhibit O), Road A would be the primary access point to the site. The existing east drive would continue to be used for emergency and wastewater treatment plant access, but would not be available to general traffic due to the limited distance from the roundabout and the lack of room to create turn lanes on Highway 145. Allowing buses to use Road B to access the site would be desirable. At this time, CDOT has indicated they will not be permitting bus access at that location, but the question should continue to be asked, especially as transit routes are developed in anticipation of serving the project.

The applicant and their traffic consultant conducted an extensive consultation process with CDOT in preparing the traffic study. The development of the property is highly dependent on the capacity of the intersection with Highway 145. Additional uses, or changing proposed uses to those with higher trip generation, cannot fit within the intersection capacity design. As shown in Exhibit J, N and O, improvements will be constructed on Highway 145, including a west-bound left turn pocket, east-bound acceleration and deceleration lanes, and dedicated left and right turn lanes from Road A (See Exhibit J, Sheet A1). As designed, these improvements will meet CDOT standards and take into account existing and proposed traffic measures, site distance, and separation from other intersections and driveways. A west-bound acceleration lane is not proposed, as projected traffic volumes do not meet CDOT warrants, or standards. It is not expected that a high number of vehicles will be turning left (west); the majority of the traffic will be coming and going from the east. Speed limits have not been set; CDOT will make that determination in the future, based on warrants.

Traffic counts were based on a study done in the first week of March 2020 (prior to Covid shut downs), as well as CDOT counts conducted in July 2018. Counts were adjusted according to CDOT standards to take into account increases since 2018 and reduced 2020 traffic volumes. The Traffic Study also determined a 20-year background traffic volume, which included a growth factor. (Appendix N.1, p. 5)

Internal roads are proposed to be private, maintained by the subdivision rather than the County. However, they must still be constructed to County standards. Roads A and B would be classified as Collector Roads as the Average Daily Trips would be between 500 and 1500 one-way trips. The roads must meet the requirements of LUC Section 5-5 Roads, Highways, Streets and Trails. Road Sections are shown on Exhibit J, Sheets C-6 and C-7.

Road A is shown with a 60-foot pavement width at the north, narrowing to 40 feet. On the north, the road needs to accommodate outbound left and right turn lanes. The paved width at the north is 40 feet, wide enough to accommodate three lanes, plus curb and gutter. On the west (Medical Center) side, a 6-foot sidewalk is shown. LUC

Section 5-502 I states that 8-foot sidewalks shall be required along all streets with non-residential uses. The proposed sidewalk does connect to a new natural surface trail that would go around the north side of the Medical Center to the open space parcel on the west. On the south, the road narrows and 11- foot lanes plus curb and gutter are shown. LUC Figure 5-1D shows the cross section for a collector road, with travel lanes of 12 feet, exclusive of curb and gutter or shoulders.

Road B cross sections (Exhibit J, Sheet C-6) proposes 10.5-foot of paved road plus claims 1.5 feet of the valley pans as part of the travel lane, with head-in parking. As noted above, the lane width should not include drainage structures such as the v-pans. Sidewalks are shown at 6 feet instead of the required 8 feet, and could have up to 2 feet of vehicle overhang, further reducing the walking area. There will be significant pedestrian traffic along Road B. Sidewalk widths will need to be evaluated. Roads C and D, which would only serve the wastewater treatment plant and provide emergency access, have 11-foot lanes with shoulders. This meets the Local Access standard of LUC Figure 5-1C.

Land Uses

The proposed land uses for the development parcels are based on those described within the Society Turn Master Plan (TRAMP Section III.N). Allowable uses and densities are described in Sections 2.3-2.7 of the Application (pp. 17-22). Floor area and number of units have been carefully calculated to meet the Town of Telluride's ability to provide water and sewer to the project, as well as traffic capacity and mass and scale. The amount of free-market development proposed for Lots 2-5 have not been changed since the Sketch Plan. The density for the Medical Center was increased from 40,000 s.f. to 44,995 s.f. This was at the request of the Hospital District. The net floor area would continue to be 40,000 s.f. but would exclude non-traffic generating spaces such as stairwells, elevator shafts, mechanical space and "internal circulation paths." The latter term requires clarification; hallways connecting the various spaces and activities should be part of the net floor area. Additionally, 3 dwelling units have been added to the Medical Center site; these would be situated above parking along the south property line.

Baseline floor area is assigned to each type of use. As the project ultimately develops and evolves over time, the actual amount of floor area for particular types of uses may shift to meet market demands, e.g., there may be more office space but less flex space. While staying within the overall limits, one use could be increased with a corresponding decrease in another use category. Also, floor area could be shifted from one lot to another. The exceptions are the Medical Center site, which would have a maximum gross and net floor area, and employee housing, which would have no maximum floor area. Rather, there is a maximum of 121 units. This includes the estimated amount of housing required by the current Land Use Code, which is 91 units based on the Baseline Model; up to 27 units on the fourth floors of Lots 2 and 5; and 3 units on the Medical Center site. Also, lodging would be limited to no more than 125 rooms total within the PUD, regardless of floor area.

Allowable Use	Baseline Model	Maximum Development for Each Allowable Use
Employee Housing	64,821 sf	No maximum area (but not more than 121 Units)
Medical Center	44,995 sf	40,000 (net) sf and 3 housing units (area included in Employee Housing above)
Retail and Eating/Drinking	19,595 sf	28,600 sf
Offices (General + Medical)	65,745 sf	85,000 sf
Flex space	55,355 sf	74,000 sf
Hotel/Motel Lodging	92,332 sf	116,000 sf (but not more than 125 Rooms)

(From Application Section 2.5, p. 19)

When adopting the Master Plan amendment, the Planning Commission expressed reservations regarding whether there was a need for additional lodging in the region, and whether this location, away from the core activity areas of Telluride and Mountain Village, is appropriate and might generate more traffic as a result. The applicant addresses this in Section 2.7 of the Application; Exhibit Z-1, Hotel Community Needs Analysis; and Exhibit Z-2, Society Turn Hotel Memo. The draft MXD zone district (Section 523 C.III.d) also provides guidance relative to community need, growth effects, transportation, type of facility and its associated amenities, and operational and management structure. It should be noted that since the hotel reports were prepared, there have been community discussions around the need for lodging for volunteers, speakers, and others related to festivals, special events, and non-profits, which this type of lodging could serve.

Building Heights and Scenic Quality

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

The modification to setback requirements is the primary PUD variance that is being requested. Otherwise, all standards of the Land Use Code are generally met; modifications are minor in nature, or the LUC has a method for modification (i.e. parking). The request is described in Section 2.8.2 and 2.15 of the Application and depicted in Exhibit G, Preliminary Development Plan Sheet A4, with specific details in Exhibit I, Land Use Matrix. Proposed north setbacks would range from 38 feet to the property line at the Medical Center to 87 feet on Lot 4. The east setback on Lot 4 would be about 30 feet to the property line. The highway pavement edge is about 40 feet beyond the property lines. Not all setbacks are shown on Exhibit I; that will need to be

completed. Parking is proposed to be allowed within 20 feet of the property line. Parking will be well below highway grade, and it is proposed to plant trees to screen the parking area from view of the highway.

The site's finished elevation is well below the highway surface elevation across most of the site. Since the Sketch Plan, the Applicant has worked to refine the plans, and provided more detailed engineering. The site has been lowered about 18 inches relative to the Sketch Plan. Heights are specified in the Land Use Matrix (Exhibit I) as elevation above sea level. Building heights are proposed to be about 35 feet above finished site elevation. On Lots 2A, 2B and 5, the maximum allowable height could increase another 12 feet, provided all of the additional height is used for the construction of additional employee housing; the fourth floor could not be used to increase any of the commercial uses, or for any of the required employee housing. On the north and east, tops of buildings would range from 11 feet above the highway surface at the Medical Center, 17 to 20 feet at Planning Area 3, and 15 to 24 feet above the highway surface at Planning Area 4, closest to the roundabout. This is only a few feet taller than the existing height of the glacial moraine. Three-story buildings would have the appearance of only one and a half to two stories as seen from the highway. There would be significant vegetation to screen the development and direct sightlines to the valley. The design guidelines would require natural colors and textures and prohibit reflective materials. All lighting would be required to be fully shielded and directed down, as shown on pages 39-41 of Exhibit G, Preliminary Development Plan.

View from Highway, 2021



Note: the red dashed lines connect the tops of the 2021 story poles. However, there would be building breaks and articulation. The mass would be less than as suggested here. Scenic corridor setbacks are intended to protect views from the highway.

View from near property line at the Medical Center site, 2021



Parking

Parking is discussed in Section 2.9 of the Application and in Exhibit Q. Because of the mixed-use nature of the development, it is expected that providing all of the parking for each individual use would result in more parking than would be needed at any given time. LUC Section 5-702 G allows modification of parking standards through a PUD, pursuant to the standards in LUC Section 5-1404 C. The project is expected to have shared surface parking on the north side, as well as subgrade parking and some on-street parking. The Parking Study calculates a need for 573 spaces. This includes parking for the additional employee housing. The parking plan shows 602 parking spaces, excluding the Medical Center site, providing a surplus of 29 spaces. The Land Use Matrix will identify the number of spaces that will be required for each phase of development. There may be interim surface lots during development.

Employee Housing

Employee housing would be the only residential use allowed in the PUD; free-market residential development would not be allowed. It is envisioned that employee housing will be located on the top floors of buildings, and would be built concurrent with the commercial development. Each phase would be required to fully mitigate its employee housing requirement, although surplus housing could be credited to future phases. LUC Section 5-323 D.VII allows a building to exceed the maximum allowable building height by up to twelve (12) feet, "if the additional development is being used for employee housing in excess of the required employee housing."

Employee housing is described in Section 2.18 of the Application and in Exhibit X, Employee Housing Mitigation Plan. Employee housing mitigation rates will be vested at

the current mitigation rate in Land Use Code Section 5-1303 A, which establishes employee housing mitigation rates based on the gross commercial floor area or number of proposed hotel rooms. The Land Use Code dictates the number of units that must be provided, rather than the number of employees it must accommodate. Based on the proposed uses and floor areas, 91 employee housing units would be required; the applicant expects those would be a mix of studio, one-bedroom and two-bedroom units within 64,821 s.f. (gross floor area). The actual number of employee housing units could increase or decrease, depending on the uses finally developed. Also, as noted above, three employee housing units are designated to the Medical Center site, and up to 27 additional units could be built on Lots 2A, 2B and 5 if the developer chooses to utilize the extra height allowance.

During Sketch Plan, questions were asked regarding how the County's employee housing generation compares to the Town of Telluride's regulations. While an interesting exercise, it is the County's Land Use Code that is applicable and ultimately must be used. There are key differences between the two jurisdictions. County employee housing mitigation is based on gross commercial floor area, and stipulates the number of units that must be provided, while the Town's regulations are based on net floor area and specify the number of employees for whom housing must be provided. If larger units are provided, under the County's regulations, the number of housed employees increases.

The application proposes a mix of 25% studios (375 s.f. unit size), 50% one-bedroom units (525 s.f.), and 25% two-bedroom units (850 s.f.). This unit mix was used for water, wastewater, traffic and parking calculations. Based on 91 units, this could house about 135 employees. While the Baseline Model shows 64,821 s.f. of employee housing, there is no maximum floor area, which could allow larger units. The final PUD matrix should include a maximum percentage of studio units and a minimum number of two-bedroom units.

Environmental Resources

Consideration of Environmental Hazards is part of the review required pursuant to LUC Section 5-4 Areas and Activities of Local and State Interest/"1041" Environmental Hazard Review, which is discussed in Section IV of the Application. Section V of the Application address Wetlands. A number of reports have been prepared regarding environmental conditions and natural resources, including Exhibit R, Wetland Report; Exhibit S, Wetland Compliance Memo; Exhibit T, Wildlife Report; Exhibit U, Wildlife Movement Memo; Exhibit V, Geologic Hazards Report; Exhibit W, Geotech Report; and Exhibit Y, Historical Survey Report.

Wetlands:

The Wetland Report was conducted primarily for the future highway improvements and was expanded to include the area north of the highway, which may be impacted by road improvement construction. The Report notes a wetland area of about 0.02 acres along Remine Creek north of the highway and another area of about 0.153 acres south of the highway at the far west end of the site. There is also an area about 0.115 acres with

some willows but no wetland characteristics along the highway. Exhibit S analyzes wetlands as defined by LUC Section 5-22. The report concludes that the development proposal would have some direct impacts impact on wetland areas, as defined by the US Army Corps of Engineers (0.004 acres) and by San Miguel County (0.082 acres). A US Army Corps of Engineers “404” permit will be obtained concurrent with the CDOT access permit, and the Applicant will submit a request to the County for an administrative Wetlands Special Use Permit (WSUP). A WSUP would also be required for any construction occurring within a 100-foot wetland buffer. WSUPs are approved administratively.

Wildlife:

The Wildlife Report notes that there is no known nesting, denning, breeding or production habitat on the property, but is known to be crossed by large ungulates at dispersed locations. The report makes a determination that “wildlife value is already largely absent from the parcel.” The majority of wildlife movement is farther east, on the Valley Floor. The report notes that development of the property will substantially constrain or eliminate animal movement, but that the Remine Creek and San Miguel River corridors are preserved within Open Space parcels. The report provides a number of recommendations to mitigate impacts related to trail use, lighting, dogs, trash control, helicopter flight paths that will minimize flushing, and wildlife-friendly fencing. The Wildlife Movement memo notes that the Vehicles per Day on Highway 145 is already at a level that creates deterrents to wildlife crossings and finds that the proposed development’s additional traffic will have minimal additional impacts on elk movement. The potential development of a wildlife overpass or underpass was discussed during Sketch Plan. The memo notes that local use patterns are not conducive to effective utilization of such a crossing. The level of recorded animal incidents in the area is slightly elevated but low compared to the region.

Geologic Hazards:

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

Historic Resources:

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

Tailings:

The applicant has retained a consultant to inspect the site for tailings (Application Section 2.2.4.e). Areas of tailings have been identified along the river in the east part of the site, within the proposed open space parcel that would be transferred to the County. The EPA has begun planning for remediation of tailings in the area and it is expected that this site will be included in that project. Should the EPA not include it in the Lawson Hill project, a remediation plan should be prepared by the Applicant for review and approval by the Colorado Department of Public Health and Environment under the Voluntary Cleanup (VCUP) program. Remediation work must be completed prior to conveyance of the land to the County.

Architectural Review & Design Guidelines

Exhibit AA contains the draft Design Guidelines, which are discussed in Section 7 of the Application. Because the site will be developed over time, possibly by a number of developers, an Architectural Review Plan has not been submitted as part of the PUD. The MXD zone district allows deferral of the Architectural Review Plan for individual lots until such a time as applications for development permits are submitted to the County. There will be a Review Board established for the development that will have primary responsibility for review and approval of design elements. The draft Design Guidelines, in addition to the usual architectural standards, includes a section on “Green Building and Design,” which includes energy efficiency, renewable energy, water consumption, and EV charging.

