



**SAN MIGUEL COUNTY BOARD OF COUNTY
COMMISSIONERS**

**BOARD OF COUNTY COMMISSIONER MEETING
MINUTES**

WEDNESDAY, JULY 28, 2021

Present: Lance Waring, Chair
Kris Holstrom, Vice Chair
Hilary Cooper, Commissioner

Staff Present: Mike Bordogna, County Manager
Amy Markwell, County Attorney
Nancy Hrupcin, Legal Assistant
Carmen Warfield, Chief Deputy Clerk

1. **CALL TO ORDER.**
2. **CALENDAR REVIEW**
3. **REVIEW OF AGENDA**
4. **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA.**
5. **CONSENT AGENDA**

- a. Approval of Minutes: June 16, 2021, June 23, 2021, and June 30, 2021.
- b. Ratification and approval of submission to the Colorado Counties Inc, 2022 Legislative Issue Form.
- c. Ratification of the submittal on behalf of the San Miguel County Board of Commissioners for the additional information provided for the Draft Forest Plan revision.

MOTION by Kris Holstrom to approve the consent agenda with item 5.b. noted as the unedited version. There was a correct version that was sent to Colorado Counties Inc.

SECONDED by Hilary Cooper. **PASSED 3-0.**

6. **ADMINISTRATIVE MATTERS**

- a. Consideration to appoint Paul Reich to the Mental Health Advisory Panel.

Presented By: Paul Reich, Applicant requesting appointment as the Center for Mental Health Representative

MOTION by Kris Holstrom to approve as presented. **SECONDED** by Hilary Cooper.

PASSED 3-0.

- b. Consideration of appointing John Pandolfo to the Mental Health Advisory Panel.

Presented By: John Pandolfo, Applicant requesting appointment as the School representative

MOTION by Kris Holstrom to approve as presented. **SECONDED** by Hilary Cooper.

PASSED 3-0.

7. **SOCIAL SERVICES MATTERS**

(Board of Commissioners sitting as the San Miguel County Board of Social Services.)

- a. Approval of Chair's signature on Social Services Department Balance Sheet May 2021, Earned Revenue and Expenditures May 2021, Expenditures through Electronic Benefit Transfers, June 2021, Check Register for the Month of June 2021, County Allocation/MOE Report May 2021, and 2021 Caseload Report.

Presented By: Carol Friedrich, Director of Social Services

MOTION by Hilary Cooper to approve as presented. **SECONDED** by Kris Holstrom.

PASSED 3-0.

8. **ADMINISTRATIVE MATTERS – Continued.**

- c. Discussion with the Colorado Department of Public Health and Environment and the Environmental Protection Agency on potential waste rock pile sampling.

Presented By: Joni Sandoval, EPA

Public Who Addressed the Board:
Pam Hall, Lawson Hill Home Owners
Delanie Young, Town of Telluride
Douglas Tooley, County resident

10:55 a.m. Recessed.
11:01 a.m. Reconvened.

8. NATURAL RESOURCES AND SPECIAL PROJECTS

- a. Discussion of a replacement parcel recommendation for the State Land Board Stewardship.

Note: Staff direction from the Board to support the two replacement parcels that aid the Gunnison Sage Grouse. The Gurley Land parcel outside of Norwood, in San Miguel County and the other parcel in Sawatch County, called the Alder property.

- b. Discussion on the wolf re-introduction update.

Note: Recommendation by the Board to provide as much social media outreach on this topic with links on our website for public comment and et al.

- c. Discussion on a position by the Board of County Commissioner on the wolf-reintroduction.

Presented By: Starr Jamison, NRSP Director

Position: No need to address.

9. MANAGER MATTERS/Mike Bordgona

Updates and other, as needed.

1. Mike Bordogna and Ramona Rummel will present the Preliminary Draft budget on September 17, 2021
2. Intergovernmental Meeting Scheduled August 9, 2021- Town of Telluride will be hosting.

10. COMMISSIONER UPDATES:

*Hilary Cooper - Update on Outside Meetings and Legislative – CCI Legislative Issue Meetings Updates. Kris Holstrom - Update on Outside Meetings.- Club 20
Lance Waring - Update on Outside Meetings.-Nothing to update.*

~~11. ATTORNEY MATTERS~~

(Any of these items may involve an Executive Session C.R.S. 24-6-402)

12. Recess for agenda-setting with the Board and Staff (No decisions will be made).

11:42 a.m. Recessed.
12:00 p.m. Reconvened.

Late Addition: Public Health Update.

Presented By: Grace Franklin, Public Health Director

Public Who Addressed the Board: Douglas Tooley, County resident

- a. Lunch 12:00 pm - 1:00 pm

12:13 p.m. Recessed.
12:57 p.m. Reconvened.

13. ADMINISTRATIVE MATTERS, Continued

- a. Recognition of Eric Berg for his service to San Miguel County. Congratulations to Dan Covault as being named the San Miguel County Undersheriff.

Presented By: Sheriff Bill Masters; Dan Covault, San Miguel County Undersheriff; Eric Berg, retiring San Miguel County Undersheriff

Thank you to all!!!

14. PLANNING MATTERS

- a. **Continuance from 7/21/2021 - PUBLIC HEARING:** Society Turn PUD Sketch Plan: Consideration of a Sketch Plan application for a proposed Planned Unit Development (PUD) and Subdivision of the "Society Turn Parcel" for Genesee Properties, Inc.
Presented By: Kaye Simonson, Planning Director; John Huebner, Senior Planner; Troy Hangen, Senior Planner; Chris Touchette, a representative for the applicant; Tom Kennedy, Attorney for the applicant

1:15 p.m. Chair opened the Public Hearing.

1:56 p.m. Chair closed the Public Hearing.

Public that addressed the Board:

J.B., County resident

Douglas Tooley, County resident

Pam Lifton-Zoline, County resident

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

1. The applicant shall address all relevant Referral Agency comments in the application for Preliminary PUD and Subdivision.
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.
3. There shall be a site visit with story poles at the Preliminary PUD stage.
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.
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.
6. The Applicant shall agree to participate in a potential Remine Creek Trail crossing through an equitable contribution, to be determined in the future and spelled out in the Development Agreement.
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.
8. EV charging stations shall be included in the project.
9. Applicant shall agree to consider accommodation of on-site renewable energy to offset energy usage within the development.
10. Investigate the potential catchment of water and other water savings methods.

SECONDED by Hilary Cooper. **Passed 3-0.** (ATTACHMENT – Resolution 2021- 22)

- b. **Continuance from 7/21/2021 - PUBLIC HEARING:** Land Use Code Amendment to Section 5-323, Mixed-Use Development Zone District, as an amendment to San Miguel County Land Use Code, with the associated amendments to LUC Section 3-401 (Administrative Review Procedures), 3-501 (One-Step Reviews), 5-317 (Planned Unit Development Reserve), and Article 6, Definitions.

Presented By: Kaye Simonson, Planning Director; John Huebner, Senior Planner; Troy Hangen, Senior Planner

2:35 p.m. Chair Opened the Public Hearing.

2:53 p.m. Chair Closed the Public Hearing.

Public Comment: Douglas Tooley, County resident

MOTION by Hilary Cooper to approve BOCC Resolution No. 2021-23, adopting Section 5-323, Mixed-Use Development (MXD) zone district, as an amendment to San Miguel County Land Use Code, with the associated amendments to LUC Section 3-401 (Administrative Review Procedures), 3-501 (One-Step Reviews), 5-317 (Planned Unit Development Reserve), and Article 6, Definitions, based on the finding that the proposed amendment complies with the standards of Land Use Code Section 5-1802, Land Use Code Amendments and is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code. **SECONDED** by Kris Holstrom. **PASSED 3-0.** (ATTACHMENT II – Resolution 2021-23)

15. ADJOURNMENT

MOTION by Kris Holstrom to adjourn the meeting. **SECONDED** by Hilary Cooper. **PASSED 3-0.**

2:56 p.m. Adjourned.

20210728-BOCC-Audio

Respectfully submitted,

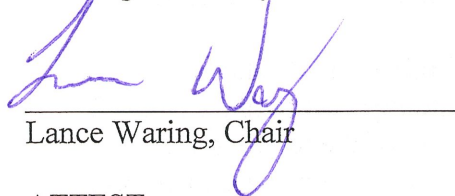


Carmen Warfield, Chief Deputy Clerk

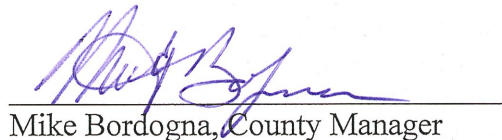


Approved

San Miguel County Board of Commissioners


Lance Waring, Chair

ATTEST:


Mike Bordogna, County Manager

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
APPROVING A SKETCH PLAN FOR A PLANNED UNIT DEVELOPMENT
AND SUBDIVISION OF THE SOCIETY TURN PARCEL
FOR GENESEE PROPERTIES, INC.**

Resolution 2021-22

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

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

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

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

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

WHEREAS, a Public Hearing Notice for the CPC hearing for the proposed Sketch Plan for a Planned Unit Development and Subdivision to be held on February 11, 2021 was published in the Norwood Post and the Telluride Daily Planet on January 27, 2021; and

WHEREAS, the CPC considered this application, along with relevant evidence and testimony, at a public hearing on Thursday, February 11, 2021 and continued the application to the next regular meeting of the Planning Commission in order to allow additional time to consider the application and to have questions addressed; and

WHEREAS, the CPC further considered this application, along with relevant evidence and testimony, on Thursday, March 11, 2021;

