

**TOWN OF MOUNTAIN VILLAGE  
TOWN COUNCIL REGULAR MEETING  
TUESDAY JUNE 20, 2017, 8:30 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA**

	Time	Min	Presenter	Type	
1.	8:30				Call to Order
2.	8:30	15			Executive Session (Part 1) for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(b), and for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e
3.	8:45	15		Break	Telluride Town Council will be Joining the Meeting
4.	9:00	120	McEnany	Work Session	Joint Session with Town of Telluride Town Council: Wastewater Treatment Plant Master Plan Presentation
5.	11:00	5			Public Comment on Non-Agenda Items
6.	11:05	5	Johnston	Action	Consideration of Approval of Minutes of the May 18, 2017 Regular Town Council Meeting
7.	11:10	5	Kee	Action Public Hearing Legislative	Second Reading, Public Hearing and Council Vote on an Ordinance to Adopt the 2017 National Electric Code with Amendments
8.	11:15	30	Van Nimwegen	Action Public Hearing <b>Quasi-Judicial</b>	Village Court Apartments Rezoning and Density Transfer, 415 Mountain Village Boulevard: a. Second Reading, Public Hearing and Council Vote on an Ordinance Rezoning Lots 1001R and 1005R, Zoned Multi-Family and Full Use Active Open Space, to Transfer 48 Units of Employee Apartment or Condominium Density (144 person equivalent) to Lot 1001R (8.4 acres) and Transfer 22 Units of Employee Apartment or Condominium Density (66 person equivalent) to Lot 1005R (2.8 acres); and Approving Alternative Parking Requirements
9.	11:45	45	Van Nimwegen	Public Hearing Action	Consideration of a Resolution Approving an Amendment to the Comprehensive Plan to Replace the Town Hall Center Subarea Plan Chapter with an Amended Town Hall Center Subarea Plan Chapter; and Other Associated Amendments
	12:30	60			Lunch and Presentation of Service Awards to Outgoing Council Members Cath Jett, Michelle Sherry and Marty McKinley
10.	1:30	20	Martelon Skinner	Informational	Marketing Telluride Inc., and Colorado Flights Alliance Bi-Annual Reports
11.	1:50	30	Bangert	Action	Lot 149AR Variance and RROW Encroachment Requests: a. Consideration of a Resolution to Approve a Variance to the Community Development Code Requirements for the Maximum Height to be Allowed for Lot 149AR from 35 feet to 39 Feet and Six Inches (39'-6"") b. Approval of Temporary Use of the Country Club Dr. RROW for Construction Staging and Direction to Legal to Draft a License Agreement and, c. Approval of Encroachments into the Country Club Dr. RROW with Direction to Staff to Draft an Encroachment Agreement

12.	2:20	20	Swain	Informational Action	Finance: a. Presentation of the May 31, 2017 Business & Government Activity Report (BAGAR) b. Consideration of the April 30, 2017 Financials
13.	2:40	10	Jett	Action	Consideration of Letters of Support to Adopt, Honor and Uphold the Paris Climate Agreement Goals
14.	2:50	20	Loebe Montgomery	Informational	Staff Reports: a. Transit & Recreation b. Town Manager
15.	3:10	30	Council Members	Informational	Council Boards and Commissions Updates: a. San Miguel Watershed Coalition – Jett b. Colorado Flights Alliance – Jansen c. Transportation & Parking – MacIntire/Benitez d. Budget & Finance Committee – McKinley/Caton e. Gondola Committee –Caton/Jansen f. Colorado Communities for Climate Action-Jett g. San Miguel Authority for Regional Transportation- Benitez h. Eco Action Partners -Sherry i. Telluride Historical Museum-Sherry j. Telluride Conference Center-McKinley/MacIntire k. Multi-Cultural Advisory Committee – Benitez l. Mayor's Update
16.	3:40	5			Other Business
17.	3:45	45	Mahoney	Legal	Executive Session Part 2) for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(b), and for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e
18.	4:30				Adjourn

Please note that times are approximate and subject to change.

jk  
06/12/17

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at 970-369-6406 or email: mvclerk@mtnvillage.org.  
A minimum of 48 hours advance notice is required so arrangements can be made to locate requested auxiliary aid(s)

## **Executive Summary**

Wastewater treatment is an industrial process that is designed to receive domestic, commercial, and industrial waste and create clean water that can be discharged back into the environment without adverse impacts. Biosolids, which are created as a by-product of wastewater treatment, must also be treated so that they can be beneficially reused as a soil amendment in agriculture, reclamation projects, parks, and even home gardens. In Colorado, all discharges are regulated by the Department of Public Health and Environment (CDPHE) through the Colorado Discharge Permit System (CDPS).

Over time, existing treatment systems age, waste streams increase, regulations expand, and new treatment technologies emerge. The Telluride Regional Wastewater Treatment Plant (TRWWTP) faces a combination of all of these challenges. This Master Plan is intended to provide a path forward to meet immediate and near-term needs over the next 5 years, and anticipated long term needs over the next 30 years.

The TRWWTP serves the Town of Telluride, the Town of Mountain Village, and the communities of Eider Creek, Sunset Ridge, Aldasoro, Hillside, and Lawson. Service area growth and seasonally high loading are pushing the TRWWTP to its design capacity. Research indicates that base population growth has been steady at about 1% to 1.5% annually, while visitors have had a significant seasonal impact, nearly tripling the population during peak events. Commercial businesses are also having an increasing impact as the number of businesses rise and existing enterprises expand. For this master planning effort, wastewater flows and loads to the TRWWTP were projected into the future by estimating and analyzing contributions from the service area and various specific sources, including residents, visitors, and commercial entities. Wastewater flows were projected to remain under the current permit limit for most of the 30-year planning period. However, wastewater loads, as characterized by biochemical oxygen demand (BOD<sub>5</sub>) have increased significantly and will soon reach the current permit limit. BOD<sub>5</sub> is therefore a primary driver for required immediate and near-term improvements.

In addition to treating increasing loads, the TRWWTP faces new, more stringent discharge permit limits. This planning effort included investigations into whether current TRWWTP treatment processes can be enhanced to meet recent permit limits for metals and expected permit limits for nutrients. It also investigated alternative new technologies that might be more reliable and better suited to meet emerging challenges. While possible future limits for temperature and pharmaceuticals were a consideration, addressing these contaminants was not a central focus.

Treating more wastewater to higher standards creates more biosolids, which must be treated and properly disposed. Treating and managing the disposal of biosolids generated at the TRWWTP has always been challenging. With an eye toward creating a biosolids management program that is more flexible and reliable in the near-term, and results in a better end product in the long-term, this Master Plan offers a different approach and potential new technologies for consideration.

### Metals Compliance

The Colorado Water Quality Control Division (WQCD) issued new discharge limits for several metals parameters that went into effect on January 1, 2017. Metals test data were obtained from water supply and wastewater sources including drinking water supplies, influent wastewater and treated effluent from the TRWWTP. The data was categorized, mapped and analyzed to determine if any defined sources of metals could be eliminated or treated before entering the TRWWTP.

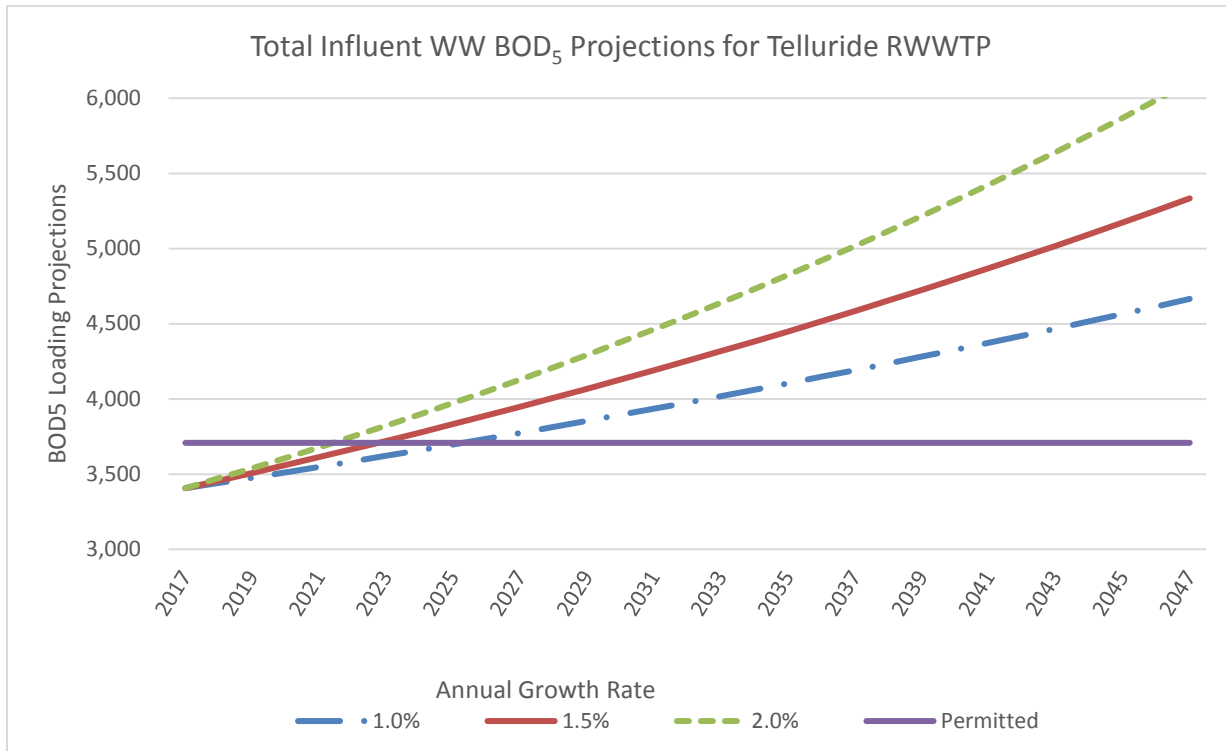
Three metals were identified as a potential concern: arsenic, copper, and selenium. The numeric standard that was originally listed for arsenic was retracted by permit modification pending further study by the USEPA and subsequent development of an arsenic standard by the WQCD (potentially 10 years out). The WQCD will issue a compliance schedule as part of the renewal of the TRWWTP discharge permit. The arsenic standard is unknown at this time and the requirements to meet a future arsenic limit remain vague.

Selenium data show that concentrations are normally below the permitted limit. However, a few data points indicate unexplained spikes in selenium concentrations entering the TRWWTP. Ongoing monitoring will determine whether these high levels are real. If so, the TRWWTP would be required to incorporate a treatment process to remove low levels of selenium, which would challenge the current limits of technology.

Copper concentrations show consistently higher winter season concentrations that are occasionally above the permit limit. Further investigation identified corrosion of copper service lines and household plumbing in the Telluride drinking water distribution system as a concern. Analysis showed that low buffering capacity of the drinking water and variable pH could be corrosive to household plumbing and service lines. Other possible sources of copper in wastewater include discharges of septage, brewery and distillery waste, and boiler water maintenance flushing. The TRWWTP obtained a modification to their permit allowing an additional year (January 1, 2018) to address corrosion control of the drinking water and monitor impacts on copper levels in the TRWWTP effluent. Monitoring to date indicates that Telluride's corrosion control program for drinking water is not sufficient on its own. Potential additional measures include an ordinance to limit boiler water discharges and discharge limits on specific commercial waste dischargers. Interim measures are being implemented for chemical treatment to remove copper at the TRWWTP.

### Near-Term Improvements Plan

Wastewater influent to the TRWWTP has a relatively high concentration of BOD<sub>5</sub>, which will bring the plant within 95% of its permitted design capacity within 3 years (refer to Figure ES-1). In the near-term, the TRWWTP is considering pre-treatment agreements with commercial wastewater dischargers, seasonal restrictions on septage hauling to the TRWWTP, and a septage receiving station for storage of septage, which gives operators control of releases into the TRWWTP.



**Figure ES-1 Loading Projections at Varied Population Growth Rates**

At the TRWWTP, condition assessments of observable structures and electrical system components revealed several limitations that impact operations and maintenance. Oxidation ditch no. 1 shows signs of corrosion of structural supports. Several areas in the TRWWTP are classified according to the National Fire Protection Association Standard 820, which provides requirements for protection against fire and explosion hazards specific to wastewater treatment facilities. As related improvements are conducted at the TRWWTP, corrective measures should be incorporated into the plans.

Removing, drying and hauling settled solids from the three existing oxidation ditches is an immediate need. Operators require a dewatering process for the solids removed during maintenance. Three alternatives were evaluated involving permanent and mobile systems. The two permanent options consist of concrete structures either using sand drying beds or geosynthetic tubes in a containment area. The mobile system is a containerized filter unit mounted on a trailer. The trailer unit can be used to transport the dewatered solids removed during maintenance activities to the landfill.