Utilities and Services

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

Development of the property should include active and passive solar and energy-efficient design to help meet County goals for carbon reduction. The County’s 2010 Prescriptive Energy Code and Green Building Standard were replaced by the 2018 International Building Code, adopted in 2022. Section X.13 of the draft Design Guidelines (Exhibit T) contains “Green Building and Design Objectives.” Development of the property will fall under the 2018 or later Building Code, which continue to evolve and have higher energy efficiency standards.

Transit

Exhibit P, Transit Plan, addresses multi-modal transit alternatives, including public and private buses and shuttles, pedestrian and bike paths and trails, and carpooling. A Real Estate Transfer Assessment (RETA), as required by LUC Section 5-20, will be established and collected. The RETA is used to fund transit and related projects, in partnership with SMART. It is expected that the site will be served by SMART, initially just to the Medical Center and later to the rest of the development. There would be one or more bus stops, at locations to be determined in consultation with SMART. The site plan shows a bus pullout on Road B, near the east end of the site. There is no bus stop shown on the part of the site near the Medical Center. The cul de sac bulb shown on prior plans at the intersection of Roads A and B could have provided a bus pullout and turnaround but it is now shown as a T intersection, eliminating that possibility.

The ability to serve the site will depend upon SMART being able to maintain levels of service on current routes. Any extension of a route has impacts on frequency of bus service. With CDOT limiting access to the north entrance, buses would have to travel past the roundabout, into the site, and back out to the north before returning to the main route. Discussions with CDOT should continue regarding the ability for transit to use the east entrance, even if limited to right-in and right-out movement. Routing of buses through the development also impacts the ability to serve; specifically, if buses have to navigate through parking lots, that adds time to the route. The phasing of development provides SMART a significant amount of time to plan for service, but the applicant needs to work with SMART now regarding the design location and site improvements for pullouts and expected routes.

Trails:

The project includes a variety of non-motorized paths and trails. (See Exhibit J, Sheets T1-T12 for maps and Exhibit G, Sheet A2.) There will be sidewalks within the developed area. As noted above, the sidewalks are proposed to only be 6 feet wide; the Code requires 8-foot sidewalks. While sufficient for the west sidewalk along Road A, 6 feet is not adequate along Road B where there will be heavier pedestrian traffic. A paved trail will extend from the current underpass to the site, allowing all-season pedestrian and bike access to and from the Town of Telluride, Lawson Hill and Medical Center. A trail will run along the north side of the property, in the Highway 145 right-of-way, to provide continuous access to the Medical Center throughout all phases of development. When Road B is finished, bicyclists will also be able to ride on the low-speed road and pedestrians will have sidewalks.

From the Medical Center site, trail connections will lead to the west project open space, Lawson Hill open space, bridge, and ultimately the Keystone Gorge and Galloping Goose trail. The Remine Creek trail will be re-routed to run along the north side of Highway 145, with a pedestrian and bike crossing closer to the roundabout. This location was determined in consultation with CDOT; the current crossing is in the general area of the new access point. The trail realignment and site design could facilitate future construction of an underpass for the Remine Creek trailhead. While the Applicant has agreed to participate in a potential underpass, construction of that facility

would be by an entity other than the Applicant. It would not be part of this proposal. The Remine Creek trail was an improvement associated with the Deep Creek Ranches PUD.

Phasing

LUC Section 3-1402 Vested Property Right Term establishes vesting of rights for a period of three years from final approval of the site-specific development plan, consistent with State statute. The Code states, "However, the Board of County Commissioners may enter into development agreements with land owners specifying that property rights shall be vested for a period exceeding three years when warranted in light of all relevant circumstances, including but not limited to the size and phasing of development, economic cycles and market conditions." Because of the need to phase the project to match align with water and sewer availability, and because most of the public benefits are being provided up front, the Applicant is requesting extended vesting rights for 25 years (Application Section 2.22). Development of the free-market component of the project (Lots 2-5) would not begin for at least 7-10 years after final approval to ensure there is adequate wastewater capacity. Additionally, market demand will dictate exactly what uses are built. The economic analysis upon which the plan is based looked at the regional need for office, retail, flex and lodging uses through 2040.

The applicant, upon recording the Final Plat, Subdivision Improvements Agreement, and Development Agreement, would convey the Medical Center parcel to the Telluride Hospital District; convey the wastewater treatment plant parcel to the Towns; and convey the portion of the open space parcel south of the river to the County. They would also begin construction of infrastructure, building the new north access and highway turn lanes, Road A, and trails, as shown on Exhibit J, sheet C-3. Later circulation and road improvements would be built as shown on Exhibit J, sheets C-4 and C-5. Transfer of the open space parcel north of the river to the County would not occur until development of Planning Area 5; there would be an easement enabling the County to use, operate and manage the area prior to transfer.

Vesting means development can occur using the land use regulations in effect at the time the application was approved. A longer vesting period can be approved and documented in a Development Agreement. The PUD will lock in most of the development rights with respect to uses and development standards. The area most affected by length of vesting would be employee housing mitigation; if not vested and housing mitigation requirements increase, more housing would be required, which would have a cascading impact on distribution of uses within the overall development as well as the water and sewer service agreement. It could also impact transportation improvements; the intersection is designed based on a certain volume of traffic. Additional housing might generate more traffic.

B. Rezone from Planned Unit Development – Reserve – PUD-R to Mixed Use Development - MXD

Concurrent with the Sketch Plan, the Land Use Code was amended to add the Mixed Use Development (MXD) zone district, LUC Section 5-323. The Applicant is now requesting rezoning of the property to MXD, as described in Section IX of the Application. The entirety of the property is proposed to be rezoned to MXD, including the County tracts and the WWTP parcel. The County or Town could propose rezoning to other zone districts, i.e. Parks or Public, in the future if determined to be more appropriate. The Development Agreement should spell out that ability so a PUD amendment would not be needed. Rezoning is considered pursuant to LUC Section 5-1803.

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

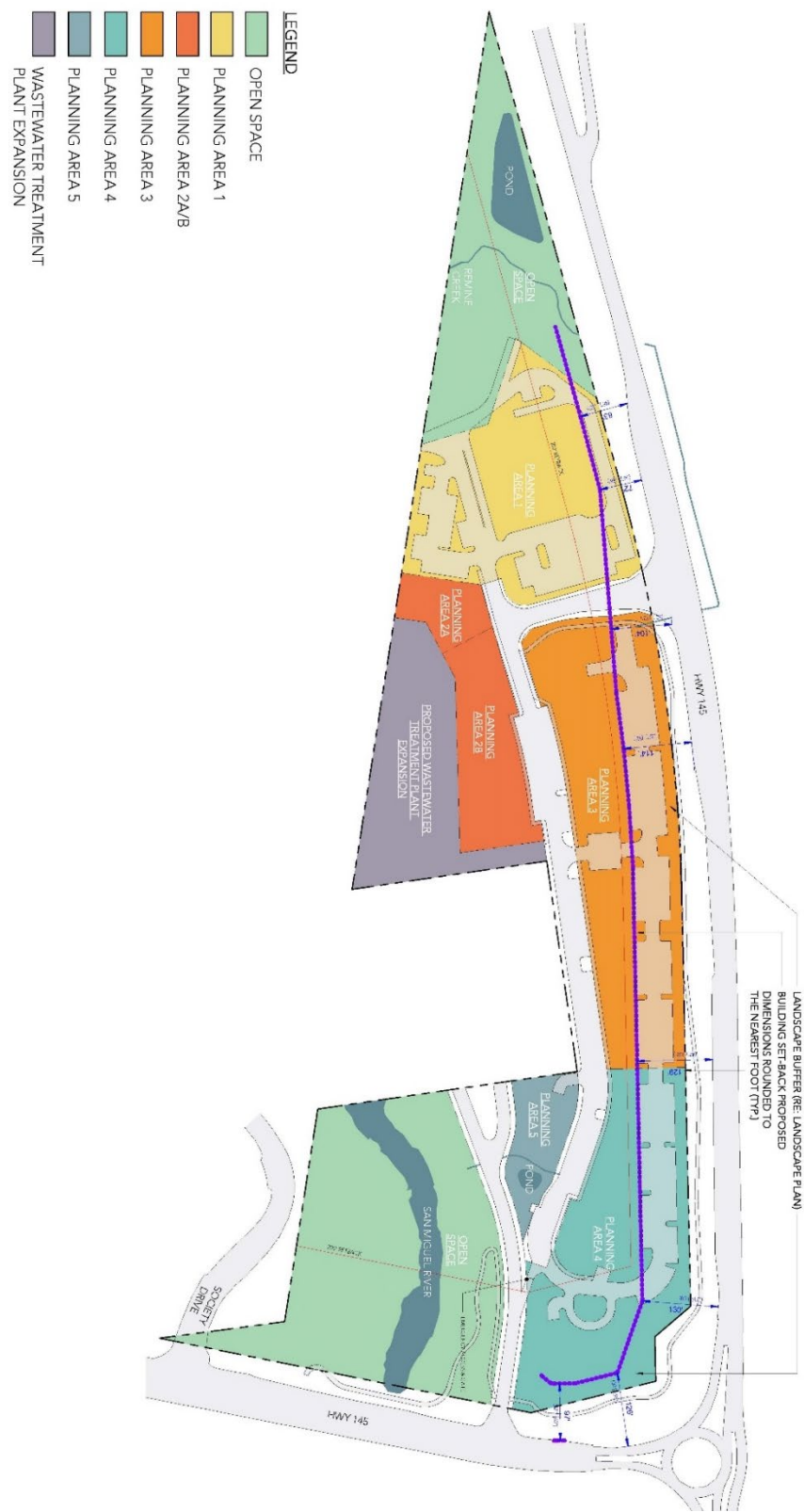
**Illustrative
Plan
(Exhibit G,
Sheet A2)**



SITE PLAN
(Exhibit G, Sheet A3)



Land Use Map
(Exhibit G, Sheet A5)



Public Notice

Planning Commission consideration of the Preliminary PUD is a Public Meeting. As a courtesy, notice was published in the Telluride Daily Planet and Norwood Post on Wednesday, December 21, 2022. Pursuant to LUC Section 3-903 B, the applicant posted the required signs on the property on or about December 13, 2022. Pursuant to LUC Section 3-903 C, the applicant mailed written notice to all owners of record located within 500 feet of the subject property on or about December 19, 2022.

Referral Agencies

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

- Black Hills Energy, Construction Coordinator
- **CDOT, Traffic & Safety - Permits Program**
- CDPHE, Environmental Protection Specialist
- **CPW, District Wildlife Mgr.**
- DWR, Well Commissioner / Augmentation
- **Lawson Hill, LHPOC Manager**
- Last Dollar PUD, President
- San Miguel County Sheriff
- **San Miguel County Parks & Open Space**
- **San Miguel County Road & Bridge**
- San Miguel County Attorney
- **San Miguel County Surveyor**
- **San Miguel County Building Official**
- San Miguel County Environmental Health
- San Miguel County Manager
- **San Miguel County Vegetation Mgmt.**
- **San Miguel County Addressing/GIS**
- **SEH, Designated County Engineer**
- Sheep Mountain Alliance, Director
- **SMART, Director**
- SMPA, Member Services – Manager
- Telluride Fire Protection District
- **Telluride Hospital District**
- Telluride R-1 School District, Superintendent
- **Town of Mountain Village**
- Town of Telluride
- USFS, Norwood District Ranger

Colorado Department of Transportation, Jo Heinlein: The CDOT Permit Department is currently short-staffed and they note the need for extended review times. The access permit has been submitted to CDOT.

Colorado Parks and Wildlife, Mark Caddy: CPW reiterated the concerns they expressed at Sketch Plan regarding the movement of elk across the parcel and in the surrounding area, recognizing that elk use of the parcel is limited. Recommendations were made regarding bear-proof trash receptacles, and using only non-fruiting non-invasive plants in the landscaping. Finally, CPW recommends stormwater management practices that will limit silt and sediment loading to the river.

Lawson Hill Property Owners Company (LHPOC), Pam Hall: The LHPOC requested additional time to review the project and asked that the application be continued.

San Miguel County Parks & Open Space, Janet Kask: Janet Kask, Parks and Open Space Director provided comments related to Parks, Open Space, and Historic Resources. Prior to acceptance of the County Tracts, tailings must be remediated and the property must be in a condition acceptable to the County. Concerns regarding visual impacts along the San Juan Scenic Byway were noted. Possible impacts on the San Miguel River and Remine Creek riparian zones are of concern. Connectivity between the new all-weather trail, relocated Remine Creek Trail, and the existing Galloping Goose connector trail and bridge is needed. Site drainage needs to be

designed in a way that ensures trail safety in the event of flooding. The need for developed parking for trail access was mentioned. Other items mentioned included concern for wildlife corridors, acknowledgement that the wooden tibble is within the parcel that will be dedicated to the County, and acknowledgement that the glacial moraine will be removed.

San Miguel County Road and Bridge, Ryan Righetti: Road and Bridge Director Ryan Righetti stated that although the roads are proposed to be private, they must be constructed to County road standards. He also noted the need to include snow storage areas in the design.

San Miguel County Surveyor, David Foley: The County Surveyor provided a number of comments regarding existing and proposed easements, and areas where development may conflict with easements. He also noted the need to provide an access easement on the parking lot loop to ensure the ability of motorists to circle back to Road B. On Exhibit E, Existing Conditions Map, the 100-year flood plain should be shown. He also noted the need to provide street names. In his memo, he stated that the former Rio Grande Southern (RGS) right-of-way had been deeded to the County. Planning staff verified with the Applicant and Applicant's surveyor that the County had in fact reconveyed the right-of-way to the owner of the property in 1968.

San Miguel County Building Official, Matt Gonzales: Matt Gonzales noted that there have been changes to the Energy Code and the Building Code. Recent legislation may impact the project, and may require the County to adopt additional codes related to energy efficiency and carbon reduction. Given the request for 25-year vesting, building codes are guaranteed to change during that time. The Design Guidelines (Exhibit AA) should reference codes "in effect at the time of development" rather than the now-current codes.

San Miguel County Vegetation Management, Julie Kolb: Vegetation Manager Julie Kolb provided a number of conditions related to reseeding, landscaping plants, the control of noxious weeds, and revegetation.

San Miguel County Addressing/GIS, Heather Widlund: Heather Widlund provided verbal comments to Planning staff, noting the Applicant needs to request approval of street names for Road A and Road B.

SEH, Designated County Engineer, Paul O'Neil: Paul O'Neil, P.E. of SEH has reviewed the plans as the Designated County Engineer. He noted the need to increase road lane widths to 12 feet, excluding V-pans, as required by the Land Use Code, and increase sidewalks along Road B to 8 feet wide. He also noted the need for plans and profiles for the driveways through Lots 3 and 4, which provides a loop for Road B. An easement to allow the loop should be provided. He inquired as to whether the Fire Department had provided any feedback on certain issues. (The Telluride Fire Protection District was included as a referral agency but as of the writing of this report, they have not provided comments on the Preliminary PUD.) He also noted a transposition of numbers in the

Traffic Study Memo, and stated that Total ADT should be updated rather than just peak hour volumes. He identified the need to discuss traffic control features within the development. He deferred to the Town of Telluride on water supply as the provider. Regarding parking, he questioned how phasing will affect availability and access during construction, and identified a need to quantify surface versus structure parking within the Matrix so we can be assured that the project is tracking to provide all parking upon completion. Finally, he raised several questions regarding drainage, include how it will be impacted by the phasing, and runoff from the CDOT right-of-way and culverts.

