

LAWSON HILL PROPERTY OWNERS CO.

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MINUTES OF THE BOARD OF DIRECTORS MEETING Thursday, July 22, 2021

The meeting was called to order at 8:30AM at the LHPOC Office

ROLL CALL AND DETERMINATION OF QUORUM: Members present were Bill de Alva, Laura Ellison, Matt Kuzmich, Pamela Hall and Bebe Hinde

- 1) **MINUTES:** Laura made a motion to approve the Draft April 19th Meeting Minutes as presented, Bebe seconded, and the motion passed.

MINUTES: Laura made a motion to approve for posting only, the draft March 18th Annual meeting Minutes. Bill seconded and the motion passed.

- 2) **NEW BUSINESS:**

- A. **Neighborhood Commercial:** Pam said we had received the pre-application letter from San Miguel County laying out how to proceed with the application. Laura explained that Bill, Pam and Laura had a Zoom meeting with the County Planning Department who provided the pre-application letter. Pam wanted clarification from the board on how they wished to proceed. We already have the water study from SGM, but we probably need a traffic report showing this change will be trip reducing and serve the needs of the residents, employees, staff, and businesses in Lawson Hill. Pam asked if she should contact SGM to do the traffic report because they are already familiar with Lawson Hill. The board agreed. There was also the firm who worked on Society Turn Business Center and the Hub Lots, Felsburg, Holt and Ullevig. Bill said he did not think we needed a study but a report that does not require new vehicle counts but summarizes why this would reduce trips. Or at least remain neutral.
The board discussed who would be best to present this application. Pam said she could help put together the application but did not feel she was the best person to present. A land use lawyer may be a better choice, preferably one who works within San Miguel County and with the SMC LUC on a regular basis. After some discussion it made sense to hire an attorney other than Tom Kennedy, because he is busy with

Genesee, to help present this application to the County on our behalf and help navigate the process. Pam said she thought someone local like Nate Smith might be a good choice although she does not know him but has heard good things about him. Bebe said she was seeing him later that day but is not up to speed on the application or the request. Laura said she also knows him and will make contact and explain the application, to see if he would be available.

- B. Lot HI and G application:** Pam explained that in speaking with Foley surveying company it became clear that if we want to modify our property by changing the lot lines between the open space parcel and Lot HI, we will need to find all the survey points for Lot 503 and replat it. The lot is large, and the cost is prohibitive without an obvious plan for what will be built on Lot HI. Bill and Pam are recommending dropping the plan to modify those lines at this time. Pam discussed the redline to the matrix that was provided to the board and the changes we are requesting. Laura stated that if we were moving to make the entire lot industrial her and her husband would fight us. They do not want the competition. Matt asked if he thought this would hurt their business. Laura reiterated that this opinion came from Bill Ellison and she supports his belief that this would be competition to them. Pam reminded the board that three lots have been taken over by the school and the industrial uses lost. Bill thought it would be unlikely we would require more than the 10,000 sq. ft. as industrial. Bill thought we should think seriously about what we do want on Lot HI. He really thinks we should work with the Fire Department and try to partner with them and have them fund a community meeting room/floor. They would have access to funding. Pam tried to clarify if this would be a build to suit and long-term lease with the Fire Department because we own all the land and are not planning to gift a Lawson Hill asset to any entity. This is unknown at this time how a deal may unfold. Circling back to the specific uses we are requesting with this application, we decided to request the exact uses already associated with the 10,000sq. ft. of Lot G for that density, to include neighborhood community uses, offices, recreational uses. To ask for the height to be increased to 35' with an additional 12' if it is housing, and to modify the required parking to be consistent with other properties in Lawson Hill. The board would like to eliminate medical center, helicopter landing pad, jails and indoor pistol range as undesirable uses for the lot.
- C. Other:** Pam asked about considering doing the picnic this fall. Matt said he had not heard any mention from his neighbors, Bebe said she had not heard anything. We agreed spring is the best time because folks are not as busy. Everyone is too busy in the fall with school and work.

Pam informed the board the Torpedo swim team had reached out about a large regional meet and camping on our field. We generally do not allow camping, but the board agreed to offer them the same terms as Bluegrass.

Pam asked if the new Mountain School berm, could be irrigated from our water source. This would assure it would look good going forward. She said other commercial lots are tied in now. The board said they could tie in if they pay for the installation and ongoing upkeep.

Matt asked if Pam could reach out to Beth about relocating the trail next to 316-1. Pam said she had already met with Beth and walked it in the spring, she had also walked it with Tyler Shultz. Beth thought it was difficult but maybe she could make something work and asked for Bill to cut out that section from the topo map for her. Tyler thought it was a poor choice and would have drainage issues. Bebe said there was a rough trail that entered across from her house. Pam and Matt said they would meet and walk it this next week.

Pam said Tri State had reached out about cutting large spruce in and around the powerlines along the Goose. They would like to close the trail. Pam suggested they wait until October when it is slower. She also asked if they would compensate Lawson Hill for the tree removal with new trees. They said they could possibly provide some trees, but could not plant them. Maybe a tree fund could be set up.

- 3) ADJOURNMENT:** Bill moved to adjourn, Bebe seconded and the motion passed.