Supplemental oxygen will soon be needed for the oxidation ditches. Currently, the existing mechanical aeration system cannot supply enough oxygen to meet peak demand conditions resulting in periods of low dissolved oxygen concentrations in the oxidation ditches. As growth in the service area increases the oxygen deficit will worsen. The first alternative for supplemental oxygen replaces the existing aeration system with larger units. Other alternatives to supplement the existing system use jet aeration or a pure oxygen saturator. The deck-mounted jet aeration

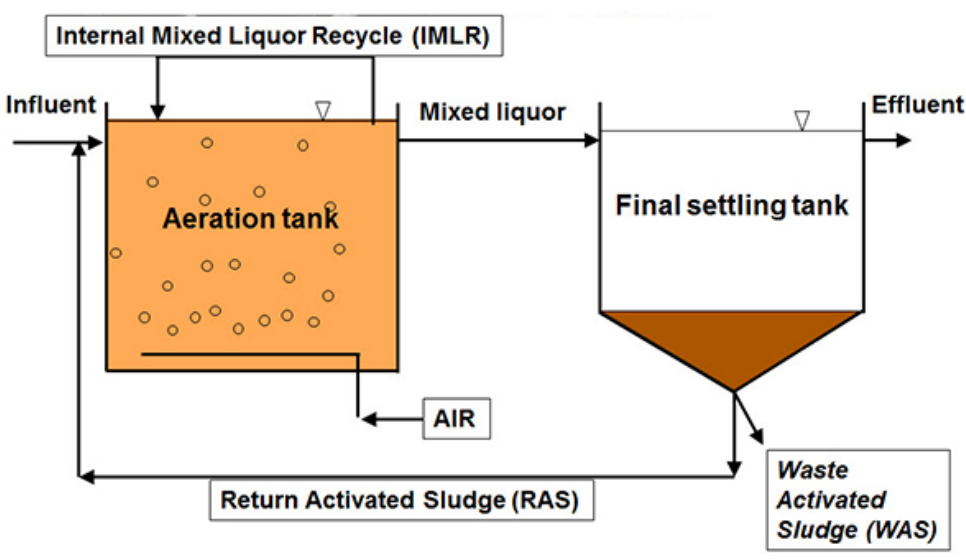
system is the least efficient but could be added without shutting down the existing units. The pure oxygen saturator requires a source of liquid oxygen to be delivered and stored on site.

#### Long-Term Expansion Plan

If the near-term improvements are implemented, it is projected that the improved TRWWTP could serve the needs of the community until scheduled nutrient regulations for total inorganic nitrogen and total phosphorus are added to the discharge permit. Colorado Regulation No. 85 nutrient limits are anticipated to take effect in 2027. The TRWWTP will require a plant expansion to meet these new limits. As such, a 30-year planning period (to year 2047) was established for the expansion project. Wastewater flow entering the plant in 2047 is estimated at 2.3 million gallons per day (mgd), and BOD<sub>5</sub> loading criteria is estimated at 6,005 pounds per day (ppd).

Preliminary treatment is recommended as the first phase of construction to occur in support of a plant expansion. Pre-treatment consists of screening, grit removal and flow measurement within the "Headworks". A new headworks building can be constructed on the existing site.

The second phase of construction would target the secondary treatment processes. Figure ES-2 shows a diagram of a conventional activated sludge process for general reference.



**Figure ES-2 Conventional Activated Sludge Process Diagram**

*Image Source: Activated Sludge: Three Steps to Improve Your Process Efficiency, Dr. Rob Smith, Oct 13, 2016*

The existing TRWWTP site is constrained within a small area with little space to stage construction. Two technologies were identified as feasible **if no additional land is added to the site:**

- a) Membrane Bio-Reactor (MBR) coupled with an activated sludge system; membranes replace the final settling tank.
- b) BioMag®, which is a proprietary enhancement to the existing process.

MBR provides superior filtration technology configured with an activated sludge process to treat organic pollutants. The BioMag® system upgrades the existing activated sludge process using a magnetic ballast material that increases the settleability of floc particles within the secondary clarifier.

MBR improvements can be installed within one of the three oxidation ditch/clarifier units, which allows the remaining two units to maintain operation. However, the limited space adds significant cost for demolition and construction activities for the MBR upgrades. While the BioMag® process uses the existing oxidation ditches and clarifiers, they require completely new aeration equipment and mixing systems, and a space for the magnetite feed and recovery equipment.

The MBR technology is preferred for expansion within the existing site, but it is very costly for capital construction and for operation and maintenance. The BioMag® system is new proprietary technology that has a very small number of installations, but it is less costly.

If land adjacent to the site could be purchased, construction access and staging is no longer a major constraint. New construction could occur without impacting the operation of the TRWWTP. Two technologies were identified as feasible:

- a) MBR configured with activated sludge;
- b) Conventional Activated Sludge (CAS).

The CAS is a flexible process that has been used for over 100 years. CAS would require a larger footprint than the MBR system; although the capital cost is roughly the same. A major disadvantage of the MBR technology is that the membranes must be replaced every 10 years at a significant cost. However, the MBR technology is the system of choice to meet new regulations and stringent discharge limits.

#### Expansion Project Cost Summary

A present value comparison of capital and operation and maintenance costs in FY 2017 dollars, is shown below:

- |                                     |                          |                              |
|-------------------------------------|--------------------------|------------------------------|
| 1. Headworks:                       | Capital Cost = \$2.5 MM  |                              |
| 2. On-site Expansion Options        |                          |                              |
| - MBR:                              | Capital Cost = \$29.8 MM | O&M Cost (PV2017) = \$5.6 MM |
| - BioMag®:                          | Capital Cost = \$19.1 MM | O&M Cost (PV2017) = \$4.5 MM |
| 3. Adjacent Site Expansion Options: |                          |                              |
| - MBR (new):                        | Capital Cost = \$28.3 MM | O&M Cost (PV2017) = \$5.6 MM |
| - CAS (new):                        | Capital Cost = \$26.9 MM | O&M Cost (PV2017) = \$3.4 MM |

The existing disinfection system would be used as part of the various options. However, the cost to meet future limits associated with Colorado Regulation No. 31 are not included. The Colorado Water Quality Control Division regularly updates Regulation 31 water quality requirements for each stream segment and many of the proposed changes indicate very low nutrient limits in the future. The CAS process would likely require a tertiary filtration process for ultra-low phosphorus limits. Very low nitrogen limits may require improvements to all process alternatives depending on the numeric standard given for the San Miguel River.

#### Biosolids Management Plan

Biosolids treatment and disposal are complex needs for the TRWWTP. Biosolids treatment currently uses aerobic digestion to meet Class B biosolids requirements. There are four digester basins that are aerated using coarse-bubble diffusers. After the required time under aeration, the biosolids are thickened and stored for a contract hauler to beneficially reuse at their permitted land application sites.

The contract hauler operates throughout the region serving several other municipalities. As such, the hauler limits their services to the TRWWTP, and if the hauler is delayed it places severe constraints on the ability of operators to treat, thicken and store biosolids within available capacity.

The TRWWTP wants to develop their own biosolids program, with the ultimate goal of treating to meet the requirements for Exceptional Quality (EQ), Class A biosolids, according to Colorado Regulation No.64. The classification of biosolids is determined by pathogen and vector attraction reduction requirements. Class A biosolids have more requirements to meet than Class B. However, all types and classes of biosolids must meet the ceiling concentration for pollutants. The primary benefit of meeting Class A requirements is there are no site restrictions for beneficial reuse.

Disposal of EQ Class A biosolids normally involves beneficial reuse as a soil amendment. Biosolids can be sold in bags, hauled off by individuals in trucks and other containers, or distributed in bulk. End uses may include municipal restoration projects, such as parks and roadsides, mine reclamation, cover material for interim operations and final closure of landfills, agricultural land application and range land application.

The following is a summary of options that were considered for biosolids treatment and for handling/disposal. Treatment options are described separately for Class B and Class A criteria.

#### I. Biosolids Treatment

##### A. Class B biosolids treatment options:

1. Upgrade the existing digesters using mesophilic aerobic digestion in a process patented as MesoAer™.
  - a) Advantages: Approved process by CDPHE
  - b) Disadvantages:



- (1) Requires a new building on site
  - (2) Requires WAS pre-thickening, which typically generates odors within the building
  - c) Costs:
    - (1) O&M, energy = \$60,000 annually
    - (2) Capital = \$3,500,000
2. CleanB™ using chlorine dioxide generated on-site. (Preferred option)
- a) Advantages:
    - (1) Small footprint
    - (2) Significantly reduced odors
    - (3) Short stabilization time
    - (4) 1-3 digesters can be repurposed
    - (5) Easy to operate, supplier to provide all maintenance and chemical supply
  - b) Disadvantages:
    - (1) Requires a new building on site
    - (2) Requires storage and handling of 15% Sodium Chlorite solution, and 50% Sulfuric Acid solution
    - (3) May generate disinfection by-products, which will be regulated in the future (manufacturer indicated DBPs are not formed)
    - (4) Sole source supplier
    - (5) Not yet approved for use in Colorado
  - c) Costs:
    - (1) O&M, energy = \$36,000 - \$46,000 annually
    - (2) Capital = \$2,000,000

Note: Leasing a mobile CleanB™ system allows pilot-testing on site and data gathering for design, operation and permitting. The cost quote from the manufacturer for 24 weeks including shipping, setup, training, chemicals and removal from the TRWWTP is \$100,000.

B. Class A biosolids treatment options:

- 1. Composting offsite using the biosolids product from the CleanB™ system
  - a) Advantages:
    - (1) Allows composting operations to be moved to remote site where odors are not a major detractor

- (2) Biosolids can be stored longer on larger site
  - (3) Farmers/Ranchers are more likely to come to site and handle biosolids for land application
  - b) Disadvantages:
    - (1) TRWWTP has no composting experience
    - (2) Bulking materials needed to mix with biosolids
2. Autothermal Thermophilic Aerobic Digestion (ATAD) installation on the existing site would prevent expansion of the TRWWTP within its current boundaries.
- a) Advantages:
    - (1) Relatively stable end-product
    - (2) Would use existing digester basins
    - (3) Includes an odor control system
    - (4) Highly automated.
  - b) Disadvantages:
    - (1) Batched processing requires coordination of pre-treatment and post treatment systems
    - (2) Existing facility not set up for pre-thickening and post dewatering
    - (3) Potential for odors if system is upset and odor control system fails
    - (4) Reliance on multiple levels of instrumentation for stable operation
    - (5) New pumps, blowers, and controls systems needed in a new building
    - (6) Sequencing of construction may not be possible with current plant loading
3. Off-site Composting by 3rd Party in Olathe
- a) Advantages:
    - (1) Could be part of a near-term strategy to extend timeline for improvements
  - b) Disadvantages:
    - (1) Site not currently permitted to take domestic biosolids
    - (2) No guarantees of permits or long-term viability of arrangement
    - (3) Town would be responsible for hauling
4. Closed alkaline stabilization process by Schwing Bioset, Inc.
- a) Advantages:

- (1) Compact
- (2) Energy efficient
- (3) Achieves a drier biosolids product.
- b) Disadvantages:
  - (1) High alkaline biosolids difficult to distribute in SW Colorado having alkaline soil conditions.

## II. Biosolids Hauling and Disposal

### A. Hauling options

- 1. Extend contract for hauling and disposal
- 2. Take over hauling and disposal operations in-house
  - a) Costs:
    - (1) O&M = 1 full time FTE
    - (2) Capital = \$200,000
- 3. Transition from contract hauling to in-house operations over the next year to allow purchase of equipment, development of additional permitted land application sites, and hiring of staff to take over in-house hauling and disposal operations

### B. Disposal options

- 1. Expand sites for Class B biosolids disposal for long-term plan
- 2. Establish a Class A biosolids storage and distribution operation on existing permitted site in Nucla, CO and develop relationships with local farmers/ranchers, County landfill and others as part of end-use plan.
- 3. Develop a near-term plan to expand permitted sites for Class B and/or agreement with private compost facility owner until plant expansion allows construction within existing site for Class A treatment. Note that Disposal Option 3. still requires an end use plan to be developed for Class A biosolids but provides more time for transition.

**TOWN OF MOUNTAIN VILLAGE  
MINUTES OF THE MAY 18, 2017  
REGULAR TOWN COUNCIL MEETING**

**AGENDA ITEM #6**

The meeting of the Town Council was called to order by Mayor Dan Jansen at 8:35 a.m. on Thursday, May 18, 2017 in the Mountain Village Town Hall, 455 Mountain Village Boulevard, Mountain Village, Colorado.

**Attendance:**

**The following Town Council members were present and acting:**

Dan Jansen, Mayor  
Dan Caton  
Laila Benitez  
Cath Jett  
Bruce MacIntire

**The following Town Council members were absent:**

Marty McKinley, Mayor Pro-Tem  
Michelle Sherry

Also in attendance were:

Kim Montgomery, Town Manager  
Jackie Kennefick, Director of Administration/Town Clerk  
Susan Johnston, Deputy Town Clerk  
Christina Lambert, Administrative Services Coordinator  
David Reed, Town Attorney  
Jim Mahoney, Assistant Town Attorney  
Kevin Swain, Finance Director  
Chris Broady, Police Chief  
Dave Bangert, Planner II/Forester  
Sam Starr, Planner  
Randy Kee, Building Official  
Finn Kjome, Public Works Director  
Scott Butler

Tim Johnson  
Anton Benitez  
Tom Kennedy  
Michelle Haynes  
Robert Stenhammer  
Jonathan Greenspan  
Paul Major  
John Bennett  
Glen VanNimwegen  
Lexi Tuddenham  
Paul Pettee  
Doug Tueller  
Elizabeth Stuffings

**Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402 (b) and for the Purpose of Negotiations Pursuant to C.R.S.24-6-402(4)e (2)**

On a **MOTION** by Cath Jett and seconded by Laila Benitez, Council agreed to enter into Executive Session for the purpose of receiving legal advice pursuant to C.R.S. 24-6-402(b), and for the purpose of negotiations pursuant to C.R.S. 24-6-402(4)e at 8:35 a.m.

Council returned to regular session at 9:34 a.m.

**Public Comment for Non-Agenda Items (3)**

No public comment was received.