SMART, Director, David Averill: David Averill, Executive Director of SMART, provided a detailed letter outlining a number of issues with Exhibit J, Engineer Plans, Exhibit N-1, Traffic Study Update, and Exhibit P, Transit Plan. Notably, the plans need to provide room for buses to turn around, preferably without having to travel through parking lots. SMART continues to want a bus stop on the north side of Highway 145; this is something that should be addressed with CDOT. Concerns are also noted relative to the overall Level of Service (LOS) on Highway 145 regionally. Regarding the Transit Plan, a number of concerns and corrections were stated.

Telluride Hospital District: Chris Darnell, Telluride Regional Medical Center CEO, provided a letter in support of the project, noting that the no-cost land conveyance is critical to be able to develop a new facility. He noted the significant impact a new healthcare facility can have on a rural community.

Town of Mountain Village: Mayor Laila Benitez provided a letter in support of the project and recognizing the benefits of conveying the Medical Center and WWTP parcels.

A number of referral agencies provided comments on the Sketch Plan application but have not commented on the Preliminary PUD and Subdivision. Their comments continue to be valid, and are restated below.

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

On July 13, 2021, a letter was received from Hockersmith and Whitmore, attorneys for SMPA and Tri-State Generation and Transmission Association expressing their concern that the easement as proposed in the sketch plan would not suit their needs. The Applicant will provide a response to SMPA and Tri-State and has said they will continue

to work in good faith with SMPA and Tri-State to reach a resolution. (Note: an easement has been provided, as shown on Exhibits F and J.)

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

Telluride R-1 School District, John Pandolfo, Superintendent: The Telluride R-1 School District noted some of its needs for facilities and program space. Pursuant to the Land Use Code, lands are dedicated to the County and the County and School District then work together to determine the disposition of land. It is envisioned that the open space parcel could include an outdoor education facility.

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

Colorado Geological Survey, Jill Carlson: CGS found the engineer's characterization of conditions and recommendations to be valid and has no objections to sketch plan approval. (Note: the Final Plat must be submitted to CGS for their approval.)

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

Last Dollar PUD HOA, Pete Wagner, President and Doug Tueller: Last Dollar PUD's primary issue with the proposed Society Turn PUD is that of traffic and to that end retained a traffic consultant, SM Rocha, whose comments are attached to their letter. Several questions are raised by SM Rocha regarding design specifics, including the depth of exit lanes on Road A; sidewalk widths of 6 feet instead of 8 feet; no bike lanes on Road A or Road B; intersection operation standards and level of service in 2040; whether the design for Highway 145 improvements meets CDOT standards. These items should be addressed in the Preliminary PUD. On July 16, a new letter was received from SM Rocha. It recommends plans and improvements that are beyond the scope of this project.

Sheep Mountain Alliance, Mason Osgood: Sheep Mountain Alliance provided comments in support of aspects of the project as well as concerns regarding the Remine Creek Trail crossing, impacts on elk habitat, view corridor impacts and employee housing.

Public Comments

As of the writing of this report, one public comment email has been received.

For the Sketch Plan, over 100 letters were received, many addressing the community need for a new regional Medical Center. A number of residents of the Last Dollar Subdivision wrote letters expressing concerns regarding traffic impacts, lighting, noise from the Medical Center helipad, visual impacts at the entrance to the valley, and wildlife impacts.

Master Plan

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

Section III.N states in part,

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

It goes on to list potential uses that might be located on the site, with additional information describing certain uses. It concludes with a discussion of issues that will be

addressed through the PUD process, as follows:

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

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

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

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

Zoning

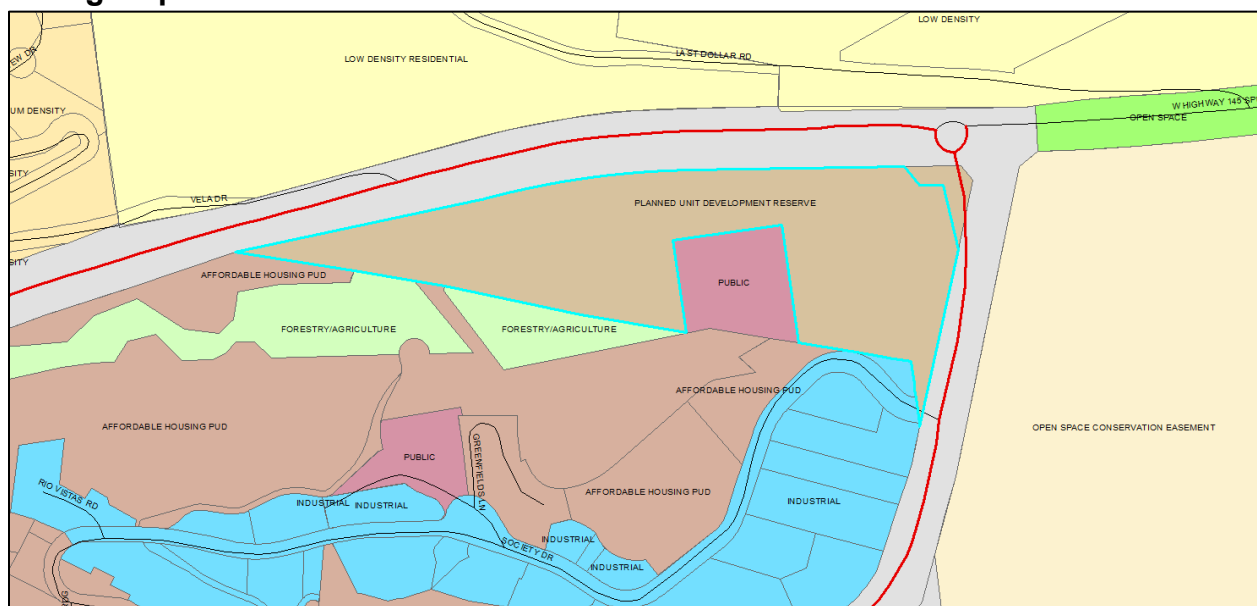
(See Exhibit D)

The property is currently zoned Planned Unit Development – Reserve (PUDR). As stated in LUC Section 5-317 A, “PUD Reserve status for a contiguous parcel provides a transition between designation under the San Miguel County Comprehensive

Development Plan and final zoning. No development shall occur under the PUDR Zone District.” The PUDR zone district does not have any development standards or allowed uses. Rather, that is determined through the PUD process, based on the adopted Future Land Use contained in the Master Plan.

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

Zoning Map



Review Standards

LUC Sections 4-4, 4-606, 4-8 and 4-9 list the submission requirements. All required reports, maps and studies are included in the application. The Planning Director has authorized deferral of the Development Agreement, Covenants, Cost Estimates and Subdivision Improvement Agreement to Final Plat as the contents of those documents are dependent on the outcome of the Preliminary PUD process.

A. Preliminary PUD and Subdivision

5-1403 General Standards

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

5-1403 A. Ownership

Land proposed for Planned Unit Development (PUD) must be in one ownership;

however, the owners of contiguous parcels under separate ownership may jointly file an application.

The property is owned by Genesee Properties, Inc.

5-1403 B. Compatibility of Land Uses

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

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

5-1403 C. Area and Bulk Requirements and Variation

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

As discussed above, the primary development standard that is requested to be varied through the PUD is the Scenic Highway and Major Setbacks, as required in LUC Section 505, Highway Setbacks. This can be mitigated through site design, landscaping, architectural design, and height limitations. The proposed development standards, including area and bulk requirements, are typical for a mixed-use development. The applicant is requesting modification of parking standards, as allowed by LUC Section 5-507. The applicant is also requesting twelve feet of additional height to allow the construction of additional employee housing on Lots 2A, 2B and 5, which are outside the Scenic Corridor.

5-1403 D. Phasing

A Planned Unit Development (PUD) shall insure:

- I. Each phase is self-sufficient and not dependent upon later phases;
- II. The failure to develop subsequent phases will not have any adverse impacts on the Planned Unit Development (PUD), its surroundings or the community in general; and

- III. Amenities such as open space and recreational areas are provided along with proposed residential or tourist accommodation construction at each development phase.

Utilities and infrastructure are being installed in the first phase, along with construction of Roads A, C and D and the highway improvements. Road B will be built as a gravel road, to be completed in future phases. The phasing plan and development standards will ensure that each phase will be self-sufficient. (Exhibit J, Sheets C3-C5) Notably, each phase must meet or exceed requirements for parking and employee housing. Stormwater and drainage improvements must be adequate for each phase. Trails will be built in the first phase, and the southern portion of the open space parcel will be transferred to the County, allowing the County to proceed with development of any recreational amenities or facilities at their discretion.

5-1403 E. Common Open Space and Recreational Facilities

A Planned Unit Development (PUD) must:

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

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

5-1403 F. Maximum Density

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

- I. Analysis of environmental factors affecting the land;
- II. Availability and adequacy of transportation system and facilities;
- III. Compatibility with surrounding land uses;
- IV. Consideration of adopted County plans affecting the site; and

V. Consistency with Land Use Policies in Article 2.

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

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

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

5-1403 G. Cultural Resources

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

- I. The presence of cultural resources on the property, including historic, archaeological, and paleontological resources that are of local, state or national significance;
- II. The impact of the PUD on the cultural resources; and
- III. Measures that can be taken to preserve and protect cultural resources located within the PUD or mitigate impacts of the PUD on the cultural resources.

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

5-1403 H. Procedures and Submission Contents

Refer to Section 3-7 for procedures and Sections 4-4 through 4-9 for submission contents.

All applicable submission requirements for Preliminary PUD and Subdivision as identified in LUC Section 4-4 have been submitted. The PUD is being considered pursuant to the procedures of LUC Section 3-7, Five-Step Review. The concurrent Rezoning application is a two-step review, being considered pursuant to LUC Section 3-6, Two-Step Reviews. LUC Section 3-8 stipulates that projects seeking multiple land use approvals shall be consolidated.

5-1404 Variations in Standards

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

5-1404 A. Area and Bulk Requirements

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

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

The property is currently zoned PUDR and as such has no area and bulk requirements. The applicant is proposing the property be rezoned to Mixed Use Development – MXD zone district. The final PUD will include a Land Use Matrix that identifies all permitted uses and development standards. Minimum and maximum lot sizes are not required in the MXD zone because the nature of the zone district and site, as well as development standards regarding parking, landscaping and other features, makes those limitations irrelevant.

As discussed above, the primary development standard that the applicant is requesting be modified is the Major Highway and Scenic Highway setback, as required in LUC Section 5-505 Highway Setbacks. This can be mitigated through site design, landscaping, architectural design, and height limitations. A request for modification of parking standards is also included, as discussed elsewhere in this report. Finally, as allowed by the MXD zone district, additional height is required for Lots 2A, 2B and 5, to

facilitate the construction of additional employee housing.

5-1404 B. Common Open Space or Open Space

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

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

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

5-1404 C. Off-street Parking

Off-street parking standards (see Section 5-702) may be increased or decreased based upon consideration of the following criteria:

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

Because the proposed PUD is a mixed used development, it is expected that there will be overlap among uses, or uses with their attendant parking needs will occur at different times of the day. For example, lodging uses typically require the most parking between

4 pm and 8 am, while office uses require parking between 9 am and 5 pm. Residents require more parking at night as they may use their vehicles to get to work during the day. It is expected that some employee units would be studios and 1-bedroom units, most likely housing only one person, yet the LUC requires 2 parking spaces per dwelling, regardless of size. It is expected that the site will be served by public transit once the medical center and housing is built. Also, there will be year-round multi-modal access to the site, allowing people to walk or ride bikes. The applicant has submitted Exhibit Q, Parking Study, and is requesting approval of an alternate parking plan. This would be for Planning Areas 2-5; the Medical Center and its associated parking would be independent.

Based on the floor area, type of use, number of hotel rooms and number of dwelling units set forth in Section 4.5 of the application, the LUC requirement would be 799 parking spaces. The Parking Plan, using the ITE Parking Generation Manual, estimates the parking need to be 738 spaces on weekdays and 508 spaces on weekends, without taking into consideration time of day or multi-modal factors. The plan anticipates peak need on weekdays, around midday. If multi-modal trip reduction is considered, the number of spaces would drop to 573. The Parking Plan proposes 602 spaces (382 surface spaces and 220 sub-grade spaces). The Land Use Matrix should identify the number of spaces per lot or phase, to ensure parking will meet the minimum at buildout.

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

The PUDR zone district has no permitted land uses and is implemented through the PUD process. Uses are determined through the site-specific PUD. The Mixed Use Development (MXD) zone district establishes land uses. The uses listed in the MXD zone district are based on those specified in the Master Plan for this site.

B. Rezone from Planned Unit Development – Reserve (PUDR) to Mixed Use District (MXD)

The applicant is proposing to rezone the property to Mixed Use Development – MXD Zone District (see Application Section IX). LUC Section 5-323, the MXD zone district, was adopted concurrent with the Sketch Plan approval. The zone district closely follows and builds on TRAMP Section III.N, Society Turn. It specifies that all development in the MXD zone district will be reviewed pursuant to PUD and subdivision standards and identifies items that must be included in the PUD and subdivision plan. It also establishes a future process for consideration of an Architectural Review Plan, either concurrent with the PUD itself, or in the future at the time of actual development. This is necessary because development of the site will be phased.

The zone district lists allowed uses, substantially matching the Master Plan. Area and bulk requirements are largely determined through the PUD and will be contained in a Land Use Matrix (Exhibit I). Maximum building height is notable in that it will establish

an above sea-level maximum elevation rather than a height based on existing or finished grade. This is related to the scenic corridor requirements and is intended to set heights relative to the surface of the highway. It includes height exceptions for additional affordable housing, and for roof appurtenances and architectural features.

5-1803 Rezoning

Rezoning may be initiated by the County or by persons who are residents of, or own property in, San Miguel County subject to compliance with the standards in this Section. Refer to Sections 3-6 and 4-6 for procedures and submission contents.

5-1803 A. The Planning Commission and the Board of County Commissioners shall approve or disapprove rezoning on the basis of whether the proposed rezoning:

- I. Meets any applicable Sections of the Land Use Code;

The proposed rezone meets the applicable Sections of the Land Use Code, including the Purpose of LUC Section 5-323, Mixed Use Development – MXD.

- II. Is consistent with the San Miguel County Comprehensive Development Plan;

The proposed rezone is consistent with the San Miguel County Comprehensive Development Plan, and most notably Section III, Future Land Use Element Section N. Society Turn Parcel.

- III. Is compatible with surrounding Zone Districts and land uses, considering existing land, neighborhood characteristics, and community character, with the understanding that different densities and intensity of uses are not in and of themselves incompatible;

As noted above, there are a variety of zone districts and uses surrounding the property. It is most compatible with the Lawson Hill PUD to the south, which is an Affordable Housing PUD containing commercial uses in the area closest to the project site. The development standards and design guidelines are intended to ensure development of the property will be compatible with the character of the area.