WHEREAS, the Planning Commission unanimously adopted CPC Resolution No. 2021-02, recommending the Board of County Commissioners approve the Sketch Plan for a Planned Unit Development and Subdivision, based on the findings that the Sketch Plan is consistent with the San Miguel County Comprehensive Development Plan and more specifically, Section III.N of the Telluride Regional Area Master Plan Future Land Use Element, and meets the Intent for Planned Unit Developments, as set forth in Land Use Code Section 5-1401, the review standards of Land Use Code Section 5-1403, and the relevant Land Use Policies as set forth in Article 2 of the San Miguel County Land Use Code, with the following conditions:

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

WHEREAS, the County Planning Commission's actions and recommendations are contained in the minutes from the February 11, 2021 and March 11, 2021 CPC meetings; and

WHEREAS, a Public Notice for the Board of County Commissioners meeting for the proposed Sketch Plan Planned Unit Development and Subdivision to be held on July 21 2021 was published in the Norwood Post and the Telluride Daily Planet on June 30, 2021 and July 7, 2021; and

WHEREAS, on or about July 8, 2021, the Applicant sent Notice of the Application and the Board of County Commissioners (BOCC) Public Meeting to be held on Wednesday, July 21, 2021 to all property owners within 500 feet of the subject parcel, and signs were posted on the property on or about July 9, 2021 noticing the proposed Application and the BOCC meeting to be held on February 11, 2021; and

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

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

1. The applicant shall address all relevant Referral Agency comments in the application for Preliminary PUD and Subdivision.
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.
3. There shall be a site visit with story poles at the Preliminary PUD stage.
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.
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.
6. The Applicant shall agree to participate in a potential Remine Creek Trail crossing through an equitable contribution, to be determined in the future and spelled out in the Development Agreement.
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.
8. EV charging stations shall be included in the project.
9. Applicant shall agree to consider accommodation of on-site renewable energy to offset energy usage within the development.
10. Investigate the potential catchment of water and other water savings methods.

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

DONE AND APPROVED by the Board of County Commissioners of San Miguel County, Colorado, on July 28, 2021.

**SAN MIGUEL COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS**

DocuSigned by:
Lance Waring
F6BFE64194B38430
By: Lance Waring, Chair

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

ATTEST:

DocuSigned by:
Carmen Warfield
BE2AF0C39C63408...
By: Carmen Warfield, Chief Deputy Clerk

DS


Z:\Applications\2020_Geneseo Properties, Inc._LUCA_Rezone_PUD_Society Turn Parcel

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

EXHIBIT "A" LEGAL DESCRIPTION

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

BEGINNING AT CORNER NO. 9 OF SAID DENVER PLACER, BEING A UNITED STATES DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT BRASS CAP;

THENCE ALONG LINE 9-10 OF SAID DENVER PLACER NORTH 81° 08' 37" WEST, 366.65 FEET;

THENCE DEPARTING SAID LINE 9-10 NORTH 08° 13' 23" WEST, 446.33 FEET;

THENCE SOUTH 81° 46' 37" WEST, 362.00 FEET;

THENCE SOUTH 08° 13' 23" EAST, 335.11 FEET TO SAID LINE 9-10;

THENCE ALONG SAID LINE 9-10 NORTH 81° 08' 37" WEST, 1406.67 FEET TO CORNER NO. 10 OF SAID DENVER PLACER;

THENCE ALONG LINE 1-2 OF THE BOSTON PLACER, MINERAL SURVEY NO. 2019, OF THE UPPER SAN MIGUEL MINING DISTRICT, NORTH 81° 05' 35" WEST, 107.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 145;

THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 74° 26' 41" EAST, 846.03 FEET;

THENCE 696.28 FEET ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2790.00 FEET, A CENTRAL ANGLE OF 14° 17' 56" AND A CHORD BEARING NORTH 81° 35' 39" EAST, 694.48 FEET;

THENCE NORTH 88° 44' 41" EAST, 890.11 FEET;

THENCE SOUTH 40° 28' 23" EAST, 63.75 FEET;

THENCE SOUTH 11° 20' 11" WEST, 878.41 FEET TO LINE 8-9 OF SAID DENVER PLACER;

THENCE NORTH 07° 31' 25" WEST, 215.78 FEET TO THE POINT OF BEGINNING,

SAID TRACT OF LAND IS SHOWN AS TRACT 19A ON SPECIAL WARRANTY DEED RECORDED MAY 26, 2005 UNDER RECEPTION NO. 375058;

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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

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

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

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

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

EXHIBIT "B"
PUBLIC MEETING RECORD

Board of County Commissioners

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

Date: July 21, 2021

1. San Miguel County Land Use Code (Adopted 11/30/90) with all amendments to date (By Reference Only).
2. San Miguel County Comprehensive Development Plan (Adopted 8/3/78) with all amendments to date (By Reference Only).
3. Memorandum to the San Miguel County Board of Commissioners from Kaye Simonson, Planning Director dated July 21, 2021.
4. Draft Resolution of the County Board of Commissioners, San Miguel County, Colorado, Resolution 2021-22, Approval of a Sketch Plan for Planned Unit Development and Subdivision of the Society Turn Parcel for Genesee Properties, Inc.
5. Draft Resolution of the County Board of Commissioners, San Miguel County, Colorado, Resolution 2021-23, Approval of a Land Use Code Amendment to Create a New Section 5-323 Mixed-Use Development (MXD) Zone District.
6. Minutes of the March 11, 2021 County Planning Commission meeting.
7. Memorandum to the San Miguel County Planning Commission from Kaye Simonson, Planning Director dated March 11, 2021.
8. Minutes of the February 11, 2021 County Planning Commission meeting.
9. Memorandum to the San Miguel County Planning Commission from Kaye Simonson, Planning Director dated February 11, 2021.
10. Response to Planning Commission Questions.
11. Lawson Hill Matrix Summary.
12. Resolution of the County Planning Commission, San Miguel County, Colorado, Resolution 2021-02, Recommending Approval of a Sketch Plan for Planned Unit Development and Subdivision of the Society Turn Parcel for Genesee Properties, Inc.
13. Telluride Regional Area Master Plan, III. Future Land Use Element, N. Society Turn Parcel.

14. Application submitted by Tom Kennedy, Attorney, on behalf of Genesee Properties, Inc., Society Turn Sketch PUD/Subdivision Plan Review and Related Matters received November 18, 2020, and Supplements received January 20, 2021 and June 30, 2021. Application Supplements: 1a: First Supplement Narrative and Exhibits 1A, 1B, 1C; Revised Appendix I: LUC Amendments for MXD zone district
15. Dan Quigley, P.E. Engineering Response to Planning Commission Questions.
16. Dave Bulson, Surveyor Response to Planning Commission Questions.
17. Dan Cokley, P.E., Traffic Engineer Response to Planning Commission Questions.
18. Alex Nees, Ecologist, Wildlife Response to Planning Commission Questions.
19. Telluride Hospital District, Response to Planning Commission Questions dated March 10, 2021.
20. Society Turn Market Overview – Economic & Planning Systems, Inc. dated February 14, 2019.
21. Applicant's Certifications of Compliance with the public noticing requirements of the San Miguel County Land Use Code Section 3-9 dated January 6, 2021, January 10, 2021, June 8, 2021 and June 9, 2021.
22. Public Hearing Notice published in the Norwood Post and Telluride Daily Planet on January 27, 2021, February 24, 2021, June 30, 2021 and July 7, 2021.

AGENCY COMMENTS

23. Letter received from Bill Masters, County Sheriff, to Kaye Simonson, Planning Director dated February 4, 2021.
24. Letter received from Jim Boeckel, TFPD - Fire Marshal, to Kaye Simonson, Planning Director dated December 22, 2020.
25. Letter received from David Foley, County Surveyor, to John Huebner, Senior Planner dated January 7, 2021
26. Letter received from John Sweeney, FAA – Community Planner, to Kaye Simonson, Planning Director dated January 20, 2021.
27. Letter with traffic memo attached received from Pete Wagner, Last Dollar PUD Association, to Kaye Simonson, Planning Director dated January 22, 2021.
28. Letter received from Brad Zavorski, SMPA – CEO, to Kaye Simonson, Planning Director dated January 22, 2021.

29. Email received from Jim Boeckel, TFPD - Fire Marshal, to Kaye Simonson, Planning Director dated January 21, 2021.
30. Letter received from Ron Quarles, Telluride Planning and Building Director, to Kaye Simonson, Planning Director dated January 25, 2021.
31. Letter received from Mark W. Caddy, CPW – District Wildlife Manager, to Kaye Simonson, Planning Director dated January 26, 2021.
32. Letter received from Dan Caton, Mountain Village – Mayor Pro-Tem, to Kay Simonson, Planning Director dated January 25, 2021.
33. Letter received from David Averill, SMART – Executive Director, to Kaye Simonson, Planning Director dated January 29, 2021.
34. Letter received from Janet Kask, County Parks & Open Space Director, to Kaye Simonson, Planning Director date January 29, 2021.
35. Letter received from John Bennett, TFPD – District Chief, to Kaye Simonson, Planning Director dated February 1, 2021.
36. Letter received from Karen Winkelmann, TRMC - CEO, to Kaye Simonson, Planning Director dated February 1, 2021.
37. Letter received from Lawson Hill Board of Directors, to Kaye Simonson, Planning Director and John Huebner, Senior Planner dated January 27, 2021.
38. Letter received from Diana E. Koelliker, MD, TRMC – Trauma and Emergency Services Director, to Kaye Simonson, Planning Director dated February 3, 2021.
39. Letter received from Sharon Grundy, MD, TRMC – Primary Care to Kaye Simonson, Planning Director dated February 3, 2021.
40. Letter received from Mike Hess, TMCF – Chair to Kaye Simonson, Planning Director dated February 4, 2021.
41. Letter received from Lynn Borup, Tri-County Health Network to Kaye Simonson, Planning Director dated February 4, 2021.
42. Resolution received from TMVOA Board of Directors to Kaye Simonson, Planning Director dated February 4, 2021.
43. Letter received from Bill Hall, MD, TRMC – Emergency Physician, to Kaye Simonson, Planning Director dated March 2, 2021.