**Consideration of Approval of Minutes of the April 20, 2017 Regular Town Council Meeting (4)**

On a **MOTION** by Dan Caton and seconded by Cath Jett, Council voted unanimously to approve the April 20, 2017 meeting minutes with the following amendments:

Agenda item # 17 added: "*Consensus was that TSG should maintain a "prestige" or higher end brand focus*".

Agenda item # 19 added: "*Council acknowledged Mr. Van Nimwegen's impending departure and thanked him for his great work for the town*".

Agenda item # 20b added: “*CFA has one of the highest levels of growth of capacity (i.e. seats) in the Rocky Mountain resort town communities*”.

Agenda item # 20l added: “*noted that even large cities like Denver face similar issues as we do including workforce housing, health care and others*”.

**Consideration of a Proclamation Declaring May “Sexual Assault Awareness Month” – with San Miguel Resource Center (5)**

Cath Jett read the Proclamation declaring May as “Sexual Assault Awareness Month”. On a **MOTION** by Dan Caton and seconded by Laila Benitez, Council voted unanimously to approve a Proclamation declaring May “*Sexual Assault Awareness Month*”.

Council moved to items 8 and 9

**Consideration of a Resolution Setting Forth the Parking Fund Buyout Amount for Parking Payment in Lieu (6)**

Assistant Town Attorney Jim Mahoney presented the above item and stated that pursuant to the CDC, (Community Development Code) an applicant may apply to the Town to make a payment to the Town’s Parking Fund in lieu of constructing required parking on the site where the Town determines that parking cannot be satisfied on that particular site. The CDC states that the parking payment in lieu fee is to be determined on a case by case basis. However, the Town Council has determined that it is in the best interest of the town to set forth a parking payment in lieu fee based current factors and pricing by Resolution as has been done in the past in order to provide cost certainty to applicants. Council discussion ensued and public comment was received by Tom Kennedy. On a **MOTION** by Dan Caton and seconded by Laila Benitez, Council voted 4-1, with Cath Jett dissenting, to set the parking payment in lieu at \$40,000 per required space and direct that the Resolution presented be adopted at said rate and revisited every two years.

**Finance: (7)**

**a. Presentation of the April 30, 2017 Business & Government Activity Report (BAGAR)**

Finance Director Kevin Swain presented the above item stating that a revised BAGAR was distributed and added to the packet as there had been some incorrect numbers regarding the sewage effluent. Council discussion ensued.

**b. Consideration of the March 31, 2017 Financials**

Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Bruce MacIntire, Council voted unanimously to accept the March 31, 2017 financials.

**c. Goal Setting for 2018 Budget**

Dan Caton presented the above item highlighting the 2018 budget goals:

- Forecast revenue growth conservatively or flat in light of the expected impact of the Gallagher Amendment on property valuation for property tax assessments
- The bulk award of grant funds should be held to a total amount not exceeding the grant funding in the 2017 budget
- Using the most current information provided by the Town of Telluride, continue to plan for the financial impact of the wastewater treatment plant upgrade and expansion
- Plan to implement compensation adjustments that come to light as a result of the wage and compensation study the Town will complete this summer

Council discussion ensued regarding the THSMP (Town Hall Subarea Master Plan) and the funds needed to move forward. Council consensus was to budget \$150,000 in additional funding for the THSMP development plans. Council discussed creating a welcome brochure for people new to town to help them find who to contact for information. Council directed staff to investigate the cost of producing an informational brochure to be provided to homeowners, visitors and businesses detailing local services and resources.

Other budget initiatives included:

- Providing adequate funding for the wayfinding project
- Funding to freshening up the core (i.e. the climbing rock, pond, etc.)

- Core subarea planning in conjunction with the Merchants Association. Council directed staff to put a \$75,000 placeholder in the budget and then initiate discussions with TMVOA (Telluride Mountain Village Owner's Association)
- Funding for the VCA (Village Court Apartments) conversion from electric to natural gas and VCA build-out.
- Consider solar power on the roofs in the Core

Mr. Swain will incorporate all the suggestions into the draft budget.

**First Reading, Setting of a Public Hearing and Council Vote on an Ordinance to Adopt the 2017 National Electric Code with Amendments (8)**

Building Official Randy Kee presented the above item stating that the 2017 National Electric Code will be adopted by the State in July, and the Town typically adopts the code prior to that date. Council discussion ensued. On a **MOTION** by Laila Benitez and seconded by Cath Jett, Council voted unanimously (5-0) to approve on first reading an Ordinance to Adopt the 2017 National Electric Code with Amendments as presented and to set the second reading, public hearing and final vote for June 20, 2017.

**Discussion Regarding Moving Chapter 17.7 Building Regulations of the CDC to a New Chapter of the Municipal Code (9)**

Randy Kee presented the above item stating that both Council and staff have the desire to make doing business with the Town as easy as possible for our citizens. Documents necessary for the development community to conduct business should be easily accessed by those interested. After fielding numerous communications regarding concern over the size of the CDC (Community Development Code), staff polled communities such as Montrose, Aspen and Telluride to determine how their Building Codes and amendments were structured. These communities all include their Building Codes in their associated Municipal Code. Staff is proposing replicating this style in order to make the code amendments easier to access by members of the development community, thus making it easier to reference and less time consuming for staff to carry through the adoption process. This proposal was discussed with the DRB (Design Review Board) and the members of the DRB made a motion on May 4, 2017 to remove the Building Codes, amendments and regulations from the CDC, and place into the Municipal Code. Council was unanimously in support of the move.

Back to item 6  
Skipped to 11

**Consideration of a Resolution Approving a Conditional Use Permit for Renewal of a Ropes Course on Lot OS-3U (10) Quasi-Judicial**

Planner Sam Starr presented the above item. Scott Butler from Gravity Play addressed Council and stated that he would like to extend the CUP (Conditional Use Permit) for another three years. Council discussion ensued. On a **MOTION** by Laila Benitez and seconded by Bruce MacIntire, Council voted unanimously to adopt a Resolution approving a Conditional Use Permit for renewal of a Ropes Course on Lot OS-3U with following conditions:

1. The Applicant shall maintain adequate bike traffic access from the bottom of the bike park to the Village Center plazas by working with plaza services to explore the option of rerouting mountain bicyclists for the safety of ropes course attendees and trail users. Additional options include exploring a range of fencing materials.
2. The Applicant shall secure the structure, including, without limitation, the pool, ladders, and other elements that might attract public access when closed.
3. In the event of water limitations or restrictions, the Applicant shall close the pool portion of the ropes course structure.

4. The Applicant shall re-surface all disturbed areas with landscaping and provide seating for spectators.
5. The Applicant shall provide an erosion control and drainage plan to ensure protection of the wetlands in the surrounding area.
6. The applicant shall revise the site and grading plan to have appropriate finished grade material, benches and simple landscaping to improve the appearance of the ropes course, site grading and the existing condition of the site.
7. The Conditional Use Permit shall be valid for a period of three years (3) with an annual review by the Planning Division staff, with the applicant responding to any valid issues as they arise during operation or the annual review.
8. Pending input from future plaza plans, applicant shall remain flexible to move additional programming into Sunset Plaza and/or Telluride Conference Center Plaza.

Moved to agenda item 19.

**Approval of the Town of Mountain Village Gunnison Valley Transportation Planning Region (GVTPR) Intergovernmental Agreement (11)**

Jim Mahoney presented the above item stating that within the State of Colorado there are fifteen Transportation Planning Regions (TPRs) of which the Town of Mountain Village is a contributing member of the GVTPR (Gunnison Valley Transportation Planning Region). The GVTPR has been operating under the same IGA since its inception over 20 years ago. Region 10 administers the GVTPR, which is responsible for the development of the 20-year Regional Transportation Plan, as well as producing annual updates. Region 10 has requested that all contributing members execute a Certificate of Participation in the form of an updated IGA. Council discussion ensued whether or not SMART can be included in the plan. Council directed staff to investigate. On a **MOTION** by Bruce MacIntire and seconded by Dan Caton, Council voted unanimously to approve the Town of Mountain Village Gunnison Valley Transportation Planning Region Intergovernmental Agreement as presented.

**Moved back to item 10**

Council took lunch from 12:14 p.m. to 12:32 p.m.

**Village Court Apartments Rezoning and Density Transfer, 415 Mountain Village Boulevard: (12)**

- a. **First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Rezoning Lots 1001R and 1005R, Zoned Multi-Family and Full Use Active Open Space, to Transfer 48 Units of Employee Apartment or Condominium Density (144 person equivalent) to Lot 1001R (8.4 acres) and Transfer 22 Units of Employee Apartment or Condominium Density (66 person equivalent) to Lot 1005R (2.8 acres); and Approving Alternative Parking Requirements**

Glen Van Nimwegen presented the above item stating that the Town Hall Subarea Committee and Design Review Board have both reviewed. Public comment was received by Doug Tueller who represents the Evans Family Trust (Steve Evans). Council discussion ensued. On a **MOTION** by Cath Jett and seconded by Laila Benitez, Council voted 5–0 to pass on first reading an Ordinance rezoning Lots 1001R and 1005R, Zoned Multi-Family and Full Use Active Open Space, to Transfer 48 units of Employee Apartment or Condominium Density (144 person equivalent) to Lot 1001R (8.4 acres) and Transfer 22 Units of Employee Apartment or Condominium Density (66 person equivalent) to Lot 1005R (2.8 acres); subject to the following conditions:

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:

- a. The buildings to be located where the existing shop and storage units are currently located shall be limited to two stories or 30 feet; and shall not have outside decks facing Tract OS1R3 or OS1R1 respectively; and
  - b. The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
  - c. Parking shall be provided at a minimum ratio of one (1) space per unit.
  - d. Prior to second reading, staff shall complete the wetland delineation adjacent to the site to determine if an additional building is viable between the wetland and VCA east of Building P, and the viability of proposed Building P. In the event Building P is viable Town Council may consider further reductions and/or elimination to the buildings at the existing shop and storage units.
2. The proposed density shall not exceed 292 employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plans.
  3. Staff shall further evaluate options to bring the ratio above 1 to 1, but below 1.5 per space.
  4. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional 70 units.

**b. Consideration of a Resolution Approving a Conditional Use Permit for 48 Employee Apartments or Condominium Units on Lot 1001R**

Glen Van Nimwegen presented the above item. On a **MOTION** by Cath Jett and seconded by Laila Benitez, Council voted to adopt a Resolution approving a Conditional Use Permit for 48 employee apartments or condominium units on Lot 1001R subject to the above Ordinance becoming effective.

**Joint Discussion with the Town Hall Subarea Planning Committee Regarding the Proposed Plan and Amendment to the Comprehensive Plan (13)**

Glen Van Nimwegen and Anton Benitez presented the final recommendations for the plan stating that it will be presented for approval at the June 20, 2017 Town Council meeting. The next step in the process will be to change the current land use plan, put in place a new MOU (Memorandum of Understanding) between the three partners, and move on to the next phase without losing momentum. The replacement chapter will be distributed prior to the June Town Council meeting once finalized. Once approved, the new chapter will replace the Town Hall Center Subarea chapter in the Comprehensive Plan.

**Community Grant Program: (14)**

**a. Consideration of Amendments to the Grant Committee Bylaws and Guidelines**

Mayor Jansen recused himself from the discussion and vote because he is a member of the Telluride Foundation Board. Laila Benitez presented the guidelines and bylaws with the changes noted in the packet materials. The goal of the Community Grant Program is to help to support a strong and robust Mountain Village community. On a **MOTION** by Cath Jett and seconded by Dan Caton, Council voted unanimously to approve the amendments to the Grant Committee Bylaws and Guidelines.

**b. Consideration of an MOU with the Telluride Foundation for Grant Administration (Continued from the April 20, 2017 Town Council Meeting)**

President and CEO of Telluride Foundation Paul Major addressed the proposed ten percent fee stating that it is based on the multiple layers created to follow through an extensive process. Council discussion ensued and Ms. Benitez requested the fee be reduced to seven and a half percent for one year with a reassessment after one year and with a three year commitment subject to governmental appropriations. On a **MOTION** by Bruce MacIntire and seconded by Cath Jett, Council voted unanimously to approve an MOU with seven and a half percent fee and three year commitment.

**Consideration of Authorization of a Budget Transfer for Acquisition of a New Boiler for Sunset Plaza/Blue Mesa Parking Lot Snowmelt System (15)**

Finn Kjome presented stating that the engineer underestimated the size of the boiler adequate for the snow melt system. Proset Construction working with SGM (snowmelt engineer) provided three options to rectify the shortage of heat for the Sunset Plaza snowmelt system. Staff determined that option one was the better



option for the Town. This option involves a new standalone snowmelt system with new vault to house the new boiler and pumps. The existing system will remain “as is” for the Blue Mesa Parking lot. The cost is estimated to be \$150,000 or less. Council discussion ensued. On a **MOTION** by Laila Benitez and seconded by Cath Jett, Council voted unanimously to authorize a budget transfer for acquisition of a new boiler for Sunset Plaza/Blue Mesa Parking lot snowmelt system.

David Reed left the meeting at 2:34 p.m.

**Consideration of a Letter of Support for the San Juan Mountains Wilderness Act (16)**

Lexie Tuddenham Executive Director of Sheep Mountain Alliance presented, requesting Council approve a letter of support for the San Juan Mountains Wilderness Bill. Council discussion ensued. On a **MOTION** by Laila Benitez and seconded by Dan Caton, Council voted unanimously to approve a letter of support for the San Juan Mountains Wilderness Act to Senator Michael Bennet, Senator Cory Gardner and Representative Scott Tipton.