- IV. Would not result in unsupportable demands on public facilities, and would not exceed the capacity of such public facilities, including but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, school and emergency medical facilities;

The Town of Telluride has indicated the ability to serve the property with water and wastewater; a service agreement is forthcoming. The project includes significant improvements to State Highway 145 to address traffic impacts, and provides for transit service within the development. As part of the PUD, trails will be constructed and open space tracts will be conveyed to the County to meet park dedication requirements. Most

notably, the Applicant will convey at no cost a parcel to the Telluride Hospital District, which will allow the development of a medical center, significantly improving regional access to medical facilities.

- V. Would not result in significant adverse impacts on the natural environment;

The applicant has provided a Wildlife Report (Exhibit T) and a Wildlife Movement Memo (Exhibit U). The Report and Memo note that large ungulates move throughout the area and are already impacted by development. The report and memo note that development of the site will not significantly increase the level of impacts to wildlife. The Geologic Hazards Report (Exhibit V), Geotech Report (Exhibit W), Wetland Report (Exhibit R) and other documents demonstrate that impacts to the natural environment can be mitigated.

- VI. Would not be in conflict with the public interest; and

The rezone is in the public interest in that it will allow development of the PUD, which includes no-fee conveyance of land to the Telluride Hospital District for a new medical center; conveyance of land to the County for parks, open space and school land dedication; and conveyance of land to the Towns of Telluride and Mountain Village for future expansion of the regional wastewater treatment facility. The MXD zone district also provides incentives through increased height in exchange for creating additional affordable housing.

- VI. Would help achieve the Land Use Policies, as set forth in Article 2 of this Land Use Code.

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

- 5-1803 B. The Planning Commission and the Board of County Commissioners shall also consider whether conditions affecting the subject parcel have changed or whether the surrounding neighborhood supports the proposed amendment.

The property is currently zoned PUD-R and has been envisioned for development. The area is developed, including numerous utility facilities. Some neighbors in nearby subdivisions have expressed concerns regarding portions of the project, and support for other components.

- 5-1803 C. The Planning Commission and the Board of County Commissioners shall also consider the effect of the proposed amendment on traffic generation and road safety.

A Traffic Impact Study has been prepared, outlining traffic generation for the proposed development. The density of the proposed development of the property has been carefully balanced with the capacity of the intersection. Improvements to Highway 145 are proposed to mitigate impacts of the additional traffic and provide for safe traffic movements.

Areas of State and Local Interest/"1041" Environmental Hazard Review

5-401 Applicability

This section of the Code contains development standards for Areas and Activities of Local and State Interest, pursuant to C.R.S. Section 24-65.1-101 et seq. The standards apply to areas mapped on San Miguel County's adopted Environmental Hazard Maps and to unmapped areas known to be Areas of Local and State Interest ("Colorado House Bill 1041 Environmental Hazard Areas"). Section 5-401 D. identifies Areas of Local and State Interest, and Section 5-401 E. identifies Activities of Local and State Interest.

5-401 C. Two-step Reviews

Reviews of multiple single-family dwelling units, multi-family dwelling units and non-residential uses in relation to Areas of Local and State Interest shall be two-step reviews.

All reviews relevant to Activities of Local and State Interest shall be two-step reviews.

5-401 D. The following are the Areas of Local and State interest within San Miguel County:

- I. Floodplain hazard areas (refer to Section 5-403);
- II. Geologic hazard areas (refer to Section 5-404);
- III. Historic and archaeological resource areas (refer to Section 5-405);
- IV. Wildfire hazard areas (refer to Section 5-406); and
- V. Wildlife habitat areas (refer to Section 5-407).

These topics are all addressed above, on pages 13-15 and in the corresponding Exhibits.

5-401 E. The following are the Activities of Local and State interest within San Miguel County: (Only applicable sections are listed.)

- I. Domestic Water and Sewage Treatment Systems (refer to Section 5-408);
- XI. Telluride Regional Airport (refer to Section 5-418).

These items are discussed on pages 15 and 25, respectively. Water is also addressed

in Exhibit M.

5-402 General Standards

The standards in this section apply to all Areas of Local and State Interest with the exception of Mancos shale, expansive soil and rock, wildfire and historic and archaeological areas.

5-402 A. Development in Hazard-free Areas

Restrict development to a hazard-free area if such an area exists on a site.

5-402 B. Development in Hazard Areas

If no adequate hazard-free area exists on a site, the diversity of permitted uses in a zone district and permitted residential land use densities may be limited to minimize potential dangers to persons or wildlife.

5-402 C. Development Prohibited

Development shall be prohibited within an Area of Local and State Interest (C.R.S. 1041 Environmental Hazard Area) if:

- I. Site planning and engineering techniques cannot completely mitigate potential hazards to public health, safety and welfare.
- II. Development subjects persons or the County to dangers or expenses required to mitigate hazardous conditions, respond to emergencies created by such conditions or rehabilitate improvements and lands.

As discussed in this report, the proposed development avoids hazard areas and mitigates impacts in sensitive areas and to wildlife. The Standards for Activities of Local and State Interest are generally met.

PLANNING COMMISSION ACTION

If the Planning Commission wishes to have additional time to consider the application, or seek additional input from referral agencies, the Commission may move to continue consideration of the Preliminary PUD and Subdivision and Rezone to a specific date, as follows:

I move to continue consideration of the Society Turn Preliminary PUD and Subdivision and Rezone to February 9, 2023, with direction to send the application to Referral Agencies for an additional review period. *(The Commission may include direction to the Applicant requesting additional information.)*

Should the Commission choose to move to make a recommendation to the BOCC at this time, the motions should include the following:

A. Preliminary PUD and Subdivision

I move to recommend the San Miguel County Commissioners approve the Society Turn Preliminary PUD and Subdivision, based on the findings that the Preliminary Plan and Subdivision is consistent with the San Miguel County Comprehensive Development Plan and more specifically, Section III.N of the Telluride Regional Area Master Plan Future Land Use Element, and meets the Intent for Planned Unit Developments, as set forth in Land Use Code Section 5-1401, the review standards of Land Use Code Section 5-1403, the relevant Land Use Policies as set forth in Article 2 of the San Miguel County Land Use Code, and the relevant Areas and Activities of Local and State Interest/"1041" Environmental Review as set forth in Land Use Code Section 5-4. I further move to direct staff to prepare a Resolution for consideration and adoption by the Planning Commission at the February 9, 2023 meeting, with the following conditions:

1. The applicant shall address all relevant Referral Agency comments in the application for Final PUD and Subdivision.
2. All representations made within the Application and its exhibits shall be incorporated into the Final PUD and Subdivision Plan, Development Agreement, Covenants, and Subdivision Improvements Agreement, except as modified herein.
2. Lane widths shall be at least 12 feet, exclusive of curb and gutter or valley pans, for all of Road A and Road B, per LUC Figure 5-1D.
3. Sidewalk widths along Road B shall be a minimum of eight (8) feet wide, per LUC Section 5-502 I.
4. Tailings cleanup shall occur prior to transfer of the County lots. Should the property not be included in the EPA cleanup, the Applicant shall complete cleanup as a Voluntary Cleanup (VCUP) project pursuant to Colorado Department of Public Health and Environment review and approval.
5. Prior to submitting the Final PUD and Subdivision Plan, that applicant shall obtain the approved and executed Town of Telluride Water and Sewer Service Agreement.
6. *List other conditions to be included in the Resolution.*

B. Rezone

I move to recommend to the Board of County Commissioners to approve rezoning of the Society Turn Parcel to Mixed Use Development – MXD, and direct staff to prepare a resolution for consideration and adoption by the Planning Commission at the February 9, 2023 meeting, based on the following findings:

1. The proposed rezoning complies with the standards of Land Use Code Section 5-1803, Rezoning;
2. The proposed rezoning is consistent with the Purpose of Land Use Code Section 5-323, Mixed Use Development;
3. The Applicant has demonstrated that the Property can be developed in a way that protects the public health, safety and welfare, including the provision of water and wastewater treatment; traffic; mitigation of geohazards; and mitigation of impacts on the environment;
4. The proposed rezoning implements Land Use Code Article 2, Land Use Policies;
5. The proposed rezoning is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code;
6. The proposed rezoning is consistent with and implements the Telluride Regional Area Master Plan, an element of the San Miguel County Comprehensive Development Plan, and in particular Future Land Use Element, Section III.N, Society Turn Parcel.

**THE COMPLETE APPLICATIONS FOR
SOCIETY TURN
PRELIMINARY PUD AND
SUBDIVISION AND
REZONE**

ARE ONLINE AT <https://societyturn.info/>

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

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

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

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

AND

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

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

Anne M. Connor
Name

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

Society Turn
Physical location of Property and/or legal description

PO Box 3081 Telluride, CO 81435-3081
Mailing Address (if different from above)

Date: 12/19/22

Signature: Anne M Connor

[text/luc/certification.property.owner]

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

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

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

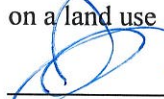
Applicant or Applicant's agent(s) have examined the current tax records of San Miguel County as they appeared either in the records of the San Miguel County Assessor or under the San Miguel County Geographic Information Systems* (GIS) mapping program no more than sixty (60) days prior to the date of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

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

AND

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

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

 Thomas G. Kennedy
Name

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

Society Turn
Physical location of Property and/or legal description

Box 3081 Telluride CO 81435
Mailing Address (if different from above)

Date: 12/13/88

Signature: 

[text/luc/certification.property.owner]

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

Legal Notices

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SAN MIGUEL COUNTY, COLORADO, ADOPTING THE 2023 BOARD OF COUNTY COMMISSIONER OPEN MEETING SCHEDULE

Resolution #2022-58

WHEREAS, the Board of County Commissioners (BOCC) of San Miguel County has adopted the dates on which the regular meetings of the BOCC shall be held. The schedule is attached and incorporated herein by reference as Exhibit “A.”

WHEREAS, the County BOCC considered these meeting dates, along with relevant evidence and testimony, as its meeting on December 7, 2022.

NOW THEREFORE BE IT RESOLVED The County BOCC Open Meeting Schedule for 2023 (Exhibit “A,” attached hereto) is hereby adopted and approved and shall be published in the manner provided for by law.

1. The types of open meetings which may be held by the San Miguel County Board of Commissioners are:

a. Regular Meetings

Regular Meetings are generally held on Wednesdays. Matters considered by the BOCC during a Regular Meeting may include reports from department heads or elected officials, public hearings on specific issues, policy-making decisions, signing contracts or agreements, work sessions on specific issues, or approving expenditures or requests from county officials. A Regular Meeting shall be held after at least twenty-four (24) hours’ notice as posted at the designated posting place, recorded, and have minutes taken.

b. Special Meetings

Special Meetings may be called by the Chair when circumstances warrant or upon the request of a member of the BOCC or County Manager. A Special Meeting shall be held after at least twenty-four (24) hours’ notice as posted at the designated posting place, recorded, and have minutes taken.

c. Emergency Meetings

Emergency Meetings may be held without twenty-four (24) hours’ notice when necessary for the immediate preservation of public property, health, peace, and safety and shall be conducted pursuant to procedures as adopted by the BOCC by Resolution #2018-26. An Emergency Meeting shall be recorded and have minutes taken. Any formal decision made by the BOCC at an Emergency Meeting shall be ratified at the next scheduled Regular Meeting.

d. Work Sessions

Work Sessions are generally held on Wednesdays. A work session is an informal, deliberative session between staff and members of the BOCC. Matters considered during these meetings may include receiving reports from County staff, discussion of County business, or day-to-day oversight of property or employee supervision. No formal, policy-making decisions may be made at a work session. A work session shall be held after at least twenty-four (24) hours’ notice as posted at the designated posting place, recorded, and minutes will not be taken.

2. The BOCC shall annually designate posting places for BOCC open meeting notices.

3. The official designated posting place for all BOCC notices will be online at <https://www.sanmiguelcountyco.gov/liveagenda>.

4. BOCC Staff shall post the regular meeting agenda at the

designated posting place and on the County’s official website at least two working days before the regular meeting but no less than 24 hours prior to the meeting. The posted meeting agenda is subject to change before the meeting or at the meeting.

5. BOCC staff shall also post the BOCC Calendar listing meetings that may be attended by one or more of the Commissioners at the designated County’s official website. Changes to the BOCC Calendar may occur and shall be updated accordingly.

DONE AND APPROVED by the Board of Commissioners of San Miguel County, Colorado, at a duly noticed public meeting held in Telluride, Colorado, on December 7, 2022.

BOARD OF COUNTY COMMISSIONERS
SAN MIGUEL COUNTY, COLORADO

Kris Holstrom

Kris Holstrom, Chair

ATTEST:

Carmen Warfield

Carmen L. Warfield, Chief Deputy Clerk to the Board

VOTE:

Hilary Cooper **Aye** Nay Abstain Absent

Kris Holstrom **Aye** Nay Abstain Absent

Lance Waring **Aye** Nay Abstain Absent

Exhibit A

SAN MIGUEL COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
2023 PUBLIC MEETING SCHEDULE

COMMISSIONER/PUBLIC MEETINGS Commissioner meetings are held the first and third Wednesday of each month. They are held via zoom.us or if possible, in person at 333 West Colorado Avenue, Second Floor, Miramonte Building, Telluride – OR– 1110 Summit St, Sheriff Annex, Norwood –OR– Egnar Fire House. Meetings are scheduled on Wednesdays and are to begin at 9:30 a.m. unless otherwise noted. Meeting dates and locations are subject to change when circumstances warrant.

Work Sessions: Commissioner Work sessions are scheduled the second and fourth Wednesday of each month. They begin at 9:30 a.m. unless otherwise noted. Meeting dates and locations are subject to change when circumstances warrant. Discussion Meetings will be held via zoom.us. Work sessions do not take Public comment.

The Public is invited to attend via zoom at Join a Meeting, Zoom.us, Meeting, Zoom.us, Meeting ID #534.180.495, Password 014764, audio 1-301-715-8592 or 1-253-215-8782

NOTE: Regular Meetings, Public Hearings, and Special Meetings are recorded and ACTION MAY BE TAKEN ON ANY ITEM. Formal Action cannot be taken at work sessions.

The official, designated posting place for all BOCC notices will be online at: <https://www.sanmiguelcountyco.gov/liveagenda>. Use the link to view the live agenda with any last-minute changes. To be automatically notified, please sign up at www.sanmiguelcountyco.gov, sign up for alerts, and follow the prompts.