44. Letter received from Mark Kozak, Telluride Science Research Center Director, to Kaye Simonson, SMC Planning Commission dated March 2, 2021.
45. Letter received from Julie Kolb, County Vegetation Manager, to Kaye Simonson, Planning Director dated March 1, 2021.
46. Letter received from John Pandolfo, Telluride R-1 School District Superintendent, to SMC Planning Department dated February 9, 2021.
47. Letter received from Daniel Tishman and Paul Major, Telluride Foundation, to SMC Planning Commission dated February 8, 2021.
48. Email received from Jo Heinlein, Access Manager, Colorado Department of Transportation, to John Huebner, Senior Planner dated March 23, 2021.
49. Email received from Jill Carlson, Colorado Geological Survey, to John Huebner, Senior Planner dated March 5, 2021.
50. Email received from Diana E. Koelliker, MD, TRMC – Trauma and Emergency Services Director, to SMC Board of Commissioners dated July 8, 2021.
51. Letter received from Martha Whitmore, Hockersmith & Whitmore, LLC (San Miguel Power Assn and Tri-State Generation and Transmission Assn), to SMC Board of County Commissioners dated July 12, 2021.
52. Letter received from Laila Benitez, Mountain Village Town Council, to Kaye Simonson, Planning Director dated July 9, 2021.
53. Letter received from John Miller, Town of Mountain Village Planning, to Kaye Simonson, Planning Director dated July 12, 2021.
54. Email received from Lindsay Wright, TRMC – Behavioral Health Services, to Kaye Simonson, Planning Director dated July 12, 2021.
55. Letter received from Paul Koelliker, MD, TRMC – Emergency Medicine, to SMC Planning Department dated July 14, 2021.
56. Letter received from William L Hall, MD, TRMC – Emergency Medicine, to SMC Planning Department dated July 14, 2021.
57. Letter received from Mason Osgood, Sheep Mountain Alliance to SMC Board of Commissioners dated July 15, 2021.
58. Letter from Mike Rocha, SM Rocha LLC-Traffic Consultant, on behalf of Last Dollar PUD Association, to SMC Board of Commissioners dated July 15, 2021.

PUBLIC COMMENTS

59. Letter received from Denise M. Traylor, PO Box 2940, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
60. Email received from Larry Hopkins, 140 Nimbus Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
61. Email received from Randall Root, 15 Valley View Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
62. Email received from Bill Burgess, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 28, 2021.
63. Email received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 27, 2021.
64. Email No. 2 received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 27, 2021.
65. Email received from Leslie Root, 15 Valley View Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
66. Email received from Judith A Ingalls MD, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 29, 2021.
67. Email received from David Oliversmith, Last Dollar Development, to Kaye Simonson, Planning Director dated January 29, 2021.
68. Letter received from Jeff Campbell, 198 Nimbus Trail, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
69. Email No. 3 received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
70. Email received from Jack Thompson, 183 Nimbus Drive, Telluride CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
71. Email received from Susie Meade, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 28, 2021.
72. Email received from Craig Sterbenz, 125 Nimbus Drive, Telluride CO 81435, to Kaye Simonson, Planning Director dated January 29, 2021.
73. Email received from Bill Gordon, Society Conoco – owner, to Kaye Simonson, Planning Director dated January 29, 2021.

74. Email received from Shari DePauw, Placerville resident to SMC Planning Department dated February 16, 2021.
75. Email received from Jake Burns to SMC Planning Department dated February 11, 2021.
76. Letter received from Jennifer Botenhagen, SMC resident, to SMC Planning Commission dated February 8, 2021.
77. Letter received from Denise M. Traylor, PO Box 2940, Telluride, CO 81435, to Kaye Simonson, Planning Director dated March 11, 2021.
78. Email received from David Pedersen to SMC Planning Department dated March 10, 2021.
79. Letter from Bill Blake to SMC Board of Commissioners dated April 11, 2021.
80. Email received from John Pryor, Telluride Resident, to SMC Board of Commissioners dated July 8, 2021.
81. Email received from Davis Fansler to SMC Board of Commissioners dated July 8, 2021.
82. Email received from Hill Hastings II, MD, to SMC Board of Commissioners dated July 12, 2021.
83. Email received from Billy Harbert to SMC Board of Commissioners dated July 12, 2021.
84. Letter received from Dan and Dr. Greer Garner, TMV residents to SMC Board of Commissioners dated July 12, 2021.
85. Email received from Michael Goldberg, Telluride resident to Kaye Simonson, Planning Director dated July 12, 2021.
86. Letter received from Donna and Tom Stone, Telluride residents to SMC Board of Commissioners dated July 11, 2021.
87. Letter received from Jane Shivers, TMC Foundation Board to SMC Board of Commissioners dated July 10, 2021.
88. Email received from Jim Hutcheson to Kaye Simonson, Planning Director dated July 11, 2021.
89. Email received from Edward Powell, County resident to SMC Board of Commissioners dated July 9, 2021.

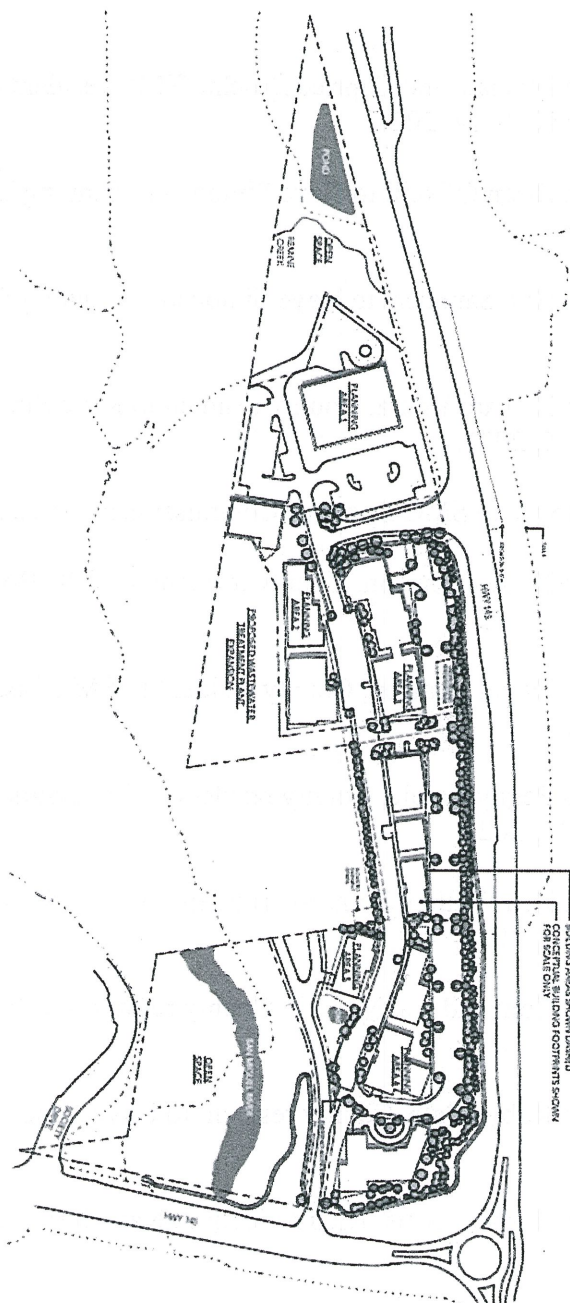
90. Email received from Hilary Taylor to Kaye Simonson, Planning Director dated July 9, 2021.
91. Email from Terrie Dollard to SMC Board of Commissioners dated July 8, 2021.
92. Email received from James Lilly, Telluride resident to SMC Board of Commissioners dated July 12, 2021.
93. Email received from Jack Wolinetz, TMV resident to SMC Board of Commissioners dated July 12, 2021.
94. Letter received from Nancy Heim, County resident to SMC Board of Commissioners dated July 13, 2021.
95. Email from Andy Nadel to Kaye Simonson, Planning Director dated July 12, 2021.
96. Email received from Paul and Amy McPheeters, TMV residents to Kaye Simonson, Planning Director dated July 12, 2021.
97. Email received from William Ellinwood, M.D., County resident to Kaye Simonson, Planning Director dated July 12, 2021.
98. Email received from John Stathis, TMV resident to SMC Board of Commissioners dated July 12, 2021.
99. Email received from Mike Mayer, TMV resident to SMC Board of Commissioners dated July 12, 2021.
100. Email received from Dan McGavock, TMV resident to SMC Board of Commissioners dated July 12, 2021.
101. Email received from Warner Paige and Judy Hall, County residents to Kris Holstrom, SMC Commissioner dated July 12, 2021.
102. Email received from Molly Herrick, County resident to Kaye Simonson, Planning Director dated July 13, 2021.
103. Email received from Bob and Trish End, TMV residents to Kaye Simonson, Planning Director dated July 13, 2021.
104. Letter received from Rosie Cusack, Telluride resident to Kaye Simonson, Planning Director dated July 13, 2021.
105. Email received from Mandie Jue, Telluride resident to Kaye Simonson, Planning Director dated July 13, 2021.