**Update by the San Miguel Watershed Coalition on the Upper San Miguel Basin Forest Health Landscape Assessment (17)**

Elizabeth Stuffings presented the above item stating that the specific areas of concern are:

- Priority resource areas for the community;
- Stands of Aspen, Spruce/Fir, or Douglas Fir that should be protected;
- Important cultural or historical sites that should be noted;
- Constraints for active management in areas of concern.

Ms. Stuffings’ role in this project is to coordinate all of the stakeholder outreach listed in the memo. Other team members are Aaron Kimple and Marcie Bidwell of Mountain Studies Institute; Jason Sibold, Colorado State University and Hilary Cooper, San Miguel County.

On a **MOTION** by Laila Benitez and seconded by Dan Caton, Council voted unanimously to extend the meeting beyond 6 hours.

**Staff Reports: (18)**

**a. Public Works**

Director Finn Kjome presented his report and stated that the Maintenance Building Shop was severely damaged in a wind storm that brought down a large tree and landed on the roof. The Meadows Improvement Plan summer projects will begin in June and the remainder of Mountain Village Blvd. is scheduled to be chip sealed (everything but upper Mountain Village Blvd.) The Wayfinding project is underway and three directories have been removed with new smaller stone monuments being erected.

**b. Town Manager**

Ms. Montgomery stated that the April Great Services Award went to Brooke Napier at Mountain Munchkins. Ms. Napier has worked very hard since the day she began working at Mountain Munchkins in December 2015. She continues to work extra hours each week, while encouraging and supporting her staff to do their best. As a supervisor, she is constantly searching for new strategies and ideas on how to make Munchkins better; not just for the kids but for the staff too. She fills in when nobody else can and deals with the continuous staff turnover with patience and professionalism. Brooke is a true asset to the Mountain Munchkins team and the Town.

**Council Boards and Commissions Updates: (19)**

**a. San Miguel Watershed Coalition (SMWC)– Jett**

There was no update.

**b. Colorado Flights Alliance (CFA) – Jansen**

The Mayor stated that TEX (Telluride Regional Airport) is on an off season hiatus from flights with maintenance and repairs being performed. The Montrose Regional Airport outdoor baggage claim area is functional and will enhance luggage pick-up for shuttle vans. The C approach into TEX is continuing to advance through the FAA process but may not be ready for the summer season.

**c. Transportation & Parking- Benitez/MacIntire**

Laila Benitez stated that there has been no activity with this committee. Kim Montgomery stated that fourteen percent of the parking transactions are being made on the Park Mobile App.

**d. Budget & Finance Committee – McKinley/Caton**

There was no update.

**e. Gondola Committee –Jansen/Caton**

There was no update although a meeting is planned for May 23<sup>rd</sup>, 2017 at TMVOA at 3:00 pm.

**f. Colorado Communities for Climate Action (CC4CA)- Jett**

There was no update.

**g. San Miguel Authority for Regional Transportation (SMART)-Benitez/Caton**

Ms. Benitez stated that they will begin the interview process of 4 candidates on June 24<sup>th</sup>. SMART is working on surveying and data capture.

**h. Eco Action Partners(EAP) –Sherry**

There was no update.

**i. Telluride Historical Museum-Sherry**

There was no update.

**j. Telluride Conference Center (TCC)-MacIntire**

Bruce MacIntire stated that the committee hired an appraiser and has been in discussions with TSG about purchasing the facility. The appraisal will be presented to Council once received.

**k. Multi-Cultural Advisory Committee-Benitez**

Ms. Benitez stated that the committee is looking to hold weekly community events and is considering utilizing the Town Hall Conference Room.

**l. Mayor’s Update-Jansen**

Kim Montgomery stated that at the recent Intergovernmental work session; the impact of the Gallagher Amendment on funding was discussed. Town Attorney David Reed stated that there has been some discussion regarding recalculating the Gallagher Amendment and suggested talking with State Representatives. Council consensus was to invite State Representatives to present to Council. Town of Telluride is working on opening a child care facility in the old Toddler Town space at Shandoka. It will not include infant care at this time. Council discussed the possibility of a regional childcare program similar to SMART. The Mayor stated that there has been some discussion on what to do with the Pandora (Idarado) Mill. He stated that there are three choices: demolish the building; clean it up and reinforce it, or open it up for tours once it is deemed safe. The Mayor added that the County is considering managing broadband in the area as Century Link does not appear to be making advances.

The Mayor shared that he had been approached by Patagonia who was interested in utilizing the gondola cabins to promote their ideals over Mountain Film Weekend. The Town was concerned over setting a precedent of free speech that may become problematic (i.e. safety issues). The Town offered other Town public spaces such as the plazas for their promotion but Patagonia respectfully declined but appreciated the offer. The Mayor mentioned that the June 20<sup>th</sup> Town Council meeting will be the last meeting for outgoing Council members Cath Jett, Marty McKinley and Michelle Sherry and that their service will be recognized during the meeting.

**Council returned to item 10.**

**Other Business (21)**

There was no other business.

There being no further business, on a **MOTION** by Cath Jett and seconded by Dan Caton, Council unanimously agreed to adjourn the meeting at 3:13 p.m.

Respectfully prepared,

Respectfully submitted,

Susan Johnston  
Deputy Town Clerk

Jackie Kennefick  
Town Clerk



**COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**Agenda Item # 7**

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**DATE:** June 5th, 2017  
**TO:** Town Council  
**FROM:** Randy Kee, Chief Building Official  
**FOR:** Town Council Public Hearing meeting of May 18, 2017  
**RE:** Second Reading of a Public Hearing on Adoption of the 2017 National Electrical Code and associated amendments

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**Background**

The Town of Mountain Village and staff have the desire to stay progressive and promote building safety for our citizens. One of the Building Departments best tools for this is to consistently adopt the latest codes. The 2017 National Electrical Code has been reviewed by staff. There are a few amendments proposed. Amendments are attached.

**Discussion**

The National Electrical Code is adopted automatically without amendment by the State of Colorado every 3 years. Having the latest codes adopted results in safer buildings by incorporating the latest product development and technologies into construction.

Members of the Board of Appeals have reviewed and approved of the amendments on February 13, 2017.

Members of the DRB have reviewed and approved the amendments on 5/4/2017. DRB also made motion to forward to council for adoption.

**Staff Recommendation**

Staff recommends the Town Council adopt the above mentioned codes as amended, and the following proposed motion:

**Proposed Motion**

“I move to forward this motion to approve an ordinance adopting the 2017 National Electrical Code as amended.”

Effective date: July 1<sup>st</sup>, 2017

## NATIONAL ELECTRIC CODE

- A. The Town of Mountain Village hereby adopts and incorporates herein by reference as the Electrical Code of the Town, the National Electrical Code (“NEC”) “also known as NFPA 70 “as published by the National Fire Protection Association Inc, and adopted as the electrical code of the State of Colorado.
- B. The NEC shall be reviewed to be re-adopted as the electrical code for the Town of Mountain Village when the State of Colorado adopts such updated versions as the electrical code for the State of Colorado.
- C. Amendments, Additions and Modifications. “Previous editions and amendments of the National Electrical Code are replaced with the 2017 National Electrical Code which includes” amendments as follows:

### 1. 200.6 Means of Identifying Grounded Conductors

Amend by inserting:

- (A) Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means:

Amend by deleting items 1-3 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

- (B) Sizes 4 AWG or Larger. An insulated grounded conductor 4AWG or larger shall be identified by one of the following means:

Amend by deleting items 1-4 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

### 2. 210.5 (C) Identification of Ungrounded Conductors.

Amend by inserting the following:

- (A) Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means:

Amend by deleting items 1-3 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

- (B) Sizes 4 AWG or Larger. An insulated grounded conductor 4AWG or larger shall be identified by one of the following means:

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- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

**3. Section 334.40 (B)**

Shall be amended by inserting the following:

(B) Devices of Insulating Material. Self-contained switches, self-contained receptacles, and nonmetallic-sheathed cable interconnector devices of insulating material that are listed “specifically for use in the occupancy group and type of construction installed and installed per installation instructions” shall be permitted to be used without boxes in exposed cable wiring and for repair wiring in existing buildings where the cable is concealed.

- 4. Section 410.16 Luminaires in Clothes Closets** amend by inserting “and or built in bed furniture units”

**5. Section 426.4 Continuous Load.**

Fixed outdoor electric deicing and snow-melting equipment shall be considered as a continuous load. “Overcurrent selection shall be based on zero degree start-up.”

**6. Section 695.1 Scope (A) Covered.**

Amended by inserting the following:

“(C) NFPA 13 D Residential water pump motors where amended.”

**Section 695.6 (A) Supply Conductors Section (1)**

Shall be amended by adding the following:

“Supply Conductors for residential on site NFPA 13d sprinkler system pumps shall be physically routed outside the building. The conductors’ pumps and associated equipment shall be protected from potential damage by fire and protected from physical damage. Raceways where entering the building into the water pump room shall be EMT, IMC, or GRC and installed no higher than 3’ above the finished floor. All Boxes shall have threaded hubs. Motor whips shall be flexible metal conduit, liquid tight flexible metal conduit or type MC Cable.”

**ORDINANCE NO. 2017-\_\_**

**AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC) AT SECTION 17.7.15 ADOPTING THE 2017 NATIONAL ELECTRICT CODE, LOCAL AMENDMENTS THERETO AND MISCELLANEOUS AMENDMENTS TO THE CDC TO ACCOMPLISH THE FOREGOING**

**RECITALS**

- A. The Town of Mountain Village (the “Town”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado (the “Constitution”) and the Home Rule Charter of the Town (the “Charter”).
- B. Pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to regulate the use and development of land and to adopt ordinances and regulations in furtherance thereof.
- C. The Town Council may amend the CDC, including the Building Codes from time-to-time to address new versions of the Building Codes including local amendments thereto.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AS FOLLOWS:**

**Section 1. Amendment of Community Development Code**

- A. The Town of Mountain Village Community Development Code, section 17.7.15 is hereby amended and replaced as set forth in Exhibit A which is attached hereto and incorporated herein.
- B. The Planning Division is directed to codify the amendments in Exhibit A into the CDC.
- C. The Planning Division may correct typographical and formatting errors in the amendments or the adopted CDC.

**Section 2. Ordinance Effect**

- D. This Ordinance shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided and the same shall be construed and concluded under such prior ordinances.
- E. All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section3. Severability**

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

**Section 4. Effective Date**

This Ordinance shall become effective on July 20<sup>th</sup>, 2017.

**Section 5. Public Hearing**

A public hearing on this Ordinance was held on the 20<sup>th</sup> day of June, 2017 in the Town Council

Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 18<sup>th</sup> day of May, 2017.**

**TOWN OF MOUNTAIN VILLAGE:**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 20<sup>th</sup> day of June, 2017.**

**TOWN OF MOUNTAIN VILLAGE:**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved As To Form:

\_\_\_\_\_  
Jim Mahoney, Assistant Town Attorney

I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. \_\_\_\_\_ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2017, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Cath Jett				
Laila Benitez				
Dan Caton				
Michelle Sherry				
Martin McKinley, Mayor Pro-Temp				
Bruce MacIntire				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2017 in accordance with Section 5.2b of the Town of Mountain Village Home Rule.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on June 20<sup>th</sup>, 2017. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Cath Jett				
Laila Benitez				
Dan Caton				
Michelle Sherry				
Martin McKinley, Mayor Pro-Temp				
Bruce MacIntire				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

(SEAL)



**Exhibit A: CDC Amendments**

**17.7.15 NATIONAL ELECTRIC CODE**

- A. The Town of Mountain Village hereby adopts and incorporates herein by reference as the Electrical Code of the Town, the National Electrical Code (“NEC”) “also known as NFPA 70 “as published by the National Fire Protection Association Inc, and adopted as the electrical code of the State of Colorado.
- B. The NEC shall be reviewed to be re-adopted as the electrical code for the Town of Mountain Village when the State of Colorado adopts such updated versions as the electrical code for the State of Colorado.
- C. Amendments, Additions and Modifications. “Previous editions and amendments of the National Electrical Code are replaced with the 2017 National Electrical Code which includes” amendments as follows:

- 1. The Building Division is charged with administering and enforcing the provisions of the NEC.

**2. 200.6 Means of Identifying Grounded Conductors**

Amend by inserting:

(A) Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means:

Amend by deleting items 1-3 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

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Amend by deleting items 1-4 and replacing with:

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**2. 210.5 (C) Identification of Ungrounded Conductors.**

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**3. Section 334.40 (B)**

Shall be amended by inserting the following:

(B) Devices of Insulating Material. Self-contained switches, self-contained receptacles, and nonmetallic-sheathed cable interconnector devices of insulating material that are listed “specifically for use in the occupancy group and type of construction installed and installed per installation instructions” shall be permitted to be used without boxes in exposed cable wiring and for repair wiring in existing buildings where the cable is concealed.

**4. Section 410.16 Luminaires in Clothes Closets** amend by inserting “and or built in bed furniture units”

**5. Section 426.4 Continuous Load.**

Fixed outdoor electric deicing and snow-melting equipment shall be considered as a continuous load. “Overcurrent selection shall be based on zero degree start-up.”

**6. Section 695.1 Scope (A) Covered.**

Amended by inserting the following:

“(C) NFPA 13 D Residential water pump motors where amended.”

**Section 695.6 (A) Supply Conductors Section (1)**

Shall be amended by adding the following:

“Supply Conductors for residential on site NFPA 13d sprinkler system pumps shall be physically routed outside the building. The conductors’ pumps and associated equipment shall be protected from potential damage by fire and protected from physical damage. Raceways where entering the building into the water pump room shall be EMT, IMC, or GRC and installed no higher than 3’ above the finished floor. All Boxes shall have threaded hubs. Motor whips shall be flexible metal conduit, liquid tight flexible metal conduit or type MC Cable.”