Board of County Commissioner Meetings

[Regular Meetings and Work Sessions]

September 2023						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October 2023						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2023						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December 2023						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September		
09/04/23 (Mon)	Labor Day - Cty Closed	Holiday
09/06/23 (Wed)	Telluride	Regular Meeting
09/13/23 (Wed)	Telluride	Work Session
09/20/23 (Wed)	Norwood	Regular Meeting
09/27/23 (Wed)	Telluride	Work Session

October		
10/04/23 (Wed)	Egnar	Regular Meeting
10/09/23 (Mon)	Indigenous People's Day - Cty Closed	Holiday
10/11/23 (Wed)	Telluride	Work Session
10/18/23 (Wed)	Telluride	Regular Meeting
10/25/23 (Wed)	Telluride	Work Session

November		
11/01/23 (Wed)	Telluride	Regular Meeting
11/08/23 (Wed)	Telluride	Work Session
11/11/23 (Sat)	Veterans Day	Holiday
11/15/23 (Wed)	Telluride	Regular Meeting
11/23/23 (Thu)	Thanksgiving - Cty Closed	Holiday
11/24/23 (Fri)	Day after Thanksgiving - Cty Closed	Holiday
11/29/23 (Wed)	Telluride	Work Session

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12/06/23 (Wed)	Telluride	Regular Meeting
12/13/23 (Wed)	Telluride	Work Session
12/20/23 (Wed)	Telluride	Regular Meeting
12/25/23 (Mon)	Christmas Day - Cty Closed	Holiday
12/26/23 (Tue)	Day after Christmas - Cty Closed	Holiday
12/27/23 (Wed)	Telluride	Work Session

RESOLUTION OF THE BOARD OF COMMISSIONERS OF SAN MIGUEL COUNTY, COLORADO, ADOPTING THE 2023 SAN MIGUEL COUNTY HOLIDAYS

Resolution #2022-57

WHEREAS, the Board of County Commissioners of San Miguel County shall adopt the dates in 2023 on which the Holidays of San Miguel County shall be taken. The list is attached hereto and incorporated herein by reference as Exhibit “A”.

WHEREAS, the Board of Commissioners of San Miguel County, Colorado considered these holidays, along with relevant evidence and testimony at its regular meeting on December 7, 2022.

NOW, THEREFORE, BE IT RESOLVED that the San Miguel County Board of Commissioners approved and adopted the

San Miguel County Holidays for 2023 (Exhibit “A”, attached

hereto) and same shall be published in the manner provided for by law.

APPROVED and DONE by the Board of Commissioners of San Miguel County, Colorado, on December 7, 2022.

SAN MIGUEL COUNTY BOARD OF COMMISSIONERS

Kris Holstrom

Kris Holstrom, Chair

Vote: Hilary Cooper **Aye** Nay Abstain Absent

Kris Holstrom **Aye** Nay Abstain Absent

Lance Waring **Aye** Nay Abstain Absent

ATTEST:

Carmen Warfield

Carmen Warfield, Chief Deputy Clerk

EXHIBIT A

San Miguel County
2023 Holiday Schedule

2023 Approved Holidays		
	Holiday	Date
1	Martin Luther King Day	Monday, January 16, 2023
2	President’s Day	Monday, February 20, 2023
3	Memorial Day	Monday, May 29, 2023
4	Juneteenth	Monday, June 19, 2023
5	Day Before Independence Day	Monday, July 03, 2023
6	Independence Day	Tuesday, July 04, 2023
7	Labor Day	Monday, September 04, 2023
8	Indigenous People’s Day	Monday, October 09, 2023
9	Thanksgiving	Thursday, November 23, 2023
10	Day After Thanksgiving	Friday, November 24, 2023
11	Christmas	Monday, December 25, 2023
12	Day after Christmas	Tuesday, December 26, 2023

PUBLIC HEARING NOTICE

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

This Public Meeting is the first step of a Two-step Planning Commission and Board of County Commissioner Review pursuant to Land Use Code Sections 5-1803, 3- 601 E. and 3-702 B.

A public meeting on the above application will be held by the San Miguel County Planning Commission at 9:45 a.m. or thereafter, Thursday, January 12, 2023 in Telluride, to be held on-line, but at which you may appear in person. To provide comment or ask questions regarding the proposal, please join the meeting at <https://zoom.us/join>, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Please call the Planning Department at 970-728-3083 for more information on the application. A complete text of this proposal may be viewed at <https://societyturn.info/>. The official designated posting place for all meeting notices will be online at <http://www.sanmiguelcountyco.gov/liveagenda>.

Written comments of more than one page may not receive complete consideration if not received by December 30, 2022. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov

The official designated posting place for all meeting notices is online at <https://www.sanmiguelcountyco.gov/liveagenda>.

PUBLIC HEARING NOTICE

The San Miguel County Planning Commission has been asked to consider an application submitted by Ashley Story, Business Manager, AB Legacy, Ltd. (Applicant) on behalf of Deep Creek #8 LLC, (Property Owner), proposing a Special Use Permit for Scenic and Social Uses, to allow for weddings and other events with attendance of two hundred (200) or fewer guests, on Lot 2R, Golden Ledge Subdivision, a 35-acre vacant property, Parcel No. 456324302002, located south off of County Road T60, aka Last Dollar Road, in the Forestry, Agricultural and Open (F) zone district. Special Use Permits for Social and Scenic Uses with attendance of two-hundred (200) or fewer guests require One-step review by the Planning Commission pursuant to Land Use Code Section 5-307 D. XI.

A public hearing on the above application will be held by the San Miguel County Planning Commission at 9:15 a.m. Thursday, January 12, 2023 in Telluride, to be held on-line, but at which you may appear in person. To provide comment or ask questions regarding the proposal, please join the meeting: <https://zoom.us/join>, Meeting ID: 965 1288 5206, Password: 534277; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Written comments of more than one page may not receive complete consideration if not received by January 3, 2023. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov Please call the Planning Department at 970-728-3083 for more information on the application. The application is available on-line at <https://www.sanmiguel-countyco.gov/490/Other-Resources>

PUBLIC NOTICE

NOTICE TO
CREDITORS
Estate of Mark Krasic,
Deceased
Case No.: 2022PR30025

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of San Miguel County, Colorado, on or before April 12, 2023, or said claims may be forever barred.

Elyssa Krassic
Personal Representative
c/o Carol A. Viner
VINER LAW
1104 S. Townsend Ave.
Montrose, CO 81401
s/ Carol A. Viner
ARN: 33676

Classifieds ads are small but POWERFUL

The Norwood Post
has the largest reach of
any media in the region and
is the only newspaper dedicated
to news and information about
the Norwood area.

Continued

CHALK BOARD

CHALK BOARD, from page 1

[norwoodparkandrec.org](https://www.norwoodparkandrec.org) or the NPRD Facebook page for announcements, schedules and events.

TRI-COUNTY HEALTH NETWORK: Help with health insurance, Medicaid and CHP+ available. Call 708-7096 for more information.

UNCOMPAGHRE MEDICAL CENTER: Health Insurance, Medicaid, CIPC Assistance, call Cindy or Sarah at 327-4233.

TRUE NORTH YOUTH PROGRAM: Resume building, essay editing, academic, college and career support on Thursdays, 9 a.m. to 1 p.m. at Norwood High School

LOG CABIN MUSEUM: open Fridays and Saturdays from 11 a.m. to 3 p.m. or by appointment, call Barbara Youngblood at 327-4400

LONE CONE LIBRARY: Open to the public. Now offering programs for all ages, including Friday programs; Storytime for Littles 10:30-11:15 a.m. and Library Club noon-1:30 p.m. For a complete listing please visit loneconelibrary.org and click calendar for a full list of programs and events. Information also available on Lone Cone Library Facebook page or by email at staff@loneconelibrary.org.

NATURITA COMMUNITY LIBRARY: For library information, hours and other youth programs, call 970-787-2270 or visit the Naturita Community Library Facebook page.

MEDICAL SHUTTLE: Medical shuttle available for all. Sponsored by the Tri-County Health Network and operated by All Points Transit. Shuttle to Montrose and Grand Junction for medical and dental appointments is \$5. All other appointments/errands, \$10. The only requirement is that riders have a scheduled appointment. Visit tchnetwork.org/regional-medical-shuttle/ more info or call All Points Transit at 970-249-0128 to reserve a seat.

DAILY SHUTTLE: The Galloping Goose. Call 728-5700 or visit telluride-co.gov/index.aspx?NID=254.

SMART: Expanded Telluride and Norwood service, beginning May 26. Monday-Friday, SMART will be adding the following services:
· A trip from Telluride to Norwood at 9:45 a.m.
· A trip from Norwood to Telluride at 11:00 a.m.
· A trip from Telluride to Norwood at 11:30 p.m.
The new trips will include stops at Two Rivers and the Lawson Hill Park & Ride.

An early morning trip, three additional mid-day trips and one additional evening trip will serve Lawson Hill.

The Nucla/Naturita Norwood bus will also make a quick stop at the Lawson Hill Park & Ride to allow people who work in the Lawson Hill commercial area to catch a ride to and from Norwood without needing to call ahead or ride into Telluride to pick up the Norwood bus.

The Nucla/Naturita bus will be leaving Nucla and stops along the way five minutes earlier. The Down Valley bus will also be stopping at the Lawson Hill Park & Ride. SAN MIGUEL/WEST MONTROSE COUNTIES COLORADO STATE UNIVERSITY EXTENSION: For registration and info for all classes and events, including 4-H, call 970-327-4393, visit <http://sanmiguel.extension.colostate.edu> or email maryw@sanmiguelcountyco.gov.

Legal Notices

LEGAL, from page 24

Board of County Commissioner Meetings

[Regular Meetings and Work Sessions]

September 2023						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF SAN MIGUEL COUNTY, COLORADO, ADOPTING THE 2023 SAN MIGUEL COUNTY HOLIDAYS

Resolution #2022-57 WHEREAS, the Board of County Commissioners of San Miguel County shall adopt the dates in 2023 on which the Holidays of San Miguel County shall be taken. The list is attached hereto and incorporated herein by reference as Exhibit "A".

WHEREAS, the Board of Commissioners of San Miguel County, Colorado considered these holidays, along with relevant evidence and testimony at its regular meeting on December 7, 2022.

NOW, THEREFORE, BE IT RESOLVED that the San Miguel County Board of Commissioners approved and adopted the San Miguel County Holidays for 2023 (Exhibit "A", attached

hereto) and same shall be published in the manner provided for by law.

APPROVED and DONE by the Board of Commissioners of San Miguel County, Colorado, on December 7, 2022.

SAN MIGUEL COUNTY BOARD OF COMMISSIONERS

Kris Holstrom, Chair

Vote: Hilary Cooper **Aye** Nay Abstain Absent Kris Holstrom **Aye** Nay Abstain Absent Lance Waring **Aye** Nay Abstain Absent

ATTEST: Carmen Warfield, Chief Deputy Clerk

EXHIBIT A

San Miguel County 2023 Holiday Schedule

2023 Approved Holidays		
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12 Day after Christmas	Tuesday, December 26, 2023	

PUBLIC NOTICE

NOTICE TO CREDITORS Estate of Mark Krasic, Deceased Case No.: 2022PR30025

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the District Court of San Miguel County, Colorado, on or before April 12, 2023, or said claims may be forever barred.

Elyssa Krassic Personal Representative c/o Carol A. Viner VINER LAW 1104 S. Townsend Ave. Montrose, CO 81401 s/ Carol A. Viner ARN: 33676

PUBLIC HEARING NOTICE

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

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HOROSCOPE

By SALLY BROMPTON www.sallybrompton.com

BIRTHDAY WEDNESDAY:

Make a point of widening your horizons over the coming year and don't be surprised if some of the new things you discover become central features of your life. Life is full of possibilities, some of which you may have never imagined.

ARIES (March 21 - April 20):

As an Aries you don't lack for ambition but now the Sun is moving into the career area of your chart your desire to do well will go through the roof. Remember, the key to success is having a clear vision of what you want to accomplish.

TAURUS (April 21 - May 21):

You may think it best to avoid taking risks today but that is actually the opposite of what you must do. Allow the adventurous side of your nature to come to the fore and don't be afraid to take on challenges that might terrify others.

GEMINI (May 22 - June 21):

Talk to friends and family members whose opinions you trust today, especially when seeking advice on financial issues and business decisions. There may be more at stake than you realize, so make sure you are armed with the right facts and figures.

CANCER (June 22 - July 23):

Now that the Sun is moving into your opposite sign you must expect to be confronted with situations where you have no choice but to compromise. That's not a bad thing - in fact it could do you the world of good both personally and professionally.

LEO (July 24 - Aug. 23):

The Sun in your fellow Fire sign of Sagittarius in recent weeks did wonders for your confidence and now you must take that confidence and do something with it. On the work front, especially, you need to show others you are not just a big talker.

VIRGO (Aug. 24 - Sept. 23):

One of the best times of the year begins for you today as the Sun moves into the most dynamic area of your chart. Creative and artistic matters are under especially good stars, so don't be afraid to take chances - they WILL pay off for you.

LIBRA (Sept. 24 - Oct. 23):

The Sun's move into one of the more sensitive areas of your chart today means you may be rather touchy, especially when dealing with people whose ideas and values are at odds with your own. What happened to that Libra desire to live and let live?

SCORPIO (Oct. 24 - Nov. 22):

Social activities should be a lot of fun between now and the weekend, so don't sit at home in front of a screen, get out into

the world and have a good time. You can be a bit too serious at times but that shouldn't be a problem now.

SAGITTARIUS (Nov. 23 - Dec. 21):

The message of the stars today is that you need to be more selective about what you do with your energy and how you spend your time. The Sun's move into the financial area of your chart also warns you need to take better care of your money.

CAPRICORN (Dec. 22 - Jan. 20):

A new solar cycle begins for you today as the Sun moves into your birth sign and if you want to make it a good one you must get busy quickly. You have so many plans and so much potential - so be positive and make great things happen.

AQUARIUS (Jan. 21 - Feb. 19):

This is a good time to look back over the past few months and identify what you've done right and what you've done wrong. Don't be harsh on yourself for your mistakes, because if you learn from them your future successes are sure to be immense.

PISCES (Feb. 20 - Mar. 20):

Friendships are under excellent stars at the moment, so get together with people whose outlook on life reflects your own and do things together that you enjoy. Yes, of course, there are serious things going on in the world but it's not a crime to laugh.

Missed any of our papers this week?

Get news recaps straight to your inbox!

Sign up for

THE WEEK IN REVIEW

@ TellurideNews.com

... and follow us on social media!

NEW YORK TIMES CROSSWORD

ACROSS

1 Title for Geraint or Gawain

4 "A Thousand ____" (1992 Pulitzer winner)

9 Doesn't wax

14 Here, in Saint-Tropez

15 Feature of many a sit-in

16 Paper-saving invoice

17 Flurry of transcription errors

19 Term of address for a young man

20 Biblical unit of weight

21 Venue with a token-based currency

23 Donkey ____

24 Devotee of polar regions

28 "Don't reach for your wallet!"

30 Staycation option

31 "The Boy Who Cried Wolf" author

34 One crying to Mami or Papi

35 Fear of trousers

39 Common burrito topping, informally

41 Journalist/podcaster Rehm

42 Ill-advised

45 Fun find for a bargain hunter

50 Elaborates condescendingly to a female

53 "For here" alternative

54 Walked in long steps

55 Having a metal coating

57 Earthy color

59 Study of urban areas

61 Go bad

62 Small box on a map

63 "Norma ____"

64 Like many a rom-com or maple tree

65 Tots

66 Coin-____ (some laundromats)

DOWN

1 Para alpine sport equipment

2 Balm with a paradoxical name

3 Gets ready to eat?

4 Fictional manufacturer of giant rubber bands and cactus costumes

5 Timothée of "Dune"

6 Tried to get elected

7 "Giant Brain" in 1946 news

8 Button next to "Select" on old game controllers

9 Google Sheets, e.g.

10 Capital near Dubai

11 "Ooh, that could work!"