106. Email received from Kim and Mark Lowes, Telluride residents to Kaye Simonson, Planning Director dated July 13, 2021.
107. Email received from Phil Evans, TMV resident to SMC Board of Commissioners dated July 13, 2021.
108. Letter received from Janie and Steve Golderg, Telluride residents to SMC Board of Commissioners dated July 13, 2021.
109. Email received from Jeff Kirby, TMV resident to Kaye Simonson, Planning Director dated July 13, 2021.
110. Email received from Trevor Laborde to Kaye Simonson, Planning Director dated July 14, 2021.
111. Email received from Steven Barnett, Ophir resident to Kaye Simonson, Planning Director dated July 14, 2021.
112. Email received from Mary Sama-Brown, Telluride resident to Kaye Simonson, Planning Director dated July 14, 2021.
113. Email received from Ray Bowers, County resident to SMC Board of Commissioners dated July 14, 2021.
114. Email received from John Wontrobski, County resident to SMC Board of Commissioners dated July 14, 2021.
115. Email received from Sally Puff Courtney, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
116. Email received from George Harvey, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
117. Email received from Dr Gary and Sheryl Wood, TMV resident to Kaye Simonson, Planning Director dated July 14, 2021.
118. Email received from Becky Harvey, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
119. Email received from Tauqir and Jean-Pierre Fillebeen, County residents to SMC Board of Commissioners dated July 14, 2021.
120. Email received from Heidi Lauterbach to SMC Board of Commissioners dated July 14, 2021.

121. Email received from Dr Susanna Hoffman to SMC Board of Commissioners dated July 14, 2021.
122. Email received from Christina Casas and Jeffrey Katz, Telluride residents to SMC Board of Commissioners dated July 14, 2021.
123. Email received from Joan May, TMV resident to Kaye Simonson, Planning Director dated July 14, 2021.
124. Email received from Eliot Brown, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
125. Email received from Joanne Steinback, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
126. Email received from Kim Risner-Tindall, Telluride resident to Kaye Simonson, Planning Director dated July 14, 2021.
127. Email received from Allison Templin, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
128. Letter received from Mark O'Dell & Nancy Hill, Telluride residents to SMC Board of Commissioners dated July 14, 2021.
129. Letter received from Jill Masters, Telluride resident to Kaye Simonson, Planning Director dated July 14, 2021.
130. Email received from Lucinda Carr, Telluride resident to SMC Board of Commissioners dated July 15, 2021.
131. Letter received from Albert Roer, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
132. Email received from Peter Edwards, Telluride resident to SMC Board of Commissioners dated July 15, 2021.
133. Email received from Dave & Lael Fruen, Telluride residents to SMC Planning Department dated July 15, 2021.
134. Letter received from Mary & Jesse Johnson, Telluride residents to Kaye Simonson, Planning Director dated July 15, 2021.
135. Letter received from Bill and Susan Grun to Kaye Simonson, Planning Director dated July 15, 2021.

136. Email received from Janet Wolinetz, TMV resident to SMC Board of Commissioners dated July 15, 2021.
137. Email received from Michael and Caprice Brochu, TMV residents to SMC Board of Commissioners dated July 14, 2021.
138. Email received from Brian O'Neill to Kaye Simonson, Planning Director dated July 15, 2021.
139. Email received from Eric Saunders to Kaye Simonson, Planning Director dated July 15, 2021.
140. Letter received from Edward Roufa, County resident to Kaye Simonson, Planning Director dated July 15, 2021.
141. Email from Tracy Boyce to SMC Board of Commissioners dated July 15, 2021.
142. Email received from Kelley Jemison, County resident to SMC Board of Commissioners dated July 15, 2021.
143. Email received from David Jemison, County resident to SMC Board of Commissioners dated July 15, 2021.
144. Email received from Peggy Raible, County resident to Kaye Simonson, Planning Director dated July 15, 2021.
145. Email received from Dru Wallon, Telluride resident to Kaye Simonson, Planning Director dated July 15, 2021.
146. Email received from Tom and Val Mortell, County residents to Planning Department dated July 15, 2021.
147. Email received from Robyn Pale, County resident to Kaye Simonson, Planning Director dated July 15, 2021.
148. Email received from Barbara Betts, Rico resident to Kaye Simonson, Planning Director dated July 15, 2021.
149. Email received from Thomas and Josie Preston, Telluride residents to Kaye Simonson, Planning Director dated July 15, 2021.
150. Email received from Francine Cogen, County resident to Planning Department dated July 15, 2021.
151. Email received from Harvey Mogenson to SMC Board of Commissioners dated July 15, 2021.

EXHIBIT "C" - SITE PLAN



BUILDING AREAS SHOWN DASHED
CONCEPTUAL BUILDING FOOTPRINTS SHOWN
FOR SCALE ONLY

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DATE 11-01-01

SITE PLAN

[illegible]

DATE: 11.15.2003
 ISSUE: BROWN PLAIN SUBSTANTIAL
 PROJECT NUMBER: 13012

CCY ARCHITECTS

SOCIETY TURN PARCEL
SANDHILL COUNTY, CALIFORNIA

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
APPROVING AN AMENDMENT TO THE SAN MIGUEL COUNTY LAND USE CODE
ADOPTING SECTION 5-323 MIXED USE DEVELOPMENT (MXD)
WITH ASSOCIATED AMENDMENTS TO LUC SECTION 3-401 (ADMINISTRATIVE
REVIEW PROCEDURES), 3-501 (ONE-STEP REVIEWS), 5-317 (PLANNED UNIT
DEVELOPMENT RESERVE), AND ARTICLE 6, DEFINITIONS**

Resolution 2021-23

WHEREAS, Thomas G. Kennedy, Attorney, on behalf of Genesee Properties, Inc., a Wyoming Corporation, hereafter “Applicant”, has submitted an Application (“Application”) for an amendment to the San Miguel County Land Use Code, in accordance with San Miguel County Land Use Code Section 5-1802, Land Use Code Amendments, requesting adoption of the proposed Land Use Code Section 5-323 Mixed-Use Development (MXD) Zone District and related amendments to other sections, concurrent with the application for the Society Turn Sketch Plan Planned Unit Development and Subdivision; and

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

WHEREAS, on or about January 6, 2021, the Applicant sent Notice of the application and the Planning Commission (CPC) public meeting to be held on Thursday, February 11, 2021 to all property owners within 500 feet of the subject parcel for the Sketch plan application, which also referenced the proposed Land Use Code Amendment. Signs were posted on the property on or about January 10, 2021 noticing the CPC meeting to be held on February 11, 2021; and

WHEREAS, a Public Hearing Notice for the CPC meeting for the proposed Land Use Code Amendment to be held on February 11, 2021 was published in the Norwood Post and the Telluride Daily Planet on January 27, 2021; and

WHEREAS, the CPC considered this application, along with relevant evidence and testimony, at a public hearing on Thursday, February 11, 2021 and continued the application to the next regular meeting of the Planning Commission in order to allow additional time to consider the application and to have questions addressed; and

WHEREAS, the CPC further considered this application, along with relevant evidence and testimony, on Thursday, March 11, 2021;

ATTACHMENT

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

WHEREAS, the County Planning Commissions actions and recommendations are contained in the minutes from the February 11, 2021 and March 11, 2021 CPC meetings; and

WHEREAS, a Public Notice for the Board of County Commissioners hearing for the proposed Land Use Code Amendment to be held on July 21 2021 was published in the Norwood Post and the Telluride Daily Planet on June 30, 2021 and July 7, 2021; and

WHEREAS, on or about July 8, 2021, the Applicant sent Notice of the application and the Board of County Commissioners (BOCC) Public Hearing to be held on Wednesday, July 21, 2021 to all property owners within 500 feet of the subject parcel for the Sketch Plan Application, which also referenced the proposed Land Use Cod amendment. Signs were posted on the property on or about July 9, 2021 noticing the proposed use and the BOCC meeting to be held on February 11, 2021; and

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

NOW, THEREFORE, BE IT RESOLVED that the San Miguel County Board of Commissioners adopts Section 5-323, Mixed Use Development (MXD) zone district, as an amendment to San Miguel County Land Use Code, as follows:

(The entirety of Section 5-323 is new proposed text.)

5-323 Mixed Use Development (MXD)

5-323 A. Purpose

- I. The purpose of the Mixed-Use Development (MXD) Zone is to provide areas suitable for the development of a balanced mix of land uses that are compatible with the Telluride Region as contemplated by the Telluride Regional Area Master Plan. 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, employees and visitors alike.
- II. Development of property included in the MXD Zone shall occur in accordance with the Telluride Regional Area Master Plan, the San Miguel County Comprehensive Plan, the PUDR Zone, this MXD Zone and other applicable provisions of the San Miguel County Land Use Code.

5-323 B. Planned Unit Development (PUD) and Subdivision

- I. Applicability. All development proposed within the MXD Zone shall be reviewed pursuant to the Planned Unit Development (PUD) and subdivision review procedures, which shall be used to establish permitted uses, densities, Area and Bulk Requirements, lot layouts, phasing, infrastructure and other relevant elements of the proposed development for property located in the MXD Zone. Refer to Section 3-7 for PUD procedures and Section 5-14 for PUD review standards and this Section 5-323 for further review standards. Refer to Section 3-7 for Subdivision procedures and, applicable portions of Sections 5-1 to 5-10 for Subdivision review standards and this Section 5-323 for further review standards. The PUD review will be combined with a subdivision review, referred to hereafter as a “Combined PUD/Subdivision Plan.”