**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**Agenda Item No. 8**

**TO:** Town Council

**FROM:** Glen Van Nimwegen, AICP

**FOR:** Meeting of June 20, 2017

**DATE:** June 12, 2017

**RE: Village Court Apartments Rezoning and Density Transfer, 415 Mountain Village Boulevard:**

- A. Second Reading, Public Hearing and Council Vote on an Ordinance Rezoning Lots 1001R and 1005R, Zoned Multi-Family and Full Use Active Open Space, to Transfer 48 Units of Employee Apartment or Condominium Density (144 person equivalent) to Lot 1001R (8.4 acres) and Transfer 22 Units of Employee Apartment or Condominium Density (66 person equivalent) to Lot 1005R (2.8 acres); and Approving Alternative Parking Requirements**

---

**UPDATE**

Council approved the first reading of the Ordinance on May 18 with the following changes (highlighted):

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:
  - a. The buildings to be located where the existing shop and storage units are currently located shall be limited to two stories or 30 feet; and shall not have outside decks facing Tract OS1R3 or OS1R1 respectively; and
  - b. The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
  - c. Parking shall be provided at a minimum ratio of one (1) space per unit.
  - d. Prior to second reading, staff shall complete the wetland delineation adjacent to the site to determine if an additional building is viable between the wetland and VCA east of Building P, and the viability of proposed Building P. In the event Building P is viable Town Council may consider further reductions and/or elimination to the buildings at the existing shop and storage units.
2. The proposed density shall not exceed 292 employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plans.

3. Staff shall further evaluate options to bring the parking ratio above 1 to 1, but below 1.5 parking space per unit.
4. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional 70 units.

Staff has completed the wetland delineation as the Council asked and have discussed the findings with the adjacent property owner. The new line pushed closer to the Village Court Apartments (Exhibit 1) which has provided three conclusions for staff:

- Building 4, shown as a possible 14 unit building and denoted as “P” on the master plan, is not a viable location for additional units.
- There is not room for additional units in this location as staff had recommended on May 18<sup>th</sup>.
- Buildings 1 and 2 are viable (26 units).

Staff met with the neighboring property owner, Steve Evans and his attorney Doug Tueller, and explained that the wetland delineation did not provide any opportunities for relocating Building 3 (nine (9) units based on Council's direction from the May 18<sup>th</sup> meeting to eliminate the third floor) from the existing shop area to the northeast portion of the site as the staff and DRB recommended. They suggested another alternative which would include eliminating Building 3 and doubling the density of the Townhomes for a total of 16 units. The structure of the townhome units would change so that there would be units stacked on top of each other, would have separate entrances to each unit and there would not be parking garages in the units. This type of structure is commonly known as a “stacked flat”.

All of the proposed scenarios are shown in Exhibit 2, with changes highlighted and described below:

- A. This was the original Town Hall Subarea proposal to add up to 70 units to VCA.
- B. Town Council's proposed amendments at first reading to limit the height of Building 3 to two stories had the effect of reducing the number of units by five from the original proposal of 14 units. The height limitation only reduced the size of the eight townhomes.
- C. This scenario recognizes that Building 4 is not viable due to the wetland delineation.
- D. This option buffers adjoining neighbor by eliminating Building 3 and incorporating 16 stacked flats in place of the eight townhomes.

### **STAFF RECOMMENDATION**

Today, based on the restrictions of the wetland and the proposed reduction in height of Building 3, the total number of units to be added to VCA has reduced from 70 to 51. Staff believes this is accurate as far as the carrying capacity of the site because it is exactly the number of units that was arrived at when Oz Architecture evaluated the site in 2011 as part of the Comprehensive Plan process (Exhibit 3). Staff does have concerns about more units on the site after gathering more information and further analyzing the reality of the space at VCA.

Staff is in favor of the plan proposed by the neighbor as it only reduces the additional housing by one unit, the existing shop can remain (which reduces the costs of demolition and re-construction) and additional parking area can be picked up where the new shop was to be located which assists in raising the ratio of parking units to housing units. Therefore our recommendation is for the addition of 50 units to VCA.

## **PROPOSED AMENDED MOTION**

"I move to approve on second reading an ordinance approving the rezoning and density transfer with the addition of 42 units on Lot 1001R and eight (8) units on Lot 1005R as more thoroughly described herein".

## **ATTACHMENTS**

- Exhibit 1: THS Plan with Wetland Delineation
- Exhibit 2: Proposed VCA Development Scenarios
- Exhibit 3: VCA Parcel Test by Oz Architecture 2011
- Exhibit 4: Proposed Ordinance on Second Reading
- Exhibit 5: May 18, 2017 Staff Report with Ordinance on First Reading
- Exhibit 6: Emails from adjoining property owners

### LEGEND

- A ROUNDABOUT
- B ROADWAY CONSOLIDATION
- C COMMUNITY PARK
- D BUS STOP
- E MIXED-USE BUILDING AND TUNNEL
- F SHUTTLE STOP
- G ESCALATOR WITH TUNNEL
- H EXPANDED PLAZA
- I COMMUNITY HALL
- J TOWN HALL FACADE IMPROVEMENTS
- K PLAZA PATHWAY TO GARAGE
- L PATH FROM VCA TO GARAGE
- M PARKING STRUCTURE EXPANSION
- N VCA EXPANSION, 40 UNITS
- O VCA EXPANSION, 8 TOWNHOME UNITS
- P VCA EXPANSION, 14 UNITS, PENDING WETLAND
- Q VCA EXPANSION, 8 UNITS
- R PATHWAY FROM VCA TO PARK AND BUS STOP
- S BRIDGE
- T TUNNEL
- U FUTURE SKI SERVICES (COMP PLAN)
- V FUTURE HOTEL (COMPREHENSIVE PLAN)
- W FUTURE CIVIC SERVICE
- X INTERPRETIVE BOARDWALK TRAIL
- Y TRAIL FROM MOUNTAIN LODGE
- Z FUTURE LIFT 10 GONDOLA CONVERSION



A. Original Proposal for the Town Hall Center Subarea Plan

Building No.	Building Footprint	# of Stories/max height	Building Area w/out Garage	Unit Type	Average Unit Size	# Units per Building	Parking at 1 per unit
1	4,370	2.5/44	10,920	1-2 BR	800	12	12
2	4,370	3/44	13,920	1-2 BR	800	14	14
3	4,370	3/44	13,110	1-2 BR	800	14	14
4	4,370	3/46	13,110	1-2 BR	800	14	14
5	2,650	3/47	7,950	1-2 BR	800	8	8
TH	4,800	2.25/44	10,790	Townhome	1350	8	8
TOTAL			69,800			70	70

VCA Development Alternative Scenarios  
Mountain Village - Town Hall Center Subarea Plan

AECOM  
6.9.2017





B. First Reading Approval of VCA by Town Council May 18, 2017

Building No.	Building Footprint	# of Stories/max height	Building Area w/out Garage	Unit Type	Average Unit Size	# Units per Building	Parking at 1 per unit
1	4,370	2.5/44	10,920	1-2 BR	800	12	12
2	4,370	3/44	13,920	1-2 BR	800	14	14
3	4,370	2/30	9,110	1-2 BR	800	9	9
4	4,370	3/46	13,110	1-2 BR	800	14	14
5	2,650	3/47	7,950	1-2 BR	800	8	8
TH	4,800	2/30	8,390	Townhome	1050	8	8
TOTAL			63,400			65	65

VCA Development Alternative Scenarios  
Mountain Village - Town Hall Center Subarea Plan

AECOM  
6.9.2017

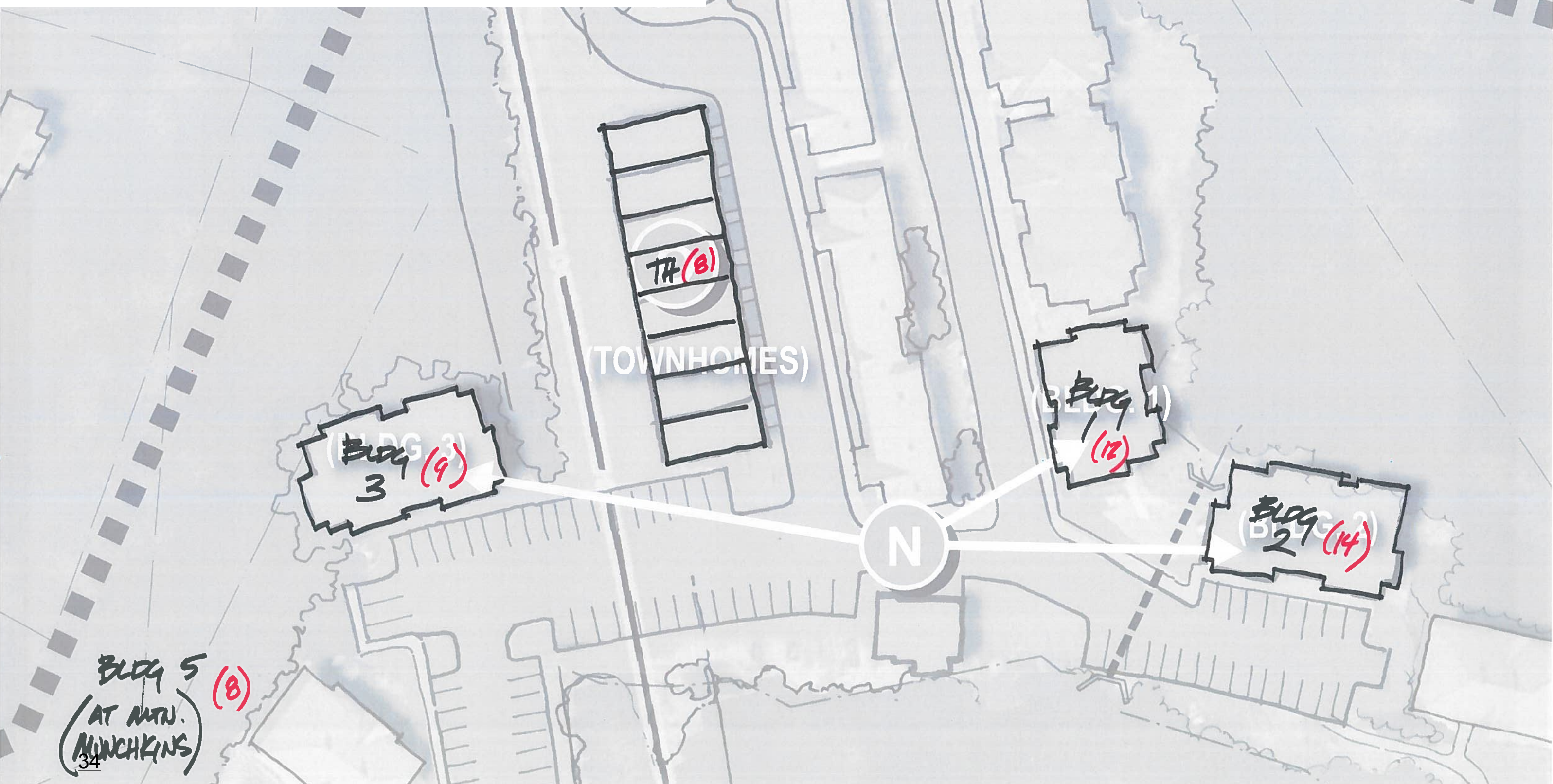


C. Wetland Impact to VCA with Council First Reading Approval

Building No.	Building Footprint	# of Stories/max height	Building Area w/out Garage	Unit Type	Average Unit Size	# Units per Building	Parking at 1 per unit
1	4,370	2.5/44	10,920	1-2 BR	800	12	12
2	4,370	3/44	13,920	1-2 BR	800	14	14
3	4,370	2/45	9,110	1-2 BR	800	9	9
4	Eliminated due to wetland encroachment						
5	2,650	3/47	7,950	1-2 BR	800	8	8
TH	4,800	2/30	8,390	Townhome	1050	8	8
TOTAL			50,290			51	51

VCA Development Alternative Scenarios  
Mountain Village - Town Hall Center Subarea Plan