12 Big game

13 ____-mo

18 Indie band known for their high-concept, viral music videos

22 Sin : y-axis :: ____ : x-axis

ANSWER TO PREVIOUS PUZZLE

H	A	T		N	O	U	S	E		K	O	F	I
O	T	R	A		A	N	N	O	Y		I	R	A
T	H	A	T	S	M	Y	C	U	E		W	E	D
W	A	C	O	T	E	X	A	S		D	I	O	D
A	N	T	M	A	N		P	A	P	I	T	I	A
R	D	S		L	O	B		A	P	C	H	E	M
			B	A	N	A	N	A	S	P	L	I	T
			Y	O	G	A	S	E	S	I	O	N	
			Z	O	O	M	E	E	T	I	N	G	
			L	A	U	R	I	E		A	N	D	M
			O	M	G		T	S	A	R		G	O
			A	B	O	V	E		G	U	I	L	
			D	O	T	E		K	I	N	D	A	
			U	N	I	T		A	L	I	E	N	
			P	I	T	S		T	E	N	S	E	

PUZZLE BY JOHN HAWKLEY

25 Fix up, as a lawn

26 Word with crime or chocolate

27 Peer at suspiciously

29 Mum's mum

32 Nail polish brand with the shade "I'm Not Really a Waitress"

33 Step for clinical trials

35 Fast cash establishment

36 What might change your mind, in a way

37 Going wild

38 ____-Air (upscale L.A. neighborhood)

39 What might accompany a baseball card

40 "De ____ Vez" (Selena Gomez song)

43 "____ you jest!"

44 Green: Prefix

46 "... and others too," more officially

47 "My Neighbor ____" acclaimed 1988 Japanese animated film

48 A big one may be hard to overcome in a relationship

49 Resounding agreement

51 Accept, as a college applicant

52 Itty-bitty

56 Concerns for property developers

57 Bygone spy grp.

58 Expert in filing

60 "For shame!"

Online subscriptions: Today's puzzle and more than 7,000 past puzzles, nytimes.com/crosswords (\$39.95 a year).

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PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

MEMORANDUM

TO: Mike Bordogna, County Manager
Amy Markwell, County Attorney
Ryan Righetti, County Road and Bridge Director
Paul O'Niel, SEH, Designated County Engineer
Janet Kask, County Open Space and Parks
Bill Masters, County Sheriff
Matt Gonzales, County Building Official
Kevin Chaney, County Environmental Health Specialist
David Foley, County Surveyor
Ross Davis, Colorado Department of Public Health & Environment
Greg Powers, Colorado Division of Water Resources
Kelly Crane, Colorado Parks and Wildlife
Randee Reider, Colorado Department of Transportation
Scott Heidergott, Telluride Fire Protection District
Megan Eno, US Forest Service
Pam Hall, Lawson Hill Property Owners Company
Pete Wagner, Last Dollar Home Owners Association
Donald Green, Black Hills Energy
Duane Oliver, San Miguel Power Association
David Averill, San Miguel Authority for Regional Transportation
Mason Osgood, Sheep Mountain Alliance
John Bennett, Telluride Fire Protection District
John Pandolfo, Telluride R-1 School District
Paul Weiser, Town of Mountain Village
Michelle Haynes, Town of Mountain Village
Paul Reich, Telluride Hospital District
Scott Robson, Town of Telluride
Ron Quarles, Town of Telluride

FROM: Kaye Simonson, AICP, Planning Director

RE: Rezoning and Planned Unit Development (PUD)/Subdivision Preliminary Plan for Genesee Properties Inc.'s 20 acre property parcel located on SW corner of Highway 145 at Society Turn

APPLICANT: Thomas G. Kennedy, Attorney

DATE: December 6, 2022

The above-referenced application is attached for your review and comment. The Planning Commission meeting date is Thursday, January 12, 2023. Please provide your review comments by December 30, 2022 to Kaye Simonson, Planning Director, kayes@sanmiguelcountyco.gov in the County Planning Department. Please contact the Planning Department if you have any questions.

Your review comments are very important to us and help the Planning Commission and/or Board of County Commissioners understand the application and make informed decisions with appropriate conditions. All comments received in response to this request for review will be forwarded to the applicant and included in meeting packets for the decision makers. If you wish to discuss the project with staff prior to submitting final comments, please indicate in your email(s) that your comments and questions are preliminary.



PLANNING DEPARTMENT

KAYE SIMONSON, PLANNING DIRECTOR

December 5, 2022

Tom Kennedy via email: tom@tklaw.net

Re: Certification of Application Completeness: Rezoning and Planned Unit Development (PUD)/Subdivision Preliminary Plan for Genesee Properties Inc.'s 20 acre property parcel located on SW corner of Highway 145 at Society Turn

Dear Tom:

The purpose of this correspondence is to serve as notification (in accordance with Section 3-202 E. of the San Miguel County Land Use Code) that the application submitted on behalf of Genesee Properties, Inc. for a Rezoning to the Mixed-Use Development Zone District and a Preliminary Plan Subdivision and Planned Unit Development (PUD) for the "Society Turn Parcel", meets the minimum submittal requirements of the Land Use Code standards and is certified complete. The Planning Department accepts that the submission of the following items will be deferred to the Final Plat submission: PUD Agreement, State Stormwater Discharge Permit, Construction Cost and draft Subdivision Improvements Agreement (SIA), and Covenants. It should be noted that a determination of application completeness shall not necessarily constitute a determination of compliance with the substantive requirements of the County Land Use Code. Additional information may be required after further review by the referral agencies and County staff. The County Planning Commission and Board of County Commissioners may also require more materials or information to be supplied by you as the applicant during the public review process. Rezoning applications are identified in Land Use Code (LUC) Section 5-1803 and Section 3-601 E, and Preliminary Plan Subdivisions and Planned Unit Developments are specifically listed in LUC Section 3-702 B as a development applications subject to Two-step Review, i.e. review and recommendation at a public meeting by the Planning Commission (CPC) and Public Hearing review and action at a public hearing by Board of County Commissioners (BOCC).

The application, contingent upon the receipt of the necessary responses from referral agencies, has been scheduled for a public hearing by the County Planning Commission at its January 12, 2023 regular meeting to be held in person and on-line.

Your application, which has been certified complete, will now be sent to the County Manager, County Assessor, County Attorney, County Building Department, Short-Elliott-Hendrickson (SEH), designated County Engineer, County Road and Bridge Department, County Open Space and Parks Department, County Sheriff, County Site Inspector, County Surveyor, County Treasurer, Colorado Department of Transportation, Colorado Parks and Wildlife, Colorado

Department of Public Health & Environment, Colorado Division of Water Resources, Aldasoro Ranch Homeowners Company, Lawson Hill Property Owners Company, Last Dollar Home Owners Association, Black Hills Energy, Century Link, San Miguel Power Association, Federal Aviation Administration, San Miguel Authority for Regional Transportation, Sheep Mountain Alliance, Telluride Fire Protection District, Telluride R-1 School District, Telluride Regional Airport, Town of Mountain Village, Telluride Hospital District, Town of Telluride, and the US Forest Service. The applicant will be responsible for reimbursing the Planning Department for payment of any review fees, both the initial submittal and any subsequent reviews. In addition, the applicant will be responsible for payment of all copy charges.

Prior to 20 days before any meeting for which consideration of any land use application is scheduled, the applicant shall **notify by First Class mail** every property owner and condominium unit owner within 500 feet of the perimeter of the subject property as listed in the records of the San Miguel County Assessor. In addition, prior to 20 days before any meeting for which consideration of any land use application is scheduled, the applicant shall **post notice** (*letter and sign to be obtained from the Planning Department*) of the scheduled consideration of the application. Mailing and posting of notice by an applicant prior to a meeting that is not a public hearing shall be carried out pursuant to Section 3-903 A., B. and C. In addition to the general notice provisions of Section 3-9, the San Miguel County Land Use Code may require additional notice for certain property owners and parties outside the 500 foot perimeter of the subject property for certain specific development applications, as set forth in the Land Use Code. An applicant's failure/refusal to submit the required certification of notice required by C.R.S. §§24-65.5-103(4) and 104(2), will result in the public meeting or hearing being rescheduled to a later date.

Pursuant to C.R.S. § 24-65.5-102(2)(a), a land use application that is subject to the requirements of public notice for neighboring property owners and the subsurface mineral estate underneath the subject property includes, but is not limited to, all public hearings and public meetings before either the County Planning Commission or the County Board of Commissioners, including preliminary or final plat for a subdivision, rezonings, any subdivision exemption creating more than one (1) new parcel, a planned unit development, and applications for special use permits where such applications are in anticipation of new surface development. In such case, the applicant shall provide notice, pursuant to C.R.S. §§ 30-28-133(10) and 24-65.5-103(1), to all owners and lessees of a mineral interest of record on the subject property of the pending application. For purposes of identifying the mineral estate owner on the subject property, the applicant or his representative shall examine the records in the office of the San Miguel County Clerk and Recorder. Notice to the mineral estate owner shall be provided by first class mail to the last-known address of record of the mineral estate owner not less than thirty (30) days before the date scheduled for the initial public meeting by San Miguel County.

The enclosed letters certifying that all surrounding property owners have been mailed notice must be submitted to the Planning Department prior to the scheduled meeting date.

If you have any questions regarding this matter, my comments and suggestions or the scheduling of this application please do not hesitate to contact me.

Sincerely,



Kaye Simonson, Planning Director

December 9, 2022

NOTICE TO PROPERTY OWNERS,

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

This Public Meeting is the first step of a Two-step Planning Commission and Board of County Commissioner Review pursuant to Land Use Code Sections 5-1803, 3-601 E. and 3-702 B.

A public meeting on the above application will be held by the San Miguel County Planning Commission at 9:45 a.m. or thereafter, Thursday, January 12, 2023 in Telluride, to be held on-line, but at which you may appear in person. To provide comment or ask questions regarding the proposal, please join the meeting at <https://zoom.us/join>, Meeting ID: 965 1288 5206, Password 534277; Audio only: Dial 1-301-715-8592 or 1-253-215-8782 (long distance rates may apply).

Please call the Planning Department at 970-728-3083 for more information on the application. A complete text of this proposal may be viewed at <https://societyturn.info/>. The official designated posting place for all meeting notices will be online at <http://www.sanmiguelcountyco.gov/liveagenda>.

Written comments of more than one page may not receive complete consideration if not received by December 30, 2022. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to planning@sanmiguelcountyco.gov

The meeting on this proposal is not limited to those receiving copies of this notice. If you know of any neighbor or potentially affected property owner who, for any reason, has not received a copy of this notice, it would be appreciated if you would inform them of this public hearing.

Respectfully,

Thomas G. Kennedy, Esquire



John Huebner <johnh@sanmiguelcountyco.gov>

Agency Referral: Genesee Properties-Preliminary Plan PUD/Subdivision and Rezoning - Society Turn Parcel

1 message

John Huebner <johnh@sanmiguelcountyco.gov>

Tue, Dec 6, 2022 at 2:51 PM

To: John Huebner <johnh@sanmiguelcountyco.gov>, Kaye Simonson <kayes@sanmiguelcountyco.gov>
Bcc: Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Amy Markwell <amym@sanmiguelcountyco.gov>, Ryan Righetti <ryanr@sanmiguelcountyco.gov>, Paul O'Neil <poneil@sehinc.com>, Janet Kask <janetk@sanmiguelcountyco.gov>, Bill Masters <billm@sanmiguelsheriff.org>, Matt Gonzales <mattg@sanmiguelcountyco.gov>, Kevin Chaney <kevinc@sanmiguelcountyco.gov>, David Foley <surveyfoley@gmail.com>, Ross.davis@state.co.us, Gregory Powers - DNR <gregory.powers@state.co.us>, Kelly Crane <kelly.crane@state.co.us>, "Reider - CDOT, Randee" <randee.reider@state.co.us>, Scott Heidergott <sheidergott@telluridefire.com>, megan.eno@usda.gov, Pamela Hall <lawsonhill@gmail.com>, Pete Wagner <pete@wagnerskis.com>, "Green, Donald" <Donald.Green@blackhillscorp.com>, doliver@smpa.com, David Averill <david.averill@smarttelluride.com>, Mason Osgood <mason@sheepmountainalliance.org>, John Bennett <jbennett@telluridefire.com>, jpandolfo@telluride.k12.co.us, pwisor@mtnvillage.org, Michelle Haynes <mhaynes@mtnvillage.org>, Paul Reich <paulr@lizardhead.net>, Paul Reich <preich@axishealthsystem.org>, cdarnell@tellmed.org, srobson@telluride-co.gov, Ron Quarles <rquarles@telluride-co.gov>

All,

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

The Planning Department requests that you please provide your review comments by December 30, 2022 to Kaye Simonson, Planning Director, kayes@sanmiguelcountyco.gov

The project application can be found at <https://societyturn.info/> and is scheduled for review by the San Miguel County Planning Commission on Thursday, January 12, 2023.

Regards,

John

John Huebner
Senior Planner
San Miguel County Planning Department
Office: (970)728-3083
www.sanmiguelcountyco.gov



For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan



genesee.stp.prelim.subd.pud.mxd.rezone Certified Complete ltr REFERRAL 12.6.22.pdf
3376K



John Huebner <johnh@sanmiguelcountyco.gov>

PERMIT RESPONSE DELAYED Re: Agency Referral: Genesee Properties-Preliminary Plan PUD/Subdivision and Rezoning - Society Turn Parcel

1 message

Reider - CDOT, Randee <randee.reider@state.co.us>

Tue, Dec 6, 2022 at 2:52 PM

To: johnh@sanmiguelcountyco.gov

Please note, the CDOT Permits Department is currently extremely short staffed. Email responses will be delayed and a permit status update may take up to 45 days. Thank you in advance for your patience.

For general questions related to Access Permits, please contact Max Schechinger at (970) 385-8362.

For general questions related to Utility/Special Use Permits, please contact Diane Johnston at (970) 385-3630.

--

Thank you,

Randee Reider

Region 5 Permits Program Manager



COLORADO

Department of Transportation

Region 5

P 970.385.3626 | F 970.385.8361

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

randee.reider@state.co.us | codot.gov | cotrip.org



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

December 30, 2022

San Miguel County Planning Commission
Attn: Kaye Simonson, Planning Director
San Miguel County, Colorado

Dear Ms. Simonson and Planning Commission Members,

Please accept this letter of support for the proposal by Genesee Properties, Inc. to develop the Society Turn Development Plan.

The mission of Telluride Regional Medical Center (TRMC) is to provide affordable, exceptional medical care that improves the health and quality of life for those in our community. We have served the greater Telluride community for 45 years, and we are committed to continuing to meet the area's healthcare needs into the future. This development is not only critical, but necessary to make that goal a reality.

The replacement of our current medical center facility has been an active goal of the TRMC Board and staff for almost a decade. The project has been through many iterations during this time, and the Society Turn location represents the best chance of securing healthcare services for generations to come.

Our present location is too small and does not allow for expansion. Our space is dated, inefficient, and in many ways prohibitive to providing the level of care and services our patients expect and need. We are limited by our current facility, and the problems will only worsen going forward. There is no doubt that TRMC must find a new location sooner rather than later.