- II. Combined PUD/Subdivision Plan Review. The purpose and intent of the Combined PUD/Subdivision Plan review process will be to establish relevant elements and components of the proposed development on property located in the MXD Zone that will control development that may occur on the separate lots and parcels in the project, which factors and elements shall include, without limitation, the following:
 - a. A range of Allowable Uses;
 - b. Maximum allowable density for each of the Allowable Uses;
 - c. Maximum overall allowable density for the development, which Applicant may allocate among each of the Allowable Uses, not to exceed any maximum density established for an individual Allowable Use;
 - d. Maximum building height(s);
 - e. Building areas and envelopes, along with minimum required setback(s);
 - f. Site access, roads and sidewalks;
 - g. Minimum required parking;
 - h. Required employee housing mitigation;
 - i. Landscaping/hardscaping;
 - j. Evaluation and potential reduction of the 200-foot scenic setback requirement for property located in the Scenic Foreground and the 100-foot major highway setback requirement;
 - k. Preliminary review and approval of required infrastructure to serve the development, including timing and phasing;
 - l. Location of open space, recreational facilities and amenities;
 - m. Project Phasing and vesting;
 - n. Review and approval of Design Guidelines for the overall development, which shall be applied to the review of site-specific

development proposed on a lot or parcel as part of a PUD Architectural Review Plan application.

III. PUD Architectural Review Plan. Prior to obtaining a building permit for particular building(s) contemplated on one or more lots or parcels, an applicant is required to submit a site-specific architectural design plans ("PUD Architectural Review Plan") for review and approval by the County as provided for in Section 5-1405 and this Section 5-323.B.III. When approving a Combined PUD/Subdivision Plan, the County will establish certain Area and Bulk Requirements for building(s) occurring on lots or parcels in the project as provided for in Section 5-323.D, which shall be followed and applied by the applicant and the County as part of the review of the PUD Architectural Review Plan under Section 5-1405. An applicant can elect to submit and complete the review of the PUD Architectural Review Plan as follows:

- a. An applicant may submit an application and supporting materials to enable the review and final approval of all elements of a PUD Architectural Review Plan required to be reviewed under Section 5-1405 and Section 5-323.D for one or more buildings on one or more lots or parcels as part of the Combined PUD/Subdivision Plan; or
- b. An applicant may elect to defer the submission and review of one or more separate PUD Architectural Review Plan for individual building(s) on individual lots or parcels, provided that the plan is ultimately reviewed by the County prior to development of any such building and conforms with this Section 5-323.B.III. Unless obtained as part of the review of Combined PUD/Subdivision Plan, an applicant shall secure the approval of PUD Architectural Review Plan prior to initiating development on a particular lot.

The PUD Architectural Review Plan will be reviewed by the decision-making body identified in Section 5-323 C and subject to the requirements of Section 3-2. The purpose of the review of a PUD Architectural Review Plan is to allow the County to evaluate: (a) that the building design meets the provisions of Section 5-1405, Section 5-21, and this Section 5-323 and other relevant provisions of the LUC in terms of architectural styles/themes, color/materials, lighting, landscaping, and the like; and (b) that the building design conforms to the particular elements approved for the lot as part of the Combined PUD/Subdivision Plan, such as the Area and Bulk Requirements (building height, setbacks), parking, Allowable Uses, and densities. The size, scale or location of the building as contemplated in Section 5-1405, will be established by the County as part of the approval of the Combined PUD/Subdivision Plan and the County's determination of the Area and Bulk Requirements for building(s) occurring on lots or parcels in the project under Section 5-323.D. The Area and Bulk Requirements established as part of the Combined PUD/Subdivision Plan shall not be increased or reduced as part of the review of PUD Architectural Review

Plan under Section 5-1405 unless agreed to by the applicant and the County, which may require an amendment to the Combined PUD/Subdivision Plan if increases to the Area and Bulk Requirements are proposed. The PUD Architectural Review Plan review is not intended to be used for further review of or require changes to the Approved Uses and Densities or other land use elements established as part of the Combined PUD/Subdivision Plan Review.

Site design and improvements, such as parking, access roads, berming, landscaping, utilities and similar facilities shall be considered as part of the Combined PUD/Subdivision Plan and need not be reviewed as part of the review of a PUD Architectural Review Plan; provided that parking, access roads, berming, landscaping, utilities and similar facilities approved as part of the Combined PUD/Subdivision Plan, may be modified as part of the review of a PUD Architectural Review Plan.

5-323 C. Allowable Uses

- I. General. The uses and activities allowed (“Allowable Uses”) that may occur in a project on property located in the MXD Zone are indicated below. The Allowable Uses shall be determined by the County in connection with its review of and action on an application for a Combined PUD/Subdivision Plan. The resulting uses and densities approved by the County as part of its action on the Combined PUD/Subdivision Plan is referred to as the “Approved Uses and Densities.” The Approved Uses and Densities will be noted in a Development Agreement and reflected in a land use matrix appended to the Development Agreement, noting a maximum cap for each particular use with an overall maximum cap on the uses and activities based upon available infrastructure serving the project (road access and water/sewer service). The Development Agreement shall provide that the Approved Uses and Densities may be allocated among the parcels, provided that no particular use exceeds its allowable maximum limit and the overall cumulative amount of the uses does not exceed that maximum overall cap on the uses and activities allowed for the Project.

- II. If the Combined PUD/Subdivision Plan did not establish one of the following Allowable Uses or if an applicant seeks to modify the Approved Uses and Densities involving one of the following Allowable Uses, the applicant may submit an application seeking an amendment to the Combined PUD/Subdivision Plan to add one of the following Allowable Uses into the Project or to modify the Approved Uses and Densities, which will be reviewed by the County as an Insubstantial Plat Amendment:
 - a. Active Open Space;
 - b. Passive Open Space;
 - c. Public Uses, including, but not limited to, expansion of the Regional Sewage Treatment Facility, Governmental/Municipal

- Facilities and Transit Facilities;
- d. Visitor Center;
- e. Day Care Home or Day Care Center;
- f. Community Meeting Space;
- g. Employee Housing;
- h. Medical Services including, but not limited to, pharmacy, optician, dental, physical therapy, and mental health/counseling;
- i. Medical Offices;
- j. Retail establishments no greater than eight thousand (8,000) square feet gross floor area for an individual use;
- k. Flex Space no greater than eight thousand (8,000) square feet gross floor area for an individual use;
- l. Eating/Drinking Establishments;
- m. Offices and Personal Services; and
- n. Wireless Communications Facilities that are concealed within a building or structure (stealth facilities).

III. In connection with its review of the following Allowable Uses as part of its review of a Combined PUD/Subdivision Plan, the County may include reasonable mitigation measures intended to reduce impacts of those uses. If the Combined PUD/Subdivision Plan did not establish one of the following Allowable Uses or if an applicant seeks to modify the Approved Uses and Densities involving one of the following Allowable Uses, the applicant may submit an application seeking an amendment to the Combined PUD/Subdivision Plan to add one of the following Allowable Uses into the Project or to modify the Approved Uses and Densities, which will be reviewed by the County as a Substantial Plat Amendment:

- a. Regional Medical Center, including a helipad;
- b. Retail Establishments greater than eight thousand (8,000) square feet gross floor area;
- c. Flex Space greater than eight thousand (8,000) square feet gross floor area for an individual use; and
- d. Hotel/Motel Lodging, including conference facilities. If an applicant is proposing this Allowable Use as part of its Combined PUD/Subdivision Plan or any later amendment thereto, the County, in evaluating this use, shall reasonably consider whether there is a current or future community need for lodging or other related uses that would be available in the Hotel/Motel Lodging facility; potential impacts of being located outside of the towns and away from activities and services; growth effects on the region; preservation of community; and transportation impacts. Development of lodging should include a transportation management plan addressing methods to reduce guest trips in personal vehicles to the Town of Telluride and Town of Mountain Village while still encouraging visitors to patronize local

businesses and participate in activities. Examples include the use of van shuttle services and local transit opportunities. Other considerations should include proposed amenities and facilities, proposed room sizes and types, and operational or management structure.

- e. Other uses not designated in Section 5-323 C.II as an Allowable Use.

IV. Accessory Uses: The uses, activities and improvements allowed by right in connection with other Allowable Uses review that may occur in a project on property located in the MXD Zone are indicated below:

- a. Accessory Uses and Structures, including customary utility services and maintenance and storage facilities; and
- b. Infrastructure serving the development.

5-323 D. Area and Bulk Requirements for Allowable Uses

The maximum Area and Bulk Requirements and densities for lots in the Mixed Use Development zone shall comply with and not exceed the following standards, which shall be preliminarily evaluated and considered by the County in the course of its review of the Combined Sketch PUD/Subdivision Plan Review for the project and then finally determined and established by the County in the course of its review of the Combined Preliminary PUD/Subdivision Plan Review for the lots in the subdivision.

I. Allowed Building Size: Except with respect to maximum size limitations established with respect to certain uses as provided for in Section 5-323 C, there is no maximum or minimum “Building Size.” The allowable Building Size for buildings on a lot shall be determined and established during consideration of the Combined PUD/Subdivision Plan Review for the property. The maximum Building Size shall be determined based upon the following criteria (“Review Criteria”):

- a. Analysis of the proposed location of the structure and the visual impact of the building when viewed from State Highway 145, based upon proposed size and scale of the structure and the proposed visual mitigation provided for in the Combined PUD/Subdivision Plan Review.
- b. Analysis and evaluation of the relationship of the proposed building size to property conditions that would be in place upon the completion of the construction of the structure, including factors relating to the site’s topography, vegetation, distance from the public highway including Scenic Foreground setbacks, size of the lot, proposed building height, spacing of units, proximity of

improvements to surrounding uses, view angles, visibility, and similar considerations.