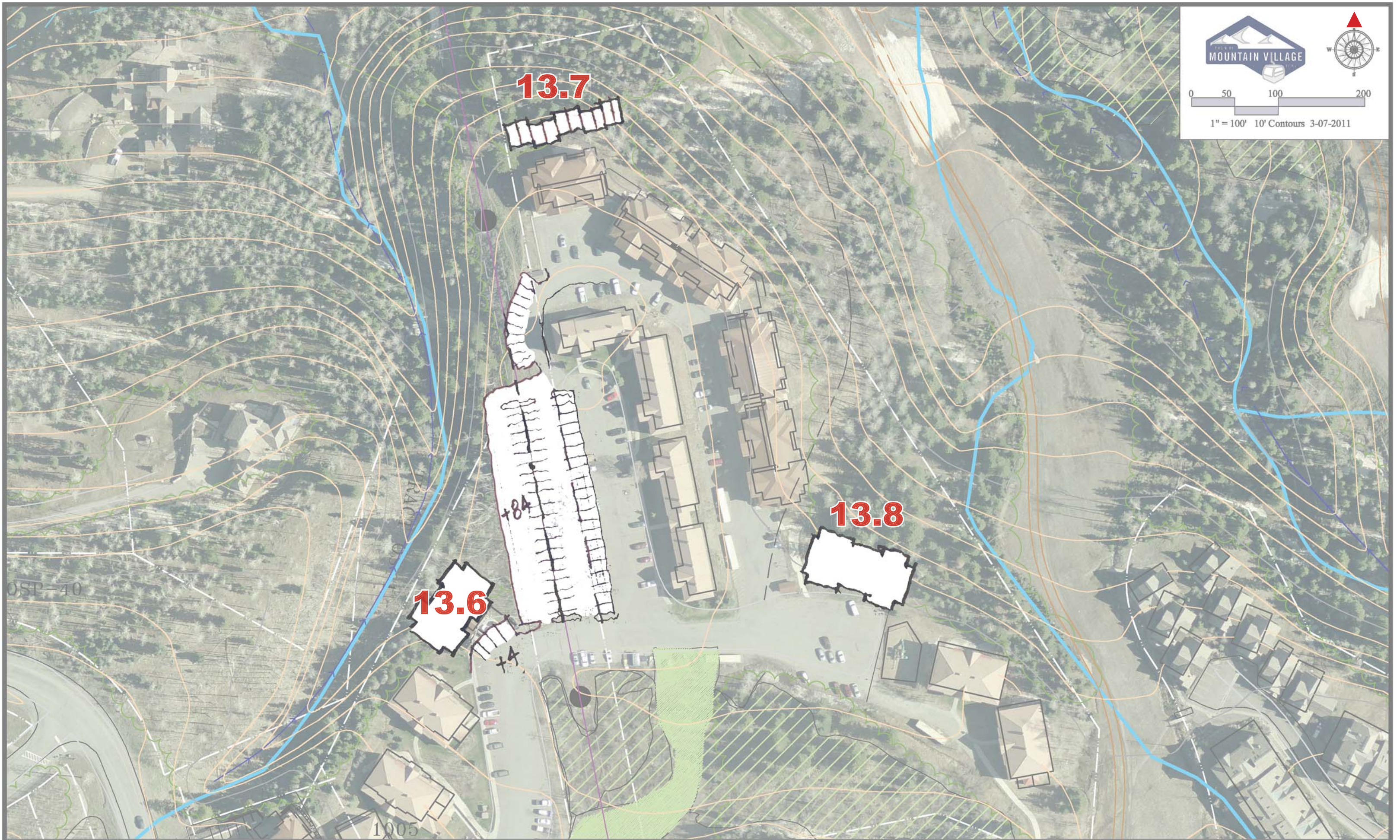
AECOM  
6.9.2017



D. Buffering of Existing Single Family Neighborhood

Building No.	Building Footprint	# of Stories/max height	Building Area w/out Garage	Unit Type	Average Unit Size	# Units per Building	Parking at 1 per unit
1	4,370	2.5/44	10,920	1-2 BR	800	12	12
2	4,370	3/44	13,920	1-2 BR	800	14	14
3	Eliminate						
4	Eliminated due to wetland encroachment						
5	2,650	3/47	7,950	1-2 BR	800	8	8
SF	4,800	2/30	9,600	Stacked Flats	800	16	16
TOTAL			42,390			50	50





Existing Conditions - VCA



SUB AREA PARCEL TESTING  
 TOWN COUNCIL PRESENTATION  
 23 MARCH 2011

Parcels 13.6 -13.8  
 Site Plan

**OZ** ARCHITECTURE  
 URBAN DESIGN  
 INTERIOR DESIGN

PAGE  
 48

Parcel 13.0:	Parcel Size (Acres)	Building footprint (GSF)	# of Floorplates	Building Area w/out Commercial (GSF)	GSF Distribution (%)	Product Type GSF	Product Type	Building Efficiency (%)	Avg Unit Size NSF	Residential - (DRU) Deed Restricted Units				# Units per Building	# of Levels (above lowest grade)	# of non residential Levels (above grade)	Maximum Building height (Ft)	Parking Req'd per unit	Parking Spaces Req'd	Parking Spaces Provided	Comments
										Dorm Units	1 BRM	2BRM	SF/Lots								
13.6 Affordable Housing		4,300.00	3.00	12,900.00	1.00	12,900.00				0.00	9.14	6.85		15.99	3.00	0.00	43.50		23.99	40.00	Surface parking
					0.50	6,450.00	1BDRM	0.85	600.00		9.14						1.50	13.71			
					0.50	6,450.00	2BDRM	0.85	800.00			6.85					1.50	10.28			
13.7 Affordable Housing		5,120.00	2.00	10,240.00	1.00	10,240.00				0.00	7.25	5.44		12.69	2.00	0.00	33.00		19.04	40.00	Surface parking
					0.50	5,120.00	1BDRM	0.85	600.00		7.25						1.50	10.88			
					0.50	5,120.00	2BDRM	0.85	800.00			5.44					1.50	8.16			
13.8 Affordable Housing		6,000.00	3.00	18,000.00	1.00	18,000.00				0.00	12.75	9.56		22.31	2.00	0.00	33.00		33.47	40.00	Tuck under parking
					0.50	9,000.00	1BDRM	0.85	600.00		12.75						1.50	19.13			
					0.50	9,000.00	2BDRM	0.85	800.00		7.25	9.56					1.50	14.34			
<b>Subarea 13.0 Total</b>	<b>0.00</b>	<b>#REF!</b>		<b>#REF!</b>		<b>#REF!</b>				<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>				<b>10.88</b>	<b>0.00</b>		

**ORDINANCE NO. 2017-\_\_\_**

**ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE LOTS 1001R AND 1005R, ZONED MULTI-FAMILY AND FULL USE ACTIVE OPEN SPACE ZONE DISTRICTS TO TRANSFER 42 AND EIGHT (8) UNITS OF EMPLOYEE APARTMENT DENSITY RESPECTIVELY, TO INCREASE THE TOTAL PERMITTED DENSITY FROM 222 TO 272 EMPLOYEE APARTMENTS UNITS; (2) APPROVE AN ALTERNATIVE PARKING REQUIREMENT FOR THE VILLAGE COURT APARTMENTS, 415 MOUNTAIN VILLAGE BOULEVARD.**

**RECITALS**

- A. The Mountain Village Housing Authority, (“**Owner**”) authorized staff on April 20, 2017 to initiate the rezoning of Lots 1001R and 1005R to transfer up to 70 Employee Apartment or Condominium units to increase the permitted density from 222 to 292 Employee Apartment or Condominium units for the Village Court Apartments. Staff has also initiated the request to approve alternative parking requirements (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Lots 1001R and 1005R, owned by the Mountain Village Housing Authority, are collectively referred to as the “**Property**”.
- C. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List as recorded at Reception Number 301133 and zoning as set forth on the Town Official Zoning Map:

<b>Lot No.</b>	<b>Zone District</b>	<b>Zoning Designation</b>	<b>Actual Units</b>	<b>Person Equivalent per Actual Unit</b>	<b>Total Person Equivalent Density</b>
1001R	Multi-Family, Full Use Active Open Space	Employee Apts.	192	3	576
1005R	Multi-Family, Full Use Active Open Space	Employee Apts.	30	3	90

- D. Section 17.5.8.A.6 of the CDC allows the review agency to approve parking requirements different than the requirements of the CDC through the Class 4 process if the parking is analyzed by a parking professional and certain findings are made.
- E. At a public hearing held on May 4, 2017, the Design Review Board (“**DRB**”) considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions, including but not limited to the reduction in the number of units from 70 to 60 units, pursuant to the requirement of the CDC.

- F. At its regularly scheduled meeting held on May 18, 2017, the Town Council considered and approved the first reading of this ordinance with changes; gave direction to staff to delineate an adjacent wetland and set the public hearing on June 20, 2017.
- G. At the May 18, 2017 meeting the Town Council changes included reducing the height of two buildings in proximity to a single family neighborhood to two stories and eliminate any outside patios that face to the neighborhood and strive to provide more parking than the one space per unit; and
- H. After staff provided an accurate delineation of the wetland area adjacent to VCA it was determined that 14 of the proposed units could not be built and reducing the height of another building would cause a loss of an additional five units; and
- I. At its regularly scheduled meeting held on June 20, 2017, the Town Council conducted the public hearing on this Ordinance and after receiving testimony and public comment, closed the hearing and approved the Applications as recommended by staff and as depicted in Exhibit A.
- J. This Ordinance rezones the Property as follows

<b>Lot No.</b>	<b>Zone District</b>	<b>Zoning Designation</b>	<b>Actual Units</b>	<b>Person Equivalent per Actual Unit</b>	<b>Total Person Equivalent Density</b>
1001R	Multi-Family and Full Use Active Open Space	Employee Apartment and Condominium and Full Use Active Open Space	234	3	702
1005R	Multi-Family and Full Use Active Open Space	Employee Apartment and Condominium and Full Use Active Open Space	38	3	114

- K. The Ordinance approved alternative parking requirements to equal one (1) parking space per unit, however staff shall further evaluate parking options to bring the parking ratio above 1:1, but below 1.5 spaces per unit.
- L. The meeting held on May 18, 2017 and the public hearing held on June 20, 2017 were duly noticed as required by the CDC Public Hearing Noticing Requirements, including but not limited to notification of all property owners within 400 feet of the Property, posting of a sign and posting on the respective agendas.
- M. The Town Council hereby finds and determines that the Applications meet the Rezoning Process Criteria for Decision as provided in CDC Section 17.4.9(D) as follows:

Rezoning Findings

- 1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan because, without limitation:

- 1.1 The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;
  - 1.2 The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
  - 1.3 The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;
  - 1.4 The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards because the site has been evaluated through the one year process to amend the Town Hall Subarea Plan. The additional units will fit the site.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations because, without limitation:
    - 2.1 Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the existing Full Use Active Open Space Zone District;
    - 2.2 The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;
    - 2.3 The development will be required to comply with the building height, and lot coverage requirements during the required Design Review Process development application.
  3. The proposed rezoning meets the Comprehensive Plan project standards as follows:
    - 3.1. Additional development at the site of Village Court Apartments was proposed and evaluated through the one-year process to amend the Town Hall Subarea Plan chapter of the comprehensive plan. The additional development will fit on the site.
  4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources because, without limitation:
    - 4.1 The Telluride Fire Protection District will provide fire protection services;
    - 4.2 The Mountain Village Police Department will provide police protection services;
    - 4.3 The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community; and
    - 4.4 The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.
  5. The proposed rezoning is justified because of the specific policies in the Comprehensive Plan that contemplate the rezoning as applied for.
  6. Adequate public facilities and services are available to serve the intended land uses because, without limitation:
    - 6.1 Water and sewer are available from the Town of Mountain Village.



7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion, because, without limitation:
  - 7.1 A transportation study completed for the Comprehensive Plan showed that Mountain Village Boulevard has a volume to capacity ratio of approximately 70% based on the build-out of the land uses as proposed;
  - 7.2 There will be a net reduction in the land uses proposed in the comprehensive plan with the adoption of the amended Town Hall Subarea;
  - 7.3 The proposed Town Hall Subarea Plan recommends an additional access point to VCA directly through the parking garage to Mountain Village Boulevard;
  - 7.4 The intersection of the Village Court Apartments driveway and Mountain Village Boulevard will be improved for pedestrians and vehicles with the addition of a round-about and
  - 7.5 There will be additional and improved pedestrian connections between VCA and the Town Hall area, including new bus stops.
8. The proposed rezoning meets all applicable Town regulations and standards.
- N. The Town Council finds that the Applications meet the Rezoning Density Transfer Process criteria for decision contained in CDC Section 17.4.10(D)(2) as follows:
  1. The criteria for decision for a rezoning are met;
  2. The density transfer meets the density transfer and density bank policies because, without limitation:
    - 2.1 The Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitation.
  3. The proposed density transfer meets all applicable Town regulations and standards.
- O. The Town Council finds that the alternative parking requirement shall be sufficient for the proposed use.
  1. Staff and the Town's parking consultant have evaluated the actual parking demand for the Village Court Apartments and based on the proximity of transit are recommending a parking ratio of one (1) space per unit.
  2. The alternative parking requirement shall not be detrimental to the public health, safety and welfare as there is adequate room on-site and/or in the adjacent parking garage.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council approves the Applications,

### **Section 1. Conditions of Approval**

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:
  - 1.1 The 16 Stacked Flats as shown in Exhibit A shall be limited to two stories or 30 feet; and shall not have outside decks facing Tract OS1R1; and
  - 1.2 The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
  - 1.3 Parking shall be provided at a minimum ratio of one (1) space per unit on-site or in the adjacent parking garage.

1.4 Staff shall further evaluate options to bring the parking ratio above one (1) space per unit, but below 1.5 parking spaces per unit.

2. The proposed density shall not exceed 272 employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plan (Exhibit A), except as modified herein.
3. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional 50 units.

**Section 2. Ordinance Effect**

- A. All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section 3. Severability**

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

**Section 4. Effective Date**

This Ordinance shall become effective on July 20, 2017, following public hearing and approval by Council on second reading.

**Section 5. Public Hearing**

A public hearing on this Ordinance was held on the 20<sup>th</sup> day of June, 2017 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 18<sup>th</sup> day of May, 2017**

**TOWN OF MOUNTAIN VILLAGE**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village,  
Colorado this 20<sup>th</sup> day of June, 2017.**

**TOWN OF MOUNTAIN VILLAGE**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved As To Form:

\_\_\_\_\_  
Jim Mahoney, Assistant Town Attorney

I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. \_\_\_\_\_ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on May 18, 2017, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Martin McKinley, Mayor Pro-Tem				
Bruce MacIntire				
Dan Caton				
Michelle Sherry				
Cath Jett				
Laila Benitez				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2017 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on June 20, 2017. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Martin McKinley, Mayor Pro-Tem				
Bruce MacIntire				
Dan Caton				
Michelle Sherry				
Cath Jett				
Laila Benitez				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2017.

