

# LAWSON HILL PROPERTY OWNERS CO.

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## **MINUTES OF THE BOARD OF DIRECTORS MEETING Thursday, March 21, 2019**

The meeting was called to order at 8:40AM

**ROLL CALL AND DETERMINATION OF QUORUM:** Members present were Bill de Alva, Pamela Hall, Laura Ellison, Shane Jordan and Matt Kuzmich. Dave Bulson was in attendance for the alternate appointment. Ginny Gordon was in attendance to participate in the Genesee Properties Update.

- 1) **MINUTES:** Reading and approval of the Draft January 31, 2019 BOD Meeting Minutes.

**Motion:** Shane made a motion to approve the minutes as drafted, Matt seconded and the motion passed.

- 2) **APPOINTMENT TO ALTERNATE SEAT:**

**Motion:** Laura made a motion to appoint Dave Bulson to the Alternate Seat, Bill seconded and the motion passed.

- 3) **APPOINTMENT OF OFFICERS:**

**Motion:** Pam made a motion to appoint Bill de Alva as president, Laura Ellison as vice president, Shane Jordan as treasurer and Matt Kuzmich as secretary. Bill seconded and the motion passed.

- 4) **OLD BUSINESS:**

- A. **STBC – T.O.T. Work Session Update:** The board discussed the work session that took place with the Town of Telluride, and the response from the Town Council to the request from STBC to allow some neighborhood commercial on their B-1-B-4 lots in Lawson Hill.  
The board shared their thoughts about amending the Water Connection Agreement and how that might take place. The Genesee application has triggered the town to re-consider their beliefs about micro managing zoning through water and sewer rather than letting the jurisdiction for the development manage the zoning. In both cases Lawson Hill and the Genesee property are under the jurisdiction of San Miguel County. The

town council discussed having water agreements be more consistent with that of a utility provider. Ginny questioned if we should have legal representation now to work on the amendment to the Water agreement for STBC. The board is still considering the next steps that may be required.

**B. Genesee Properties Update**

For disclosure, Dave Bulson said that he is working on the behalf of Genesee Corporation for this project. He said the sewer plant must retain the current access and that the primary access will need to be near Nimbus Drive. That is what CDOT has recommended. Bill talked about solving the traffic impact from the Genesee application by considering a bridge over San Miguel River and then sharing the cost of a roundabout at Society Drive. Dave indicated that Genesee had looked at that and determined it was not of interest. A vehicular bridge may or may not be a good idea for Lawson Hill. Dave said they have had discussions about improving the pedestrian flow and possibly building a pedestrian bridge to link their property south of the river to the rest of the project. The board continued to question if they should have their own traffic study done for Lawson Hill. Genesee is using Russell engineering for their traffic study. Kathy Green, (STBC) used Felsburg, Holt and Ullevig. Dave thought the traffic counts for the roundabout were probably public knowledge and could be used for our own study.

The board discussed drafting a written response to the Genesee application referral. Bill stated that Genesee needs proper and adequate mitigation for their impacts. Laura believes Lawson Hill needs to protect its own commercial viability. The board voiced concerns about the traffic, density, visual impacts from the highway and the visual impacts from Lawson Hill. The impact to our community should be considered, and if they are allowed to have dogs, the impact to our trails and enforcement within Lawson Hill for the no dog rule in the LHPUD, could be more difficult. Lawson Hill has not been allowed some of the same uses that Genesee is requesting, so there could be inequities in the commercial zoning. Laura said she would take a stab at compiling the board's thoughts that were voiced at this meeting and drafting a response to the referral application to amend the Telluride Regional Area Master Plan. She would send it around via email for board comment.

**C. Mountain School Meeting:** Pam said she had met with Scott Strand again to discuss San Miguel River Drive and their proposed plan for parking on Lot G. Scott questioned whether the DRB guidelines, which require no more than two 24' curb cuts was applicable to them, because it was an access easement and not a road. Pam said some other items Scott wanted to discuss, included the drainage under Society Drive, the sidewalk he shows on Lot HI, and moving the bus stop and sidewalk into the ROW.

The board discussed the impacts of the proposed parking plan. Bill suggested trading a portion of LOT HI for a usable portion of Lot G as a

solution that was considered once approximately 14 years ago. Dave Bulson said trading land may be opening a can of worms, and we should just respond to the plan they have proposed. He said backing out onto a shared access drive with this amount of traffic is a bad idea. The board agreed this could be a dangerous situation. We still do not know what will be built on Lot HI or how this could impact that development. Shane said he is not convinced they cannot solve this parking internally without backing into the shared drive. We have seen some other parking design plans that did work. Dave said they could also consider tandem parking inside the lot, which may not be ideal, but they could administer it. Bill said we might want another work session scheduled with them. Bill said we can let them know we are willing to work with them to solve the parking, but proposing a plan with parking backing out onto a shared access just doesn't work. Laura said that getting a parking plan right is very important. She just hates turning into Clark's market since they re-did their parking and made it very difficult to navigate. Dave said we should schedule a work session with the Mountain School.

The board concluded there are two separate responses to the School from the BOD. One from the board of directors as the adjacent property owner of Lot HI, which may be impacted by the parking backing out onto a shared access tract and for the sidewalk proposed to be located on Lot HI. The second response should be from the board, addressing the moving of the bus stop and sidewalk into the right of way owned by the association. The School must still submit a complete application to the Design Review Board who will then review and evaluate the plan for compliance with the DRB guidelines.

- D. SMPA Update:** Pam updated the board that she had met with Jeremy Fox and Tom Kennedy. They discussed coming up with a plan to mitigate the above ground facilities and maybe language that would restrict the placement of above ground units in the future to be added to the easement amendment. If SMPA had let us know there would be above ground facilities we could have requested they were mitigated by placing them with the opening away from the trail and disguised with landscaping on the side facing the trail.
  
- E. Side Walk Drainage and Surveying:** Bill said Tom Clark jumped right on it, and he began working to create a document from the point cloud. He then found there were limitations and he was off by 2'. Tom recommended a proposal to complete it the old fashioned way because he was not able to get a satisfactory result. He would not charge for the work he already did but will complete a new map we can use.

## 5) NEW BUSINESS:

**A. Crack Seal and Patching:** Pam said the road had deteriorated very quickly due to the weather and potholes have developed everywhere. Pam said TGI was willing to fill them with cold patch if she ordered the material.

She has gotten an estimate from Sealco to crack fill but also questioned if we should plan to do the spray injection patching at the same time. We may eventually plan for either a new chip seal or overlay for 2020 after the new storage units on Hub 2E are built. Pam would get the spray patching estimated and send that around to the board via email for approval.

**B. Other:** The board discussed working toward completing a reserve study this year. Pam should start compiling the common elements, which are fairly limited but include the roads, irrigation, playground, bus stops, post office, and trash building. We may complete it in house if it seems applicable.

Pam said she has secured the Library and confirmed May 8<sup>th</sup> for the Annual meeting. Pam said Joe Distefano would be available to present a power point presentation on noxious weeds in our community, at the Annual Meeting. The Board agreed this would be a good choice.

**6) ADJOURNMENT:** Bill made a motion to adjourn, Shane seconded and the motion passed.