- II. Minimum Lot Size: None
- III. Maximum Lot Size: None.
- IV. Maximum Density: As determined in the course of the review of the Combined PUD/Subdivision Plan Review
- V. Maximum Floor Area Ratio (FAR): As determined in the course of the review of the Combined PUD/Subdivision Plan Review on an envelope by envelope basis.
- VI. Setbacks: In connection with the review of the Combined PUD/Subdivision Plan Review, the County shall establish a building envelope for each lot. All development, except for access, trails, sidewalks, parking, landscaping and utilities must occur within the designated building envelope.
- VII. Scenic Foreground and Highway Setbacks: Any development proposed within the 200-foot Scenic Foreground setback and/or the 100-foot major highway setback shall be determined in the review of the Combined PUD/Subdivision Plan Review. Mitigation of impacts from development occurring within these setbacks shall occur through the placement of buildings and other improvements on the site, massing, design, roof forms, landscaping, screening, and other design strategies.
- VIII. Maximum Building Height: Maximum Allowable Building Height for a building or other improvement shall be established on an envelope by envelope basis as an above sea-level maximum elevation and determined in the course of the review of the Combined PUD/Subdivision Plan Review. The ridge of a gable, hip, gambrel or similar pitched roof may extend up to five (5) feet above the specified maximum height limit. A building may 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. Roof appurtenances (other than architectural features) such as chimneys, flues, vents, mechanical equipment, elevator override height, or similar structures may extend up to five (5) feet above the specified maximum height limit. Bell towers, pergolas, and like architectural features may extend up to ten (10) feet above the specified maximum height limit per criteria set forth in any project specific design guidelines approved for the development. Elevator access to a rooftop helipad shall be permitted to be the height necessary for operation of the elevator.

IX. Minimum Common Open Space: Twenty percent (20%), inclusive of land dedicated to the County or School District for park, recreation, school, other open space purposes or other uses and purposes, which dedication may occur by fee simple conveyance or by a perpetual easement. If determined to meet the needs of residents, customers, tenants and other users of the development and satisfy the requirements of Section 5-805, credit may be given for dedication of offsite land or easements through the Combined PUD/Subdivision review, e.g. the dedication or easement grant for an offsite trail, parking area or recreational use area that improves access to and from the site and other recreational amenities or open space.

5-323 E. Minimum Off-street Parking

Off-street parking shall be provided for each principal use as required in Section 5-702 of the San Miguel County Land Use Code. Any waiver for off-street parking shall be reviewed and determined in the course of the review of the Combined PUD/Subdivision Plan Review. Waivers shall be considered when credit can be applied towards shared multiple-use parking facilities, mixed-use development, and transit-oriented development as determined by a qualified traffic engineer or consultant. If development of a PUD is phased, each phase shall include at a minimum the construction of the parking required for all uses in that phase. Parking may be constructed in an earlier phase than the development the parking would serve. As part of an overall development plan, elements of the required parking may be provided in interim, temporary parking facilities with an all-weather surface such as gravel or other similar treatments and a binding agent to manage dust.

5-323 F. Employee Housing Mitigation

Employee Housing Mitigation shall be provided as required in Section 5-13 of the San Miguel County Land Use Code or as set forth within the Development Agreement approved in the course of the review of the Combined PUD/Subdivision Plan Review. If development of the PUD is phased, the amount of employee housing constructed in each phase shall meet and may exceed the amount of employee housing mitigation required for the development within that phase. Employee housing may be constructed in an earlier phase than the development for which it is providing mitigation and may be credited for future phases as determined by the applicant, which must be documented in a manner acceptable to the County and Owner.

5-323 G. Review Standards

An applicant seeking approval for any of the Allowable Uses shall demonstrate to the satisfaction of the Decision Maker substantial compliance with the standards in this section.

- I. The use is consistent with the applicable Land Use Policies (Article 2);
- II. Adequate public services such as roads, water, wastewater disposal/treatment, public safety and fire protection are available to serve the proposed use and the development adequately mitigates the incremental impacts on the community's existing public services;
- III. The use minimizes or mitigates any materially adverse environmental impacts and generally utilizes the most environmentally suitable site; and
- IV. The use is consistent with the relevant goals and objectives of the San Miguel County Comprehensive Development Plan and the Telluride Regional Area Master Plan.

BE IT FURTHER RESOLVED that the associated amendments to LUC Section 3-401 (Administrative Review Procedures), 3-501 (One-Step Reviews), 5-317 (Planned Unit Development Reserve), and Article 6, Definitions are adopted as follows:

(Added text in the following sections is shown with underline. Deleted text is shown with ~~strike-through~~.)

3-401 General

The development applications identified in Figure 3-1 and listed in this section are subject to the Administrative review procedures described in this part of the Code. Figure 3-3 is a guide to the procedures, submission contents and review standards for Administrative reviews.

3-401 N. PUD Architectural Review Plan for Allowable Uses provided for in Section 5-323 C. II (Refer to Section 5-323 for standards).

3-501 General

The development applications identified in Figure 3-1 and listed in this section are subject to the one-step Planning Commission or the one-step Board of County Commissioners review procedures described in this part of the Code. Figure 3-4 serves as a guide to procedures, submission contents and review standards for one-step reviews.

3-501 A. The land use activities listed in this section are subject to One-step Planning Commission Review.

3-501 A.X. PUD Architectural Review Plan for Allowable Uses provided for in Section 5-323 C. III (Refer to Section 5-323 for standards).

5-317 Planned Unit Development Reserve (PUDR)

5-317 A. Purpose

The Planned Unit Development Reserve (PUDR) Zone District is intended to define maximum long-term development potential of specific, large parcels of land under contiguous ownership in the Telluride Region (See Section 5-1403 F.). 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. An applicant desiring to develop a PUD Reserve must obtain PUD approval for the entire parcel. However, portions of a Reserve may be given different rezoning designations as necessary to implement the Telluride Regional Area Master Plan. PUDR applies only to existing parcels so zoned already; PUDR shall not be applied to any additional parcels.

5-317 B. Development Potential

The development potential assigned to a given parcel through the PUDR Zone District is based on classifying the Reserve land into one of four categories:

- I. High Density - as shown on the specific PUD Reserve Map (see Section 5-317 F.)
- II. Environmentally Sensitive - includes all land:
 - a. within wetlands (designated by the Army Corps of Engineers and/or the Environmental Protection Agency) or the 100-year floodplain,
 - b. within 50 feet of the centerline of any perennial stream,
 - c. with slopes of 35 percent or greater encompassing at least one acre, and
 - d. with known geologic hazard areas, wildlife migration corridors and/or critical wildlife habitats.
- III. Residential - all lands not classified as High Density, ~~or~~ Environmentally Sensitive, or Mixed Use.
- IV. Mixed Use – as described in Section N of the Telluride Regional Area Master Plan and established as part of the Combined PUD/Subdivision Plan Review process.

5-317 C. Calculating Development Potential

For the purpose of calculating development potential, residential densities are assigned to each land type as follows:

- I. High Density - 40 units per acre

- II. Environmentally Sensitive – None
- III. Residential - 1 unit per 3 acres
- IV. Mixed Use – notwithstanding the foregoing density calculations, density for a mixed-use project shall be established as part of the Combined PUD/Subdivision Plan Review process.

5-317 D. Density of Residential Development

The density of residential development in the PUDR Zone District is based upon the cumulative number of people to be housed in various types of housing, as follows (as per the Telluride Regional Area Master Plan, Section III. A.):

- I. Hotel or lodge unit 1.5 people
- II. Accessory unit (caretaker type)..... 1.5 people
- III. Hotel efficiency unit 2.0 people
- IV. One-bedroom condominium unit 2.5 people
- V. Minor duplex or secondary unit 2.5 people
- VI. Two-bedroom or larger condo unit ... 3.0 people
- VII. Single family house or residence 4.0 people
- VIII. Major duplex unit or primary unit 4.0 people

5-317 E. Sub-districts and Designated Uses

Assigning sub-districts within parcels zoned PUDR can help define development potential by indicating specific locations for and sizes of various types of development.

- I. High Density Accommodations
 - a. Purpose - The purpose of this sub-district designation within a PUDR is clustering of tourist-oriented accommodations. Densities are high to allow for preservation of open space and scenic vistas.
 - b. Uses Allowed by Right - All Uses Allowed by Right in the Forestry, Agriculture and Open (F) Zone District - see Section 5-307.
 - c. Maximum Density - 40 units per acre.

II. Residential

- a. Purpose - The purpose of this sub-district designation within a PUD Reserve Zone District is to promote the placement of large-lot, single-family dwelling units in appropriate locations.
- b. Uses Allowed By Right - All uses permitted in the Forestry, Agriculture and Open (F) Zone District - see Section 5-307, and in the Low Density (LD) Zone District - see Section 5-304.
- c. Maximum Density - 1 unit per 3 acres.

III. Light Industry/Public Utility

- a. Purpose - The purpose of this sub-district designation within a PUD Reserve Zone District is to allow for light industry and public utility uses in appropriate locations.
- b. Uses Allowed By Right - All uses permitted in the Low Intensity Industrial (I) Zone District - see Section 5-309, and in the Forestry, Agriculture and Open (F) Zone District (see Section 5-307).

IV. Planned Open Space

- a. Purpose - The purpose of this sub-district designation within a PUD Reserve Zone District is to preserve open space and to indicate lands intended for general open space, agricultural, park and cultural and/or educational use that would not compromise the preservation of open space.
- b. Uses Allowed By Right - Normal and customary ranching and agriculture-related activities and all uses allowed by right in the Park (P) Zone District - see Section 5-313, and in the Open Space (OS) Zone District - see Section 5-314.

V. Mixed Use

- a. The purpose of this sub-district designation within a PUD Reserve Zone District is to provide areas suitable for the development of a balanced mix of land uses, including office, retail, flex space, medical, lodging, and housing, which are compatible with the Telluride Region.
- b. Uses Allowed By Right - All Uses Allowed by Right in the Forestry, Agriculture and Open (F) Zone District - see Section 5-307.

c. All other Allowable Uses shall be established as part of the Combined PUD/Subdivision Plan Review process.

VVI. Special Use Permit

Uses allowed with a special use permit in all sub-districts within the PUDR Zone District shall be those uses allowed through special use permit in the Forestry, Agriculture and Open (F) Zone District - see Section 5-307 F., as long as such uses are compatible with the overall PUDR zoning.