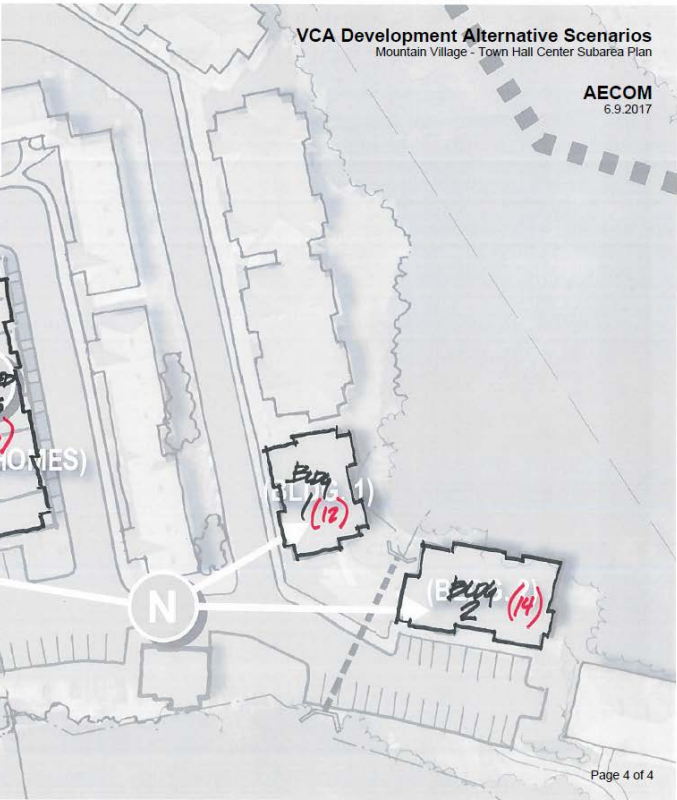
\_\_\_\_\_  
Jackie Kennefick, Town Clerk

(SEAL)

### Exhibit A: Conceptual Site Plan

**D. Buffering of Existing Single Family Neighborhood**

Building No.	Building Footprint	# of Stories/max height	Building Area w/out Garage	Unit Type	Average Unit Size	# Units per Building	Parking at 1 per unit
1	4,370	2.5/44	10,920	1-2 BR	800	12	12
2	4,370	3/44	13,920	1-2 BR	800	14	14
3	Eliminate						
4	Eliminated due to wetland encroachment						
5	2,650	3/47	7,950	1-2 BR	800	8	8
SF	4,800	2/30	9,600	Stacked Flats	800	16	16
<b>TOTAL</b>			42,390			50	50





**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**Agenda Item No. 12A & 12B**

**TO:** Town Council

**FROM:** Glen Van Nimwegen, AICP

**FOR:** Meeting of May 18, 2017

**DATE:** May 10, 2017

**RE: Village Court Apartments Rezoning and Density Transfer, 415 Mountain Village Boulevard:**

- A. First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Rezoning Lots 1001R and 1005R, Zoned Multi-Family and Full Use Active Open Space, to Transfer 48 Units of Employee Apartment or Condominium Density (144 person equivalent) to Lot 1001R (8.4 acres) and Transfer 22 Units of Employee Apartment or Condominium Density (66 person equivalent) to Lot 1005R (2.8 acres); and Approving Alternative Parking Requirements**
  - B. Consideration of a Resolution Approving a Conditional Use Permit for 48 Employee Apartments or Condominium Units on Lot 1001R**
- 

**PROJECT GEOGRAPHY**

**Legal Description:** Lots 1001R and 1005R

**Applicant/Agent:** Town of Mountain Village

**Owner:** Town of Mountain Village Housing Authority

**Zoning:** Multi-Family and Full Use Active Open Space (FUAOS)

**Existing Use:** Employee apartments and open space

**Proposed Use:** 70 additional employee apartment or condominium units

**Site Area:** 11.2 acres

**Density:**

- **Existing** 19.8 units per acre
- **Proposed** 26.1 units per acre

**Adjacent Land Uses / Zoning District:**

- **North:** Open Space / FUAOS
- **South:** Parking Garage, Open Space / Civic Zone District
- **East:** Open Space, Lift 10, Double Cabins Ski Run / FUAOS
- **West:** Open Space and Single-family Residence / FUAOS and Single-Family

**ATTACHMENTS**

Exhibit A: Proposed Ordinance

Exhibit B: Proposed Resolution

Exhibit C: Aerial Photo of Site

Exhibit D: Existing Zoning

Exhibit E: VCA Massing Studies

- Exhibit F: Parking Study
- Exhibit G: Lots 1001R, 1007R, 1008R and Tract OS-1R-1R Plat
- Exhibit H: Public Comments

**BACKGROUND AND ANALYSIS**

Last spring the Town launched an effort to update the Town Hall Subarea Plan of the comprehensive plan. An overarching theme that came out of the process was to “Expand workforce housing”. The draft plan identified the possibility of some housing as a part of the new mixed-use buildings close to town hall, but most of the new housing is proposed to be added to the Village Court Apartments. To implement the goal, staff is proposing the following development applications:

- A. Rezoning and Density Transfer. Per the draft amended Town Hall Subarea Plan, staff is recommending 70 additional units be moved to the two lots. The existing zone districts remain the same. Staff is recommending the zoning designation for the new units be expanded to include Employee Condominiums as well as Employee Apartments. The addition of employee or work force housing in Mountain Village does not count against the housing density cap. The existing and proposed density is as follows:

Use	Actual Units	Density Per Unit	Person Equivalent Density
Employee Apartments	222	3	666
Additional Emp Apts / Condo	70	3	210
Proposed Density	292	3	876

- B. Conditional Use Permit. When the Town Hall Subarea was amended in 2014, it was followed by a rezoning of the area to new zoning districts. Portions of Lots 1005R and 1001R were rezoned from Multi-Family to Full Use Active Open Space. The CDC requires a conditional use permit to allow workforce housing in Full Use Active Open Space. The area of this district was platted at the time for Lot 1001R (Exhibit E). Staff is not certain if the new proposed units will encroach on the open space district. Therefore we are proposing a CUP for Lot 1001R. There are no units proposed close to the existing open space district in Lot 1005R.

- C. Alternative Parking Requirements. Section 17.5.8(A)6 of the CDC allows the review agency to approve parking requirements different than the mandated requirements through the Class 4 process. Staff has studied the existing parking trends at the Village Court Apartments, and had our findings verified by a parking consultant with the Town Hall Subarea Planning team. The table below outlines the request:

Land Use	Apartments	Parking Ratio	Spaces
Employee condo/apartments outside Village Core per CDC	222	1.5 space/unit	333
Existing employee parking at VCA	222	1.1 space/unit	246
Proposed Parking	292	1 space/unit	292

Staff is not seeking final Design Review approval of the development plans at this time. The schematic plans are from the latest version of the draft Town Hall Subarea Plan. It is intended to provide a high level, conceptual view of the overall project design, and prove the additional units “fit” on the site.

**Current Site Conditions**

The Village Court Apartments includes 222 employee housing units in the following bedroom configurations:

Unit Type	Amount	Size (Square Feet)
Studio	78	351
1 Bedroom 1 Bath	78	525
2 Bedroom 1 Bath	52	785
3 Bedroom 2 Bath	12	1075
Commercial (Mountain Munchkins)	2	1075

**Comprehensive Plan Context**

Since March of 2016 the Town Hall Planning Committee has been working on a revised Town Hall Subarea Plan. The Committee is made up of representatives from TSG, TMVOA and Mountain Village. The plan is slated for Town Council adoption on June 20, 2017. The draft plan recommends the addition of 70 units to the two lots. However, the current Town Hall Subarea Plan is generally supportive of the expansion of the workforce housing:

Town Hall Subarea Plan (2011, amended 2014)

- Create additional deed restricted housing for year-round and seasonal residents. (page 60)
- 2. PARCEL B VILLAGE COURT APARTMENTS (VCA)
  - a. Continue to provide deed restricted housing consistent with the town Housing Authority policies and federal or state mandated programs applicable to Parcel B Village Court Apartments.
  - b. Continue the measured development of vacant, buildable land at VCA. (page 61)

Paragraph I.A states that even though Table 8. Town Hall Development Table does not indicate additional units for VCA, an application can be made for the rezoning if it can be shown it “fits” on the site (page 61). Staff believes the preliminary design work and parking study that have been done for the updated plan show the additional units fit on the site.

The following Comprehensive Plan policies are applicable to the DRB’s consideration of the development applications:

Land Use Principles, Policies and Actions, Principle I, Policies B, C & G

- B. Require rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan.
- C. Permit development applications in general conformance with the Comprehensive Plan



per the applicable criteria for decision-making.

G. Require a rezoning, PUD, subdivision or density transfer to meet the following applicable criteria:

1. A proposal shall not increase the town's density beyond the 8,027 person equivalent density cap in accordance with the terms of the County Settlement Agreement which allows for the creation of bonus employee density, so proposal does not affect the cap.
  - The proposal is for employee density so it does not affect the cap.
2. A proposal generally meets the targeted parcel density as identified in the Development Tables for each Subarea Plan.
  - The Table does not state the allowed density for VCA, but the density meets the "fits" requirement.
3. A proposal shall meet the adopted criteria for decision-making for the required development review processes.
  - See Criteria and Findings below.
4. A proposal to rezone, subdivide or transfer density shall provide public benefits listed in the Public Benefits Table.
  - This request is not one of the specific actions that require the provision of public benefits.
5. A proposal that involves rezoning open space, as envisioned by the Comprehensive Plan, shall provide an equal or greater amount of replacement of open space within the original County PUD boundary in accordance with the terms of the County Settlement Agreement and LUO and Design Guidelines.
  - This request is not rezoning open space. Work force housing is allowed use in Active Open Space subject to approval of a Conditional Use Permit.
6. The proposal will meet the following or equivalent standards:
  - a. Minimize and mitigate a project's visual impacts, to the extent practical, while also providing the targeted density identified in each Subarea Plan Development Table. It is understood that some visual impacts will occur with development.
    - The project "fits" the site. The height of buildings will not exceed the existing buildings on-site, and the height of certain buildings in proximity to an existing single-family residence will be reduced.
  - b. Ensure appropriate scale and mass that fits the site(s) under review.
    - See above.
  - c. Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical, consistent with the Comprehensive Plan while also providing the target density identified in each Subarea Plan Development Table.
    - The project "fits" the site. All required environmental and geotechnical studies, including wetland delineations will have to occur prior to construction.
  - d. Address all site-specific issues to the satisfaction of the town such as, but not limited to, the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.
    - Development standards are being included with the rezoning ordinance and the project will have to go through Design Review Board for final development approval.

## Town Hall Subarea Plan as Proposed 2017

The draft plan emphasizes again the need to expand workforce housing, primarily at VCA. A conceptual site plan was done that showed capacity for up to 70 additional units. Additional vehicle access points are recommended, as well as improved pedestrian connections. The amended Town Hall Subarea Plan provides further support and justification of the expansion of VCA.

### **Alternative Parking Requirements**

Section 17.5.8 (A) 6 of the CDC allows for the review authority of Class 4 applications to approve parking standards that are different from those dictated by the code. The proposed parking change must be evaluated by a parking professional, and the review authority must make the following findings:

- i. The alternative parking requirements shall be sufficient to meet the parking demand for the proposed uses; and
- ii. The alternative parking requirements shall not be detrimental to the public health, safety and welfare.

Planning staff did an inventory of the use of parking in Village Court Apartments for a week during a peak demand period. Our findings were that only 89% of the 246 spaces were utilized at the peak time (Sunday night). This equates to a maximum demand of one car per unit, which is the allowed requirement for the Village Center. The analysis supports reducing the parking requirement for Village Court, which is likely due to the proximity of transit through the gondola, dial-a-ride and local buses. The staff study was evaluated by a transportation planner that was a part of the consulting team employed for the Town Hall Subarea Plan who recommends the reduced parking standard (Exhibit D).

### **Neighbor Concerns**

The property owner in the closest proximity to Village Court Apartments has raised concerns about the addition of units where the shop is currently, and the Townhomes proposed adjacent to Lift 10 (Exhibit F). The footprint of their home can be seen in the upper left corner of the Town Hall Subarea site plan.

The planning committee for the subarea plan considered the concerns raised by Mr. Evans and is recommending conditions be added to the rezoning to reduce noise impacts of the new units.

### **CRITERIA AND FINDINGS FOR DECISION**

Below are the criteria that must be met for the Board to recommend approval of the requested actions. Staff has inserted our interpretation of how the proposal meets the criteria as stated in the bulleted text.

#### **Rezoning Criteria**

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan:

- The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;
  - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
  - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;
  - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards (Please refer to criterion below);
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
    - Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the existing Full Use Active Open Space Zone District;
    - The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;
    - The development will be required to comply with the building height, lot coverage requirements during the required Design Review Process development application.
  3. The proposed rezoning meets the Comprehensive Plan project standards:
    - Additional development at the site of Village Court Apartments was proposed and evaluated through the one-year process to amend the Town Hall Subarea Plan chapter of the comprehensive plan. The additional development will fit on the site.
  4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources:
    - The Telluride Fire Protection District will provide fire protection services;
    - The Mountain Village Police Department will provide police protection services;
    - The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community; and
    - The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.
  5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
  6. Adequate public facilities and services are available to serve the intended land uses.
    - Water and sewer are available from the Town of Mountain Village;
  7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion:

- A transportation study completed for the Comprehensive Plan showed that Mountain Village Boulevard has a volume to capacity ratio of approximately 70% based on the build-out of the land uses as proposed;
- There will be a net reduction in the land uses proposed in the comprehensive plan with the adoption of the amended Town Hall Subarea;
- The proposed Town Hall Subarea Plan recommends an additional access point to VCA directly through the parking garage to Mountain Village Boulevard;
- The intersection of the Village Court Apartments driveway and Mountain Village Boulevard will be improved for pedestrians and vehicles with the addition of a round-about and
- There will be additional and improved pedestrian connections between VCA and the Town Hall area, including new bus stops.