As part of the planned Society Turn Development Plan, Genesee Properties, Inc. is committing to a no-cost conveyance of land that will enable TRMC to re-locate. This will allow us to expand our space, upgrade our facilities, promote an environment more conducive to healing, and add additional services, like beds for patients who need overnight stays.

This land donation is paramount to TRMC building a new facility. As you know, the planned facility will be expensive, so the no-cost land conveyance will allow us to use available funds to build a state-of-the-art building and focus on patient-related purposes. We feel a strong sense of urgency to achieve this critical milestone of land conveyance because once the land is conveyed, it will still take 2+ years to see the reimagined medical center to fruition. So time is of the essence.

Also, it is important to note that there is no backup plan if this development is not approved. We do not own our current location, and even if we did, there is no additional room to build. Renovations would displace us for months, if not a year, and still the space would be less than adequate and forever limiting. As such, we are depending on this land donation for our new facility. The development must move forward if we want to elevate healthcare in the community and region.

On a personal note, I moved to Telluride from Montana where I worked in Big Sky and saw firsthand the profound impact that a new healthcare facility can have on a rural community. As CEO at Telluride Regional Medical Center, I recommend approving the Society Turn Development Plan proposed by Genesee Properties, Inc.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "CD", is written over a light blue horizontal line.

Chris Darnell
CEO, Telluride Regional Medical Center



**SAN MIGUEL AUTHORITY for
REGIONAL TRANSPORTATION**

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

Hi Kaye,

Here are SMART's comments on the most recent Society Turn Parcel proposal that Kari and I put together. Please let me know if you have any questions for us.

Exhibit J. Engineer Plans: This set of plans looks to have eliminated the designated bus turn around shown on previous plans. This is a step backwards from SMART's perspective. It is unclear where the bus is supposed to go once it enters the project area and it appears as if a bus would have to perform some sort of backing maneuver(s) to exit the site. If the intention is that the bus enter the Medical Center Area (Planning Area 1), proceed clockwise around and behind the Medical Center on the SMPA and Gas Access, to the front of the Medical Center and back out on Road A, this is also problematic. It is generally ill-advised to operate full size buses (or any transit vehicle) in parking lots that consider transit operations as an afterthought, have pedestrians randomly walking to/from their vehicles, cars backing out of parking spots into the drive aisles where the bus is supposed to circulate, other cars stopping in drive aisles waiting for backing cars to clear so they can take their space, etc. None of that makes for safe or efficient traffic operations. We may have missed it but didn't see any plans that show dimensions on the roadway and this is necessary information for us. An inner turning radius of a standard 40-foot bus is 21.5 feet, which is required to clear the curb. At its tightest turning angle, the rear overhang of the back bumper extends out to 43.3 feet. While not all of the SMART vehicles are 40 feet in length, to accommodate SMART bus services any vehicle in our fleet would have to be able to negotiate the area around the Medical Center as this layout apparently proposes. It is also important to note that three parking area clusters on the described route require that vehicles back directly into the lane that the bus will be using. This situation will require additional headway time to compensate for bus delays experienced on this site.

This scenario described above could work for the Medical Center, but it is less than ideal for Planning Areas 2, 3 and 4. Service to those areas would be more efficient if the bus were to make a loop around the Medical Center, proceed east along Road B and Road C, then exit to the right on Highway 145 toward the Lawson Hill Park & Ride. This option would likely require additional discussions with CDOT. Congestion caused by people entering and exiting parking pods along Road B would slow headway times.

Currently the Lawson Hill Route runs at 45-minute headways through most of the day, seven days a week. SMART Staff estimates that adding this Project as designed to the Lawson Hill Route could add 10-15 minutes to all headway times, including Norwood and Down Valley assuming they would make a stop here on their way to points east. Taken total, if SMART routes come into this development as designed, it will result in more time and additional operating costs.



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

In short, we see this iteration of the plans and proposed circulation as less transit operations friendly than the previous site plan that was submitted. Indeed, as proposed it may be very difficult to serve efficiently.

Exhibit N-1 Traffic Study Updated: According to the study, traffic impacts on the Spur were excluded because the next significant intersection is at the Telluride Middle School/High School. Additional traffic on the Spur in either direction will certainly affect SMART's ability to provide quality bus service. An analysis of trip increases on the Spur generated by this project would help SMART staff determine whether and how we may need to adjust the frequency of our routes to serve this project.

While geographically the Society Turn Project is near the center of the SMART Service area, access to the STP Project by SMART involves a circuitous route through an already congested area. Adding the STP Project to the Lawson Hill Route will require an extension that, as stated above, will add an estimated 10 - 15 minutes to the existing 45-minute Lawson Loop. Service by the Nucla, Norwood and Down Valley routes will have to be carefully evaluated. Adding 10 – 15 minutes to an already long commute is unlikely to be popular. The additional cost associated with longer run times is also a concern.

School generated traffic has perhaps the most major impact on the Spur. School buses are 40' long and the comments above that refer to ease of circulation within the project for SMART vehicles are also relevant to school bus operations.

This study contemplates a 5% multi-modal trip reduction. This seems optimistic given current commuting information. According to the American Community Survey, in Census Block 9681.03 (the Census Block in which the STP Project lies), despite the fact that 36.3% of developed properties are within a quarter mile of a bus station, only 2.5% of commuters use public transportation to get to work and only 2.1% use a bicycle. These statistics refer to resident commuters. The statistic does not take into consideration the trips that will be generated by hotel clients that will likely have recreational gear and other items that won't fit on a bike or the bus and Medical Center users that will, by nature, be less mobile than healthy individuals.



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In our recollection, CDOT's 2045 traffic volume projections (presented to the Gunnison Valley TPR during the development of the CDOT 2045 Statewide Transportation Plan) show an LOS of D or F for that segment of SH145 between Placerville and the Society Turn Roundabout in the year 2045. How do we square that information with the statement in the TIS that concludes: "The existing roadway network and adjacent intersections operate at an acceptable LOS in the total traffic scenario"?

Exhibit P Transit Plan: As a repeat comment, SMART was not consulted on the development of the "transit plan" for the site.

As commented on above, this study assumes 5% multi modal use. Paragraph 3.1, Pedestrian/Bicycle discussion contains pertinent inaccuracies with respect to Pedestrian/Bicycle access to the Mountain Village. The main activity center in Mountain Village (Mountain Village Center) is 4.3+- miles away by road and 4+- miles away by trail. More importantly, the Mountain Village Center is nearly 1000' higher in elevation than the STP Project, making this commute more of a challenge than the typical would-be bicycle commuter is willing to take on.

Bike sharing programs are popular and may work as a transit enhancement in the summer, but they are impractical if the commuter needs to carry anything or if the weather is bad. SMART secured a CMAQ grant for and considered a bike share program in the past but ultimately discarded the idea, partly because as a publicly funded entity SMART would have had an unfair advantage over locally owned bike rental companies and partly because we do not have the capacity to administer and maintain such a program.

Paragraph 3.2 Car-pooling / Ridesharing / Van Shuttles also has some inaccuracies. SMART operates seven vanpools that serve commuters from Norwood, Ridgway and Montrose. They go to both Telluride and the Mountain Village. These services are subscription based only and not available to the general public unless they are a member of the vanpool. These vanpool services are not available for visitors. Additionally, San Miguel County has not operated a van pool since 2019. Mountain Village handed off its commuter shuttle program (now formalized as a subscription-based van pool mode) to SMART on January 1st, 2022.

Paragraph 3.3 Fixed Route Transit – SMART operated Lawson Hill, Mountain Village, and Off-Season services are free. The Town of Telluride has not operated the Lawson Hill route since 2020.

Paragraph 3.4 Hotel Transit – It is encouraging to see that the hotel will be required to provide shuttle services to visitors however the statement that "In the winter months, it is anticipated that guests will likely be arriving by air service, most likely in Montrose" appears to be contrary to the idea that the proposed hotel be family oriented and budget friendly and serve business



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travelers, emergency responders or visiting sports teams. Given that goal, it would be expected that hotel customers would be regional and would drive to Telluride rather than fly.

Uber and Lyft are typically not available in San Miguel County so that will not likely be an option to private vehicle trips and should not be considered as a realistic alternative in any analysis at this time.

Thanks for the opportunity to provide comment,

A handwritten signature in dark ink, appearing to read "David Averill".

David Averill
Executive Director
San Miguel Authority for Regional Transportation



COLORADO

Parks and Wildlife

Department of Natural Resources

Montrose Service Center
2300 South Townsend Avenue
Montrose, Colorado 81401
P 970.252.6000 | F 970.252.6053

December 29, 2022

Kaye Simonson
Planning Director
San Miguel County Planning Department
333 W Colorado Ave, 3rd Floor
Telluride, CO 81435
Office: (970)728-3083
www.sanmiguelcountyco.gov

Refer: Agency Referral: Genesee Properties-Preliminary Plan PUD/Subdivision and Rezoning - Society Turn Parcel

Ms. Simonson,

Thank you for the opportunity to comment on the Genesee Properties-Preliminary Plan PUD/Subdivision and Rezoning - Society Turn Parcel. Colorado Parks and Wildlife has commented several times regarding this parcel as it has moved through the San Miguel County subdivision process. Our concerns have not changed, thus we have attached copies of our previous comment letters and hope that San Miguel County and the Town of Telluride will take our concerns seriously and look into the future for the survival of the numerous wildlife species in the Telluride/Mountain Village area that require a movement/migration corridor.

Again, thank you for the opportunity.

Sincerely,

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





COLORADO

Parks and Wildlife

Department of Natural Resources

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

April 12, 2019

Kaye Simonson
County Planning Department
P.O. Box 548
Telluride, CO 81435
kayes@sanmiguelcountyco.gov

RE: Telluride Regional Area Master Plan Amendment Society Turn Parcel

Dear Ms. Simonson;

Thank you for the opportunity to comment on the amendment to the Telluride Regional Master Management Plan with regard to the Society Turn Parcel owned by Genesee. Our comments are not necessarily directed at the proposed wording changes in the TRAMP, but instead are oriented towards the continued development of the valley floor east of Telluride.

Since the acquisition of the Valley Floor by the town of Telluride, there has been an increase in usage by elk. Elk can be found there starting in early spring (around calving time) into late fall. During the spring, summer, and fall, these elk can move south onto the national forest land, through the town of Mountain Village and onto more national forest and private lands owned by Tel-ski. However, their movement in early winter tends to be more northerly onto the south facing slopes of the Aldasoro Ranches.

With the potential development of the Genesee property and parcels belonging to San Miguel Valley Corp, CPW has concerns about the possible movement restrictions of elk and other wildlife that utilize the open areas to move across the box canyon in which Telluride resides. Reduced areas of movement will put wildlife in conflict with residents of housing developments as well as motorists into and out of Telluride and could have a significant impact on wildlife populations in the area. Mitigation for such development might include, but is not limited to, private land purchases to insure a movement corridor, installation of wildlife movement corridors including over or under passes along the spur and Highway 145 near the Lawson Hill area, and installation of high wire fence along the spur to direct wildlife to those movement corridors.

Housing, food sales, and restaurant development can increase wildlife/human conflicts unless proper garbage cans are used. This is especially true when dealing with black bears. Telluride has its fair share of black bear conflicts which have been somewhat mitigated by the town ordinance requiring bear resistant trash container for residential structures. However, the same requirement needs to be in place for restaurants and business selling food where left over or outdated products will be disposed of via trash containers. Without the bear proof trash containers, food oriented business development on the Genesee property could have a negative impact on the residential communities in close vicinity.



As wildlife is one of the factors contributing to the high quality of life in the Telluride, CPW appreciates the opportunity to have input into any proposed developments in the area. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, reading "Mark W. Caddy". The signature is written in a cursive, flowing style.

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



COLORADO

Parks and Wildlife

Department of Natural Resources

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

January 26, 2021

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

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

Dear Ms. Simonson;

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

Elk

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

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

Black Bears

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



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

Riparian and River Resources

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

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

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

Sincerely,



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

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



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Re: PLEASE EXTEND REVIEW COMMENT PERIOD FOR SOCIETY TURN DEVELOPMENT

1 message

Lawson Hill POC <lawsonhill@gmail.com>

Fri, Dec 23, 2022 at 7:52 AM

To: Kimberly Galler Collins <kagaller@hotmail.com>

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

Hi Kimberly and Kaye,

I wanted to clarify that the Lawson Hill Board of Directors received this information about the Genesee application the first week in December as a "referral." I was following up with the BOD yesterday because I had not received their feedback. I took it upon myself to copy all the owners with this information because I thought it was important to let everyone know about the meeting date and timing.

The timing with Diamond Ridge outcome was purely coincidental.

I would agree that this three week period allotted for review of this very complex application feels very short, primarily because it falls at possibly the busiest time of the year for everyone. Many families travel during the Holidays or have family and friends visiting, therefore reducing the time for review and written comment by a whole week. The best option may be to attend the site visit and meeting so that the application can be explained to all. The Planning Commission would have the option to continue the review to the next meeting, if the participants did not feel there was adequate time. It would have been better to have scheduled this important application during a less crazy time for everyone.

Happy Holidays,

Pam

On Thu, Dec 22, 2022 at 9:04 PM Kimberly Galler Collins <kagaller@hotmail.com> wrote:

Dear Kaye, I'm a long time Lawson Hill resident, and we just received the email on 12/21 requesting comments to be submitted by 12/30 for the Society Turn project.

This is an absolutely unacceptable short amount of time to review documents and submit comments during the busiest 9 days of the year for anyone who is locally employed or anyone with children on school break during the Christmas holiday, which encompasses almost every Lawson resident.

PLEASE EXTEND THE COMMENT PERIOD.

This short comment window is also extremely questionable considering the current Diamond Ridge situation (notably unsuccessful for the BOCC) in which notice was sent during April off-season when most local families were out of town and not checking email. This is a similarly unacceptable situation to send this at the start of Christmas when this could easily fly under the radar of concerned locals.

Lance Waring should be especially aware of this, as he is a Lawson resident and as a county commissioner should realize this short comment period at the holidays is an absolutely unrealistic ask of locals.

It makes many of us wonder if the commissioners are again attempting to sneak something past us, and it cannot be considered a coincidence that this was sent to Lawson residents on the same day the Diamond Ridge development was overturned.

While I'm supportive of this general location for TMC and I'm fundamentally unopposed to this long-slated development, we need a longer comment period and NOT during the holiday week.

Thank you for your consideration.

Kimberly Collins



Lawson Hill Property Owners Co.
P.O. Box 3927
Telluride, CO 81435
970-728-5893
<https://lawsonhill.com>

DATE: December 30, 2022
TO: Kaye Simonson, Planning Director
FROM: Janet Kask, Director, Parks & Open Space
RE: Agency Referral: Genesee Properties – Preliminary Plan
PUD/Subdivision and Rezoning – Society Turn Parcel

Reference is made to the Agency Referral: Genesee Properties – Preliminary Plan PUD/Subdivision and Rezoning – Society Turn Parcel. Comments below represent the County's Parks & Open Space departmental staff, the County's Open Space Commission, the County's Historical Commission and the County's Vegetation Control & Management department. Some County staff and Commission volunteers have conducted site visits on their own.