5-317 F. PUD Reserve Map

~~Mylar maps~~ for each of the existing PUD Reserves are retained by the County and the owner of the Reserve parcel. Each PUD Reserve Map, at a scale of 400 feet = 1 inch or larger, shows the boundaries of the Reserve and its sub-districts. The maps also show maximum unit counts and densities.

5-317 G. Development and PUD Approval Procedure

At such time as a parcel owner is ready to proceed with any development within a PUD Reserve, the developer shall apply for PUD approval of the entire parcel. Sub-districts may receive different final zoning designations as necessary to implement the Telluride Regional Area Master Plan. All development plans shall be processed via the PUD Procedure (see Section 5-14).

Article 6, Definitions

Flex Space – A use that provides spaces within a development of varying sizes, configurations and orientations that can be configured in ways that serve different uses and activities compatible with the project and property. Uses could include food/beverage processing (such as a brewery, distillery, coffee roaster, bakery, caterer, etc.); local services (such as laundry, dry cleaning, etc.); arts and crafts (art studios, media, maker spaces for jewelry/clothing, furniture, crafts, etc.); construction trades (such as carpenters, plumbers, welders, etc.) as well as compatible accessory/ancillary retail uses. Flex Space could include uses and activities typically associated with light industrial uses. Flex Space generally does not include uses and activities located outside of a building and does not require exterior storage yards and similar supporting areas outside of the building.

BE IT FURTHER RESOLVED, this resolution is adopted based on the finding that the proposed amendment complies with the standards of Land Use Code Section 5-1802, Land Use Code Amendments; is consistent with Land Use Code Section 1-4, Purposes of the Land Use Code.

DONE AND APPROVED by the Board of County Commissioners of San Miguel County, Colorado, on July 28, 2021.

**SAN MIGUEL COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS**

DocuSigned by:
By: Lance Waring
F8BF64194B38430
Lance Waring, Chair

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

ATTEST:

DocuSigned by:
By: Carmen Warfield
BE2AF0C39C63408
Carmen Warfield, Chief Deputy Clerk

DS


Z:\Applications\2020_Geneseo Properties, Inc._LUCA_Rezone_PUD_Society Turn Parcel

EXHIBIT “A” PUBLIC MEETING RECORD

EXHIBIT "A"
PUBLIC MEETING RECORD

Board of County Commissioners

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

Date: July 21, 2021

1. San Miguel County Land Use Code (Adopted 11/30/90) with all amendments to date (By Reference Only).
2. San Miguel County Comprehensive Development Plan (Adopted 8/3/78) with all amendments to date (By Reference Only).
3. Memorandum to the San Miguel County Board of Commissioners from Kaye Simonson, Planning Director dated July 21, 2021.
4. Draft Resolution of the County Board of Commissioners, San Miguel County, Colorado, Resolution 2021-22, Approval of a Sketch Plan for Planned Unit Development and Subdivision of the Society Turn Parcel for Genesee Properties, Inc.
5. Draft Resolution of the County Board of Commissioners, San Miguel County, Colorado, Resolution 2021-23, Approval of a Land Use Code Amendment to Create a New Section 5-323 Mixed-Use Development (MXD) Zone District.
6. Minutes of the March 11, 2021 County Planning Commission meeting.
7. Memorandum to the San Miguel County Planning Commission from Kaye Simonson, Planning Director dated March 11, 2021.
8. Minutes of the February 11, 2021 County Planning Commission meeting.
9. Memorandum to the San Miguel County Planning Commission from Kaye Simonson, Planning Director dated February 11, 2021.
10. Response to Planning Commission Questions.
11. Lawson Hill Matrix Summary.
12. Resolution of the County Planning Commission, San Miguel County, Colorado, Resolution 2021-02, Recommending Approval of a Sketch Plan for Planned Unit Development and Subdivision of the Society Turn Parcel for Genesee Properties, Inc.
13. Telluride Regional Area Master Plan, III. Future Land Use Element, N. Society Turn Parcel.

14. Application submitted by Tom Kennedy, Attorney, on behalf of Genesee Properties, Inc., Society Turn Sketch PUD/Subdivision Plan Review and Related Matters received November 18, 2020, and Supplements received January 20, 2021 and June 30, 2021. Application Supplements: 1a: First Supplement Narrative and Exhibits 1A, 1B, 1C; Revised Appendix I: LUC Amendments for MXD zone district
15. Dan Quigley, P.E. Engineering Response to Planning Commission Questions.
16. Dave Bulson, Surveyor Response to Planning Commission Questions.
17. Dan Cokley, P.E., Traffic Engineer Response to Planning Commission Questions.
18. Alex Nees, Ecologist, Wildlife Response to Planning Commission Questions.
19. Telluride Hospital District, Response to Planning Commission Questions dated March 10, 2021.
20. Society Turn Market Overview – Economic & Planning Systems, Inc. dated February 14, 2019.
21. Applicant's Certifications of Compliance with the public noticing requirements of the San Miguel County Land Use Code Section 3-9 dated January 6, 2021, January 10, 2021, June 8, 2021 and June 9, 2021.
22. Public Hearing Notice published in the Norwood Post and Telluride Daily Planet on January 27, 2021, February 24, 2021, June 30, 2021 and July 7, 2021.

AGENCY COMMENTS

23. Letter received from Bill Masters, County Sheriff, to Kaye Simonson, Planning Director dated February 4, 2021.
24. Letter received from Jim Boeckel, TFPD - Fire Marshal, to Kaye Simonson, Planning Director dated December 22, 2020.
25. Letter received from David Foley, County Surveyor, to John Huebner, Senior Planner dated January 7, 2021
26. Letter received from John Sweeney, FAA – Community Planner, to Kaye Simonson, Planning Director dated January 20, 2021.
27. Letter with traffic memo attached received from Pete Wagner, Last Dollar PUD Association, to Kaye Simonson, Planning Director dated January 22, 2021.
28. Letter received from Brad Zavorski, SMPA – CEO, to Kaye Simonson, Planning Director dated January 22, 2021.

29. Email received from Jim Boeckel, TFPD - Fire Marshal, to Kaye Simonson, Planning Director dated January 21, 2021.
30. Letter received from Ron Quarles, Telluride Planning and Building Director, to Kaye Simonson, Planning Director dated January 25, 2021.
31. Letter received from Mark W. Caddy, CPW – District Wildlife Manager, to Kaye Simonson, Planning Director dated January 26, 2021.
32. Letter received from Dan Caton, Mountain Village – Mayor Pro-Tem, to Kay Simonson, Planning Director dated January 25, 2021.
33. Letter received from David Averill, SMART – Executive Director, to Kaye Simonson, Planning Director dated January 29, 2021.
34. Letter received from Janet Kask, County Parks & Open Space Director, to Kaye Simonson, Planning Director date January 29, 2021.
35. Letter received from John Bennett, TFPD – District Chief, to Kaye Simonson, Planning Director dated February 1, 2021.
36. Letter received from Karen Winkelmann, TRMC - CEO, to Kaye Simonson, Planning Director dated February 1, 2021.
37. Letter received from Lawson Hill Board of Directors, to Kaye Simonson, Planning Director and John Huebner, Senior Planner dated January 27, 2021.
38. Letter received from Diana E. Koelliker, MD, TRMC – Trauma and Emergency Services Director, to Kaye Simonson, Planning Director dated February 3, 2021.
39. Letter received from Sharon Grundy, MD, TRMC – Primary Care to Kaye Simonson, Planning Director dated February 3, 2021.
40. Letter received from Mike Hess, TMCF – Chair to Kaye Simonson, Planning Director dated February 4, 2021.
41. Letter received from Lynn Borup, Tri-County Health Network to Kaye Simonson, Planning Director dated February 4, 2021.
42. Resolution received from TMVOA Board of Directors to Kaye Simonson, Planning Director dated February 4, 2021.
43. Letter received from Bill Hall, MD, TRMC – Emergency Physician, to Kaye Simonson, Planning Director dated March 2, 2021.

44. Letter received from Mark Kozak, Telluride Science Research Center Director, to Kaye Simonson, SMC Planning Commission dated March 2, 2021.
45. Letter received from Julie Kolb, County Vegetation Manager, to Kaye Simonson, Planning Director dated March 1, 2021.
46. Letter received from John Pandolfo, Telluride R-1 School District Superintendent, to SMC Planning Department dated February 9, 2021.
47. Letter received from Daniel Tishman and Paul Major, Telluride Foundation, to SMC Planning Commission dated February 8, 2021.
48. Email received from Jo Heinlein, Access Manager, Colorado Department of Transportation, to John Huebner, Senior Planner dated March 23, 2021.
49. Email received from Jill Carlson, Colorado Geological Survey, to John Huebner, Senior Planner dated March 5, 2021.
50. Email received from Diana E. Koelliker, MD, TRMC – Trauma and Emergency Services Director, to SMC Board of Commissioners dated July 8, 2021.
51. Letter received from Martha Whitmore, Hockersmith & Whitmore, LLC (San Miguel Power Assn and Tri-State Generation and Transmission Assn), to SMC Board of County Commissioners dated July 12, 2021.
52. Letter received from Laila Benitez, Mountain Village Town Council, to Kaye Simonson, Planning Director dated July 9, 2021.
53. Letter received from John Miller, Town of Mountain Village Planning, to Kaye Simonson, Planning Director dated July 12, 2021.
54. Email received from Lindsay Wright, TRMC – Behavioral Health Services, to Kaye Simonson, Planning Director dated July 12, 2021.
55. Letter received from Paul Koelliker, MD, TRMC – Emergency Medicine, to SMC Planning Department dated July 14, 2021.
56. Letter received from William L Hall, MD, TRMC – Emergency Medicine, to SMC Planning Department dated July 14, 2021.
57. Letter received from Mason Osgood, Sheep Mountain Alliance to SMC Board of Commissioners dated July 15, 2021.
58. Letter from Mike Rocha, SM Rocha LLC-Traffic Consultant, on behalf of Last Dollar PUD Association, to SMC Board of Commissioners dated July 15, 2021.