8. The proposed rezoning meets all applicable Town regulations and standards.

### **Density Transfer Criteria**

1. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications).
2. The density transfer meets the density transfer and density bank policies:
  - The Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitation.
3. The proposed density transfer meets all applicable Town regulations and standards.

### **Conditional Use Permit Criteria**

Staff has made a CUP request because a portion of Lot 1001R where additional units may be located is zoned for Full Use Active Open Space.

1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan.
2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
  - The site is presently developed as multi-family;
  - The building height will be according to the CDC or lower and therefore will not exceed the height of existing units at VCA;
  - Staff is recommending conditions be applied to the rezoning to limit impacts to an existing neighbor;
  - The development will be evaluated pursuant to the Design Regulations which will further ensure compatibility and harmony with surrounding land uses; and
  - The parking requirement will be reduced, but not beyond what can be provided on site or in the adjacent parking garage.

3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
  - Staff is recommending conditions be applied to the rezoning to limit impacts to an existing neighbor.
5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town.
  - The proposed employee units shall have little, if any, encroachment on the Full Use Active Open Space area adjacent to the Village Court Apartments.
  - The 2017 draft of the Town Hall Center Subarea Plan recommends replacing open space now designated as development Parcel D in the current Town Hall Center Subarea Plan.
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use.
7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure.
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
9. The proposed conditional use permit meets all applicable Town regulations and standards.

#### **Alternative Parking Requirement Findings**

1. The alternative parking requirements shall be sufficient to meet the parking demand for the proposed uses;
  - Staff and the Town's parking consultant have evaluated the actual parking demand for Village Court Apartments and based on the proximity of transit are recommending a ratio of one space per unit.
2. The alternative parking requirements shall not be detrimental to the public health, safety and welfare.
  - There is adequate room on-site and/or in the adjacent parking garage.

#### **DESIGN REVIEW BOARD RECOMMENDATION**

At the May 4, 2017 Board meeting, Doug Tueller, representing adjacent land owner Steve Evans, objected to the units that were proposed at the site of our maintenance shop, and the proposed Townhomes shown as 'O' on the site plan. The Board's recommendation was to

move 12 of those units to the northeast corner of the site, onto Lot 1001R. The Board was also concerned about the parking requirement proposed by staff.

The Design Review Board recommended approval of the proposed applications, subject to the following amended conditions (strikeout and CAPS):

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:
  - a. ~~The buildings to be located where the existing shop and storage units are currently located shall be limited to two stories or 30 feet; and shall not have outside decks facing Tract OS1R3 or OS1R1 respectively; and~~
  - b. The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
  - c. Parking shall be provided at a minimum ratio of one (1) space per ~~unit~~ **BEDROOM** on-site or in the adjacent parking garage, **BUT NO GREATER THAN 1.5 SPACES PER UNIT. IF A LESSER STANDARD IS DESIRED, IT MUST BE JUSTIFIED BY AN ANALYSIS BY A TRAFFIC ENGINEER.**
2. The proposed density shall not exceed ~~292~~ **282** employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plans.
3. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional ~~70~~ **60** units.
4. **DELETE THE 14 UNITS SHOWN AT THE SHOP; DELETE THE 8 TOWNHOMES PROPOSED AT THE SITE OF EXISTING STORAGE UNITS ("O" ON CONCEPTUAL PLAN) AND ADD 12 UNITS TO THE CLUSTER OF UNITS AT THE NORTHEAST CORNER OF SITE. THE NET RESULT WILL BE A TOTAL OF 60 ADDITIONAL UNITS.**

### **STAFF RECOMMENDATION**

The Village Court Apartments is the principal site of work force housing in Mountain Village, and there and it is not enough. The present comprehensive plan allows for the addition of density in the Town Hall Subarea if it can be shown it "fits" the area. A more detailed analysis shows that 70 additional units should fit within the site subject to the final delineation of the wetlands. A Conditional Use Permit is being provided because a portion of the additional units may encroach into open space. The parking has been analyzed and a more efficient requirement for parking at this site is one (1) space per unit.

Staff is recommending approval of the rezoning to transfer density, with the changes recommended by the DRB; the conditional use and the alternative parking requirement of one (1) space per unit as proposed.

### **PROPOSED MOTION**

- A. "I move the Town Council approve on first reading the proposed ordinance and set the public hearing for June 20, 2017, subject to the following conditions:

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:
    - a. The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
    - b. Parking shall be provided at a minimum ratio of one (1) space per unit on-site or in the adjacent parking garage.
  2. The proposed density shall not exceed 282 employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plans, except as modified herein.
  3. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional 60 units.
  4. Delete the 14 units shown at the shop; delete the 8 Townhomes proposed at the site of the existing storage units ("O" on the Conceptual Plan) and add 12 units to the cluster of units at the northeast corner of site. The net result will be a total of 60 additional units."
- B. "I move the Town Council approve the resolution approving a conditional use permit to allow employee housing in the Full Use Active Open Space district located in Lot 1001R, subject to the following condition:
1. The concurrent Rezoning and Density Transfer Application be approved by a second reading of the enabling Ordinance and such Ordinance becoming effective."

**ORDINANCE NO. 2017-\_\_\_**

**ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE LOTS 1001R AND 1005R, ZONED MULTI-FAMILY AND FULL USE ACTIVE OPEN SPACE ZONE DISTRICTS TO TRANSFER 52 AND EIGHT (8) UNITS OF EMPLOYEE APARTMENT DENSITY RESPECTIVELY, TO INCREASE THE TOTAL PERMITTED DENSITY FROM 222 TO 282 EMPLOYEE APARTMENTS UNITS; (2) APPROVE AN ALTERNATIVE PARKING REQUIREMENT FOR THE VILLAGE COURT APARTMENTS, 415 MOUNTAIN VILLAGE BOULEVARD.**

**RECITALS**

- A. The Mountain Village Housing Authority, (“**Owner**”) authorized staff on April 20, 2017 to initiate the rezoning of Lots 1001R and 1005R to transfer up to 70 Employee Apartment or Condominium units to increase the permitted density from 222 to 292 Employee Apartment or Condominium units for the Village Court Apartments. Staff has also initiated the request to approve alternative parking requirements (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Lots 1001R and 1005R, owned by the Mountain Village Housing Authority, are collectively referred to as the “**Property**”.
- C. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List as recorded at Reception Number 301133 and zoning as set forth on the Town Official Zoning Map:

<b>Lot No.</b>	<b>Zone District</b>	<b>Zoning Designation</b>	<b>Actual Units</b>	<b>Person Equivalent per Actual Unit</b>	<b>Total Person Equivalent Density</b>
1001R	Multi-Family, Full Use Active Open Space	Employee Apts.	192	3	576
1005R	Multi-Family, Full Use Active Open Space	Employee Apts.	30	3	90

- D. Section 17.5.8.A.6 of the CDC allows the review agency to approve parking requirements different than the requirements of the CDC through the Class 4 process if the parking is analyzed by a parking professional and certain findings are made.
- E. At a public hearing held on May 4, 2017, the Design Review Board (“**DRB**”) considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions, including but not limited to the reduction in the number of units from 70 to 60 units, pursuant to the requirement of the CDC.



- F. At its regularly scheduled meeting held on May 18, 2017, the Town Council considered and approved the first reading of this ordinance and set the public hearing on June 20, 2017.
- G. At its regularly scheduled meeting held on June 20, 2017, the Town Council conducted the public hearing on this Ordinance and after receiving testimony and public comment, closed the hearing and approved the Applications as recommended by the DRB.
- H. This Ordinance rezones the Property as follows

<b>Lot No.</b>	<b>Zone District</b>	<b>Zoning Designation</b>	<b>Actual Units</b>	<b>Person Equivalent per Actual Unit</b>	<b>Total Person Equivalent Density</b>
1001R	Multi-Family and Full Use Active Open Space	Employee Apartment and Condominium and Full Use Active Open Space	244	3	732
1005R	Multi-Family and Full Use Active Open Space	Employee Apartment and Condominium and Full Use Active Open Space	38	3	114

- I. The Ordinance approved alternative parking requirements to equal one (1) parking space per unit.
- J. The meeting held on May 18, 2017 and the public hearing held on June 20, 2017 were duly noticed as required by the CDC Public Hearing Noticing Requirements, including but not limited to notification of all property owners within 400 feet of the Property, posting of a sign and posting on the respective agendas.
- K. The Town Council hereby finds and determines that the Applications meet the Rezoning Process Criteria for Decision as provided in CDC Section 17.4.9(D) as follows:

Rezoning Findings

- 1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan because, without limitation:
  - 1.1 The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;
  - 1.2 The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
  - 1.3 The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;

- 1.4 The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards because the site has been evaluated through the one year process to amend the Town Hall Subarea Plan. The additional units will fit the site.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations because, without limitation:
  - 2.1 Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the existing Full Use Active Open Space Zone District;
  - 2.2 The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;
  - 2.3 The development will be required to comply with the building height, and lot coverage requirements during the required Design Review Process development application.
3. The proposed rezoning meets the Comprehensive Plan project standards as follows:
  - 3.1. Additional development at the site of Village Court Apartments was proposed and evaluated through the one-year process to amend the Town Hall Subarea Plan chapter of the comprehensive plan. The additional development will fit on the site.
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources because, without limitation:
  - 4.1 The Telluride Fire Protection District will provide fire protection services;
  - 4.2 The Mountain Village Police Department will provide police protection services;
  - 4.3 The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community; and
  - 4.4 The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.
5. The proposed rezoning is justified because of the specific policies in the Comprehensive Plan that contemplate the rezoning as applied for.
6. Adequate public facilities and services are available to serve the intended land uses because, without limitation:
  - 6.1 Water and sewer are available from the Town of Mountain Village.
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion, because, without limitation:
  - 7.1 A transportation study completed for the Comprehensive Plan showed that Mountain Village Boulevard has a volume to capacity ratio of approximately 70% based on the build-out of the land uses as proposed;
  - 7.2 There will be a net reduction in the land uses proposed in the comprehensive plan with the adoption of the amended Town Hall Subarea;
  - 7.3 The proposed Town Hall Subarea Plan recommends an additional access point to VCA directly through the parking garage to Mountain Village Boulevard;
  - 7.4 The intersection of the Village Court Apartments driveway and Mountain Village Boulevard will be improved for pedestrians and vehicles with the addition of a round-about and

- 7.5 There will be additional and improved pedestrian connections between VCA and the Town Hall area, including new bus stops.
8. The proposed rezoning meets all applicable Town regulations and standards.
- L. The Town Council finds that the Applications meet the Rezoning Density Transfer Process criteria for decision contained in CDC Section 17.4.10(D)(2) as follows:
  1. The criteria for decision for a rezoning are met;
  2. The density transfer meets the density transfer and density bank policies because, without limitation:
    - 2.1 The Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitation.
  3. The proposed density transfer meets all applicable Town regulations and standards.
- M. The Town Council finds that the alternative parking requirement shall be sufficient for the proposed use.
  1. Staff and the Town’s parking consultant have evaluated the actual parking demand for the Village Court Apartments and based on the proximity of transit are recommending a parking ratio of one (1) space per unit.
  2. The alternative parking requirement shall not be detrimental to the public health, safety and welfare as there is adequate room on-site and/or in the adjacent parking garage.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council approves the Applications,

**Section 1. Conditions of Approval**

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:
  - 1.1 The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
  - 1.2 Parking shall be provided at a minimum ratio of one (1) space per unit on-site or in the adjacent parking garage.
2. The proposed density shall not exceed 282 employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plan (Exhibit A), except as modified herein.
3. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional 60 units.
4. Delete 14 units shown at the shop; delete 8 Townhomes proposed at the site of the existing storage units (“O” on Exhibit A: Conceptual Plan) and add 12 units to the cluster of units at the northeast corner of the site. The net result will be a total of 60 additional units.

**Section 2. Ordinance Effect**

- A. All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section 3. Severability**

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

**Section 4. Effective Date**

This Ordinance shall become effective on July 20, 2017, following public hearing and approval by Council on second reading.

**Section 5. Public Hearing**

A public hearing on this Ordinance was held on the 20<sup>th</sup> day of June, 2017 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 18<sup>th</sup> day of May, 2017**

**TOWN OF MOUNTAIN VILLAGE**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village,  
Colorado this 20<sup>th</sup> day of June, 2017.**

**TOWN OF MOUNTAIN VILLAGE**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved As To Form:

\_\_\_\_\_  
Jim Mahoney, Assistant Town Attorney

I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. \_\_\_\_\_ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on May 18, 2017, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Martin McKinley, Mayor Pro-Tem				
Bruce MacIntire				
Dan Caton				
Michelle Sherry				
Cath Jett				
Laila Benitez				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2017 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on June 20, 2017. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Martin McKinley, Mayor Pro-Tem				
Bruce MacIntire				
Dan Caton				
Michelle Sherry				
Cath Jett				
Laila Benitez				