Comments are below –

- Prior to any land dedication from the applicant to the County, the presence of tailings, particularly in the area along the San Miguel River on the easterly portion of the Society Turn property, which coincide with a portion of the County tracts to be conveyed to the County, must be remediated. The applicant must develop a remediation plan acceptable to the County prior to conveyance of said parcel(s).
- Concern about the visual impact of development with entry to the Town of Telluride and local area. This is a designated San Juan Skyway Scenic Byway corridor.
- Concern about impacts on the San Miguel River and Remine Creek riparian zones.
- Request connectivity of proposed trail realignment of the Remine Creek trail and the Galloping Goose connector trail and bridge in the designated, to be deeded, Open Space parcel (A-2).
- Any impact on the designated regional trail realignments with the existing Town of Telluride utility easement and proposed new well field, new drainage and new slope easements on the designated, to be deeded, Open Space parcel (A-2)? New drainage could impact public safety during a potential flood event.
- Need for dedicated and developed parking for connecting trails and Valley Floor trails.
- Concern about potential impacts on the existing wildlife corridor(s).
- We understand the wooden tipple, which might have been part of the historic RGS railroad, will remain and is located on a parcel to be deeded to the County.
- Historical/geological concern – We understand that due to the proposed development and recreational trail plans, the glacial moraine will be removed.
- The applicant must consult the County-approved seed mix list for revegetation purposes. Any additional species, i.e., forbs and shrubs should require County approval.
- County LUC Section 5-9 Improvements Agreements and Performance Guarantees – Section 5-903 – Landscape Guarantee – County Vegetation Control & Management is requesting a bond be placed on this development project to ensure for a successful revegetation effort along with the management of noxious weeds post construction.

Please let me know if you have any questions. Thanks.



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Re: Agency Referral: Genesee Properties-Preliminary Plan PUD/Subdivision and Rezoning - Society Turn Parcel

1 message

Ryan Righetti <ryanr@sanmiguelcountyco.gov>

Tue, Jan 3, 2023 at 11:10 AM

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

Cc: Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Amy Markwell <amym@sanmiguelcountyco.gov>, Phyllis Shaffer <phylliss@sanmiguelcountyco.gov>, Matt Gonzales <mattg@sanmiguelcountyco.gov>

Good afternoon,

Below are the comments from Road and Bridge related to the development of the Genesee Property Society Turn Parcel.

1) If the potential that roads within the development are offered by the landowner and are to be considered or may be considered for acceptance into the County Road System, all roads should be designed and constructed to the current Road Design Standards as defined in the SMC Land Use Code meeting the current and projected highest ADT.

2) Ample snow storage areas should be included into the design of the roadways.

Thank you ,

Ryan Righetti
Director, Road and Bridge
San Miguel County, Colorado

970.327.4835 Office

970.327.4090 Fax

On Tue, Dec 6, 2022 at 2:51 PM John Huebner <johnh@sanmiguelcountyco.gov> wrote:

All,

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

The Planning Department requests that you please provide your review comments by December 30, 2022 to Kaye Simonson, Planning Director, kayes@sanmiguelcountyco.gov

The project application can be found at <https://societyturn.info/> and is scheduled for review by the San Miguel County Planning Commission on Thursday, January 12, 2023.

Regards,

John

John Huebner
Senior Planner

San Miguel County Planning Department

Office: (970)728-3083

www.sanmiguelcountyco.gov



San Miguel County

East End | Master Plan

For information about the San Miguel County East End Master Plan Update, go to www.sanmiguelcountyco.gov/eastendmasterplan



SAN MIGUEL COUNTY BUILDING DEPARTMENT


MATT GONZALES

BUILDING OFFICIAL

MEMORANDUM

TO: SMC Planning Commission

CC: Kaye Simonson, Planning Director
Amy Markwell, County Attorney
Mike Bordogna, County Manager

FROM: Matt Gonzales, SMC Building Official 

DATE: 30 December 2022

RE: Genesee Properties-Preliminary Plan PUD/Subdivision and
Rezoning - Society Turn Parcel

In response to Genesee Properties's application for a Preliminary Plan PUD/Subdivision and Rezone of the Society Turn Parcel, please find review comments below:

Refer to Preliminary Plan Material, Exhibit AA:

1. Section X.13, Subsections 13.1, 13.3, 13.3.2, 13.3.3, 13.3.4;
 - a. "Prescriptive Energy Code & Green Building Standard" no longer in effect. 2018 I-codes as amended are currently in effect.
 - b. Development team will want to consider recently passed state legislation, including HB-1362.
 - c. As of 1/2/2023 occupancy groups R-2, R-3, R-4 would be subject to 2018 IECC, residential provisions. All other occupancy groups would be subject to 2018 IECC, commercial provisions.
 - d. SMC will likely adopt 2018 IECC appendices CA and RA in 2023, outlining requirements for solar-ready provisions.
 - e. If SMC adopts new code cycle on or after 7/1/2023, we will be required to adopt the 2021 IECC, State Model Electric Code, and State Board-developed Solar-Ready Code.
 - i. If code adoption occurs on or after 7/1/2026, in addition to the aforementioned, we will be required to adopt Low-Energy and Low-Carbon Code, as put together by the State Board.
 - f. Other SMC code amendments may be in effect by the time of permit issuance for projects.

2. Section X.14, Subsections 14.11, 14.12;
 - a. Radon mitigation is required in SMC.
 - b. While the construction of the Medical Center will be subject to 3rd party inspection and issuance of Certificate of Occupancy as outlined in the MOU between the “Hospital District” and the “County,” effective 2/2/2022, other buildings/structures proposed in the PUD not within other jurisdictional boundaries, will be subject to SMC Building Code and be required to obtain building permits, conform to currently adopted code, and obtain Certificates of Occupancy prior to occupancy.



VEGETATION CONTROL and MANAGEMENT DEPARTMENT

JULIE KOLB

Genessee Properties:

Dear Applicant

In response to your recent Wildlife Assessment Part 6.0 Noxious Weeds the following conditions are the requirements of San Miguel County Vegetation Management.

1. All reseeding mixes must be approved by San Miguel County Vegetation Management.
2. Any landscaping plants, or additional species not on the pre-approved list must be approved by SMCVM. Landscaping plants should be native species, and not introduced species.
3. The mention of integrated weed management efforts is supported, however grazing of Canada thistle as a primary means of control is not. Grazing is not a one-size-fits all method and depends on the specific animal utilized, and the timing of grazing.
4. The survey of noxious weeds should be conducted as soon as possible, to inform development and effective management.
5. It is expected that noxious weeds that exist on the property will be controlled with the goal of eventual eradication, at the conclusion of development. This is required by the Colorado Noxious Weed Act.
6. Revegetation: Annual species are beautiful, however not necessarily the best choice for competition against noxious weeds. SMCVM does not recommend annuals. The specific abiotic groundcovers should meet SMCVM's approval as well, because of the nature of the weed species of concern.

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

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

January 3, 2023

Re: Society Turn Preliminary PUD/Subdivision Plan

I have reviewed the application received by email from the County Planning Dept. on December 6, 2022 and have the following comments:

General

1. The Snow Storage Area shown on Sheet C-4 of Exhibit F Engineering Plans is located on a Gas Easement per Reception No. 249246. The applicant would need permission from the Gas Company to use this easement area for snow storage.
2. Utilities, Roads, Drainage and well field improvements are located on Town of Telluride easements for access and utilities to service the Wastewater Treatment Plant. This includes Detention Basins 1 and 2 and Drainage Structure 3 per Sheet 27 (SD-1), storm drains per Sheet 29 (SD-3), utilities and Road B per Sheet 44 (U-3), well field easement per Sheets 5 and 8 of the Preliminary Plat. The applicant would need permission from the Town of Telluride to use this easement area.

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

3. Show 100 year flood plain per Land Use Code 4-402 C. VI. b.

The applicant would need permission from the Gas Company to use this easement area
Preliminary Subdivision Plat by Bulson Surveying

4. Label all of the pages of this map "Preliminary Subdivision Plat"
5. Add street names as required by Land Use Code 4-402 C. III.
6. The former Rio Grande Southern railroad right-of-way is owned by San Miguel County per Deed at Reception No. 017594. This parcel is a separate ownership and should be eliminated from your plat.

7. Label the easement shown for the Easement Agreement at Reception No. 439903 on Sheet 3 and show a tie to this easement.
8. Show the Amended Easements per Reception No. 460667 (Exception 35 of Exhibit C. Title Commitment).
9. Show the Easement to Mountain Bell indicated on Plat Book 1 at page 67 and supposedly filed with the District Court (as noted on the plat).
10. Show the fiber optic facilities agreement per Reception No. 465369 and Reception No. 474230 (Exception 36 of Exhibit C. Title Commitment).
11. Lot 1 Building Envelope for employee housing is located within the new Site Drainage Discharge Easement. Change one or the other to eliminate this overlap.
12. Road A needs a slope easement to accommodate the proposed grading shown on Sheet 19 (C-9).
13. The Driveway around Planning Areas 3 and 4 needs either a Right-of-way or an Access Easement to complete the loop around to Driveway 1 (Sheet 15 C-5)


J. David Foley

San Miguel County Surveyor



PLANNING & DEVELOPMENT SERVICES

455 Mountain Village Boulevard, Suite A

Mountain Village, CO 81435

(970) 369-8250

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

January 3, 2023

Dear Ms. Simonson,

This letter is in response to the letter dated December 6, 2022 regarding the *Rezoning and Planned Unit Development (PUD)/Subdivision Preliminary Plan for Genesee Properties Inc.'s 20 acre property parcel located on SW corner of Highway 145 at Society Turn.*

The Town has reviewed the application materials and has no concerns with the current proposal. The Town of Mountain Village continues to support the development of this property as outlined in the preliminary plans.

We see the conveyance of land to the Telluride Hospital District for the future home of an upgraded medical center as essential to the entire region. Our ability to provide quality healthcare and much needed emergency medical services to both locals and visitors should be a priority for all of us given the difficulties we have faced through the COVID pandemic. **Getting a new medical center built in the immediate vicinity as soon as possible should be a top priority for all residents of our region.**

The conveyance of land to the Towns of Telluride and Mountain Village for an expanded wastewater treatment facility, as well as the parcel to be conveyed to the county for parks and school facilities will also be of great benefit to the parties involved.

Lastly, as each parcel is developed, appropriate affordable housing mitigation per county regulations will be implemented. Having each new development within the county provide a significant number of units of affordable housing when fully built out is key as we move forward.

Thank you for the opportunity to provide comments on this development as it moves through the planning process.

Regards,

Laila Benitez

Mayor, Town of Mountain Village



Memorandum

934 Main Ave, Unit C
Durango, CO 81301
Ph (970) 385-4546
Fax (970) 385-4502

To: Kaye Simonson, San Miguel County
From: Paul O'Neil P.E., Senior Engineer II
Date: January 5, 2023
Re: Genesee Properties – Society Turn Property Preliminary PUD Review

I have reviewed the following documents as part of my engineering review for San Miguel County:

1. Preliminary Application and Narrative
2. Exhibit AA Design Guidelines
3. Exhibit BB Land Dedication Table
4. Exhibit E. Existing Conditions
5. Exhibit G. Preliminary Development Plan Package
6. Exhibit N-2 Traffic Study. Update memo
7. Exhibit O. Original and Amended Access Permit
8. Exhibit Q. Parking Study.
9. Society Turn Parcel Preliminary Plan Engineers Report
10. Preliminary Drainage Report

I understand that this project is seeking preliminary PUD approval and that more detailed construction phased plans will be reviewed and approved as part of construction approval. In reviewing the request, I have the following findings/comments:

Has the fire department weighed in on road widths, fire lanes, parking locations and potential aerial access distance to buildings.

Preliminary Engineering Plans

- Lane width shall be 12' minimum per Land Use Code based upon Collector road standard, while there is additional width provided with the curb and gutter and valley pans drivers often aren't comfortable driving on the different surface so all pavement drive lanes should be increased to minimum 12-foot width.
- Sidewalk widths per Land Use Code shall be 8' wide. 6' sidewalk along Road A should be sufficient, however along road B with 2' being used for parking overhand the 8' sidewalk should be installed.
- How does traffic circulate without access to driveway 1 and driveway 2? It appears that the circulation route will be through these parking areas but unsure why they aren't shown in typical sections, ROW dedications, plan and profiles, easement descriptions.

Traffic Study Memo

- Retail and Eating/Drinking should be revised to 28,600 rather than 26,800.

- Total ADT volume should be updated with new land uses in memo rather than just peak hour volumes

Traffic Study

- The traffic study appears to focus mainly on the highway access permit and rightfully so however a brief discussion of traffic control features, circulation, such as stop signs, striping, emergency access gates, etc should be added for the internal road layout especially near the medical center and Road A intersection. I assume a 2-way stop controlled intersection on Road B and at the connections to Road B.

Water Supply Plan

Will defer to Town of Telluride as they are providing service.

Parking Study

- The parking study contemplates parking demands for the overall project and reduces significantly the number of spaces vs the County Code volume, 602 vs 799. The parking study does not evaluate the phased approach to the project. With most of the surface parking occurring along Road B and Planning Areas 3 and 4 will there be enough parking for Planning Area 2a and 2B? Additionally do the shared parking benefits work with the proposed phasing? It appears that this has been thought through to an extent based upon the phasing plans included in the preliminary engineering plans but the parking study should discuss the amount of parking for each phase so the County knows what is required as the project will be phased out over many years.
- Surface parking vs structured parking should be quantified so each planning area knows how much is needed as part of the larger project.

Drainage Study

- Similarly, to the comments above about the parking study the drainage report should discuss how the phasing of the project will impact the proposed drainage infrastructure. Will the improvements as part of Phase 1 “over-detain” until additional phases come online. While probably ok a phasing plan should be added so the County knows what is required with each phase as the project goes forward.
- Capacity analysis of proposed diversion swales that capture run-on from CDOT highway culverts should be provided. Can ditch handle potential flows, does ditch need riprap protection, etc?
- A phase level drainage analysis should be provided at next steps to show pipe capacity, inlet capacity, underground detention volumes, etc.



Kaye Simonson <kayes@sanmiguelcountyco.gov>

Society Turn questions and suggestions

1 message

alison james <alipainting@hotmail.com>

Thu, Dec 22, 2022 at 4:13 PM

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

Hi Kaye,

My name is Alison James, I am a Lawson resident, I think I met you a couple of weeks ago at the Master Plan presentation in Lawson.

I have a few observations on the new development. I was looking through the design pictures and see some fun things.

1. Will we be getting a Marriott?
2. There is a pic of a pool with a sun room and deck, will that be open to the public? Where will it be located? Will it be south facing? Will it have a deck?
3. There is a picture of a cafe, where on the plan is that? Will it have southern exposure?
4. We will need a couple of bus stops at either end, as there is no way that town can accommodate all those extra cars. I don't see bus stops. Will people have to walk all the way to the Conoco to catch a bus?
5. I'm not seeing the unofficial hiking trail that connects Lawson to the Remine trail, which cuts right across the property. Can this be made an official pedestrian trail please? I will be happy to show you exactly where it is on the site visit if you like.

Thanks Kaye,

Merry Christmas, Alison

291 Rio Vista Road, #105, Telluride
[\(954\) 487 0657](tel:9544870657)

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