PUBLIC COMMENTS

59. Letter received from Denise M. Traylor, PO Box 2940, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
60. Email received from Larry Hopkins, 140 Nimbus Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
61. Email received from Randall Root, 15 Valley View Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
62. Email received from Bill Burgess, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 28, 2021.
63. Email received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 27, 2021.
64. Email No. 2 received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 27, 2021.
65. Email received from Leslie Root, 15 Valley View Drive, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
66. Email received from Judith A Ingalls MD, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 29, 2021.
67. Email received from David Oliversmith, Last Dollar Development, to Kaye Simonson, Planning Director dated January 29, 2021.
68. Letter received from Jeff Campbell, 198 Nimbus Trail, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
69. Email No. 3 received from Danny O'Callaghan, 129 Nimbus Drive Unit 16D, Telluride, CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
70. Email received from Jack Thompson, 183 Nimbus Drive, Telluride CO 81435, to Kaye Simonson, Planning Director dated January 28, 2021.
71. Email received from Susie Meade, Last Dollar Subdivision, to Kaye Simonson, Planning Director dated January 28, 2021.
72. Email received from Craig Sterbenz, 125 Nimbus Drive, Telluride CO 81435, to Kaye Simonson, Planning Director dated January 29, 2021.
73. Email received from Bill Gordon, Society Conoco – owner, to Kaye Simonson, Planning Director dated January 29, 2021.

74. Email received from Shari DePauw, Placerville resident to SMC Planning Department dated February 16, 2021.
75. Email received from Jake Burns to SMC Planning Department dated February 11, 2021.
76. Letter received from Jennifer Botenhagen, SMC resident, to SMC Planning Commission dated February 8, 2021.
77. Letter received from Denise M. Traylor, PO Box 2940, Telluride, CO 81435, to Kaye Simonson, Planning Director dated March 11, 2021.
78. Email received from David Pedersen to SMC Planning Department dated March 10, 2021.
79. Letter from Bill Blake to SMC Board of Commissioners dated April 11, 2021.
80. Email received from John Pryor, Telluride Resident, to SMC Board of Commissioners dated July 8, 2021.
81. Email received from Davis Fansler to SMC Board of Commissioners dated July 8, 2021.
82. Email received from Hill Hastings II, MD, to SMC Board of Commissioners dated July 12, 2021.
83. Email received from Billy Harbert to SMC Board of Commissioners dated July 12, 2021.
84. Letter received from Dan and Dr. Greer Garner, TMV residents to SMC Board of Commissioners dated July 12, 2021.
85. Email received from Michael Goldberg, Telluride resident to Kaye Simonson, Planning Director dated July 12, 2021.
86. Letter received from Donna and Tom Stone, Telluride residents to SMC Board of Commissioners dated July 11, 2021.
87. Letter received from Jane Shivers, TMC Foundation Board to SMC Board of Commissioners dated July 10, 2021.
88. Email received from Jim Hutcheson to Kaye Simonson, Planning Director dated July 11, 2021.
89. Email received from Edward Powell, County resident to SMC Board of Commissioners dated July 9, 2021.

90. Email received from Hilary Taylor to Kaye Simonson, Planning Director dated July 9, 2021.
91. Email from Terrie Dollard to SMC Board of Commissioners dated July 8, 2021.
92. Email received from James Lilly, Telluride resident to SMC Board of Commissioners dated July 12, 2021.
93. Email received from Jack Wolinetz, TMV resident to SMC Board of Commissioners dated July 12, 2021.
94. Letter received from Nancy Heim, County resident to SMC Board of Commissioners dated July 13, 2021.
95. Email from Andy Nadel to Kaye Simonson, Planning Director dated July 12, 2021.
96. Email received from Paul and Amy McPheeters, TMV residents to Kaye Simonson, Planning Director dated July 12, 2021.
97. Email received from William Ellinwood, M.D., County resident to Kaye Simonson, Planning Director dated July 12, 2021.
98. Email received from John Stathis, TMV resident to SMC Board of Commissioners dated July 12, 2021.
99. Email received from Mike Mayer, TMV resident to SMC Board of Commissioners dated July 12, 2021.
100. Email received from Dan McGavock, TMV resident to SMC Board of Commissioners dated July 12, 2021.
101. Email received from Warner Paige and Judy Hall, County residents to Kris Holstrom, SMC Commissioner dated July 12, 2021.
102. Email received from Molly Herrick, County resident to Kaye Simonson, Planning Director dated July 13, 2021.
103. Email received from Bob and Trish End, TMV residents to Kaye Simonson, Planning Director dated July 13, 2021.
104. Letter received from Rosie Cusack, Telluride resident to Kaye Simonson, Planning Director dated July 13, 2021.
105. Email received from Mandie Jue, Telluride resident to Kaye Simonson, Planning Director dated July 13, 2021.

106. Email received from Kim and Mark Lowes, Telluride residents to Kaye Simonson, Planning Director dated July 13, 2021.
107. Email received from Phil Evans, TMV resident to SMC Board of Commissioners dated July 13, 2021.
108. Letter received from Janie and Steve Golderg, Telluride residents to SMC Board of Commissioners dated July 13, 2021.
109. Email received from Jeff Kirby, TMV resident to Kaye Simonson, Planning Director dated July 13, 2021.
110. Email received from Trevor Laborde to Kaye Simonson, Planning Director dated July 14, 2021.
111. Email received from Steven Barnett, Ophir resident to Kaye Simonson, Planning Director dated July 14, 2021.
112. Email received from Mary Sama-Brown, Telluride resident to Kaye Simonson, Planning Director dated July 14, 2021.
113. Email received from Ray Bowers, County resident to SMC Board of Commissioners dated July 14, 2021.
114. Email received from John Wontrobski, County resident to SMC Board of Commissioners dated July 14, 2021.
115. Email received from Sally Puff Courtney, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
116. Email received from George Harvey, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
117. Email received from Dr Gary and Sheryl Wood, TMV resident to Kaye Simonson, Planning Director dated July 14, 2021.
118. Email received from Becky Harvey, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
119. Email received from Tauqir and Jean-Pierre Fillebeen, County residents to SMC Board of Commissioners dated July 14, 2021.
120. Email received from Heidi Lauterbach to SMC Board of Commissioners dated July 14, 2021.

121. Email received from Dr Susanna Hoffman to SMC Board of Commissioners dated July 14, 2021.
122. Email received from Christina Casas and Jeffrey Katz, Telluride residents to SMC Board of Commissioners dated July 14, 2021.
123. Email received from Joan May, TMV resident to Kaye Simonson, Planning Director dated July 14, 2021.
124. Email received from Eliot Brown, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
125. Email received from Joanne Steinback, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
126. Email received from Kim Risner-Tindall, Telluride resident to Kaye Simonson, Planning Director dated July 14, 2021.
127. Email received from Allison Templin, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
128. Letter received from Mark O'Dell & Nancy Hill, Telluride residents to SMC Board of Commissioners dated July 14, 2021.
129. Letter received from Jill Masters, Telluride resident to Kaye Simonson, Planning Director dated July 14, 2021.
130. Email received from Lucinda Carr, Telluride resident to SMC Board of Commissioners dated July 15, 2021.
131. Letter received from Albert Roer, Telluride resident to SMC Board of Commissioners dated July 14, 2021.
132. Email received from Peter Edwards, Telluride resident to SMC Board of Commissioners dated July 15, 2021.
133. Email received from Dave & Lael Fruen, Telluride residents to SMC Planning Department dated July 15, 2021.
134. Letter received from Mary & Jesse Johnson, Telluride residents to Kaye Simonson, Planning Director dated July 15, 2021.
135. Letter received from Bill and Susan Grun to Kaye Simonson, Planning Director dated July 15, 2021.

136. Email received from Janet Wolinetz, TMV resident to SMC Board of Commissioners dated July 15, 2021.
137. Email received from Michael and Caprice Brochu, TMV residents to SMC Board of Commissioners dated July 14, 2021.
138. Email received from Brian O'Neill to Kaye Simonson, Planning Director dated July 15, 2021.
139. Email received from Eric Saunders to Kaye Simonson, Planning Director dated July 15, 2021.
140. Letter received from Edward Roufa, County resident to Kaye Simonson, Planning Director dated July 15, 2021.
141. Email from Tracy Boyce to SMC Board of Commissioners dated July 15, 2021.
142. Email received from Kelley Jemison, County resident to SMC Board of Commissioners dated July 15, 2021.
143. Email received from David Jemison, County resident to SMC Board of Commissioners dated July 15, 2021.
144. Email received from Peggy Raible, County resident to Kaye Simonson, Planning Director dated July 15, 2021.
145. Email received from Dru Wallon, Telluride resident to Kaye Simonson, Planning Director dated July 15, 2021.
146. Email received from Tom and Val Mortell, County residents to Planning Department dated July 15, 2021.
147. Email received from Robyn Pale, County resident to Kaye Simonson, Planning Director dated July 15, 2021.
148. Email received from Barbara Betts, Rico resident to Kaye Simonson, Planning Director dated July 15, 2021.
149. Email received from Thomas and Josie Preston, Telluride residents to Kaye Simonson, Planning Director dated July 15, 2021.
150. Email received from Francine Cogen, County resident to Planning Department dated July 15, 2021.
151. Email received from Harvey Mogenson to SMC Board of Commissioners dated July 15, 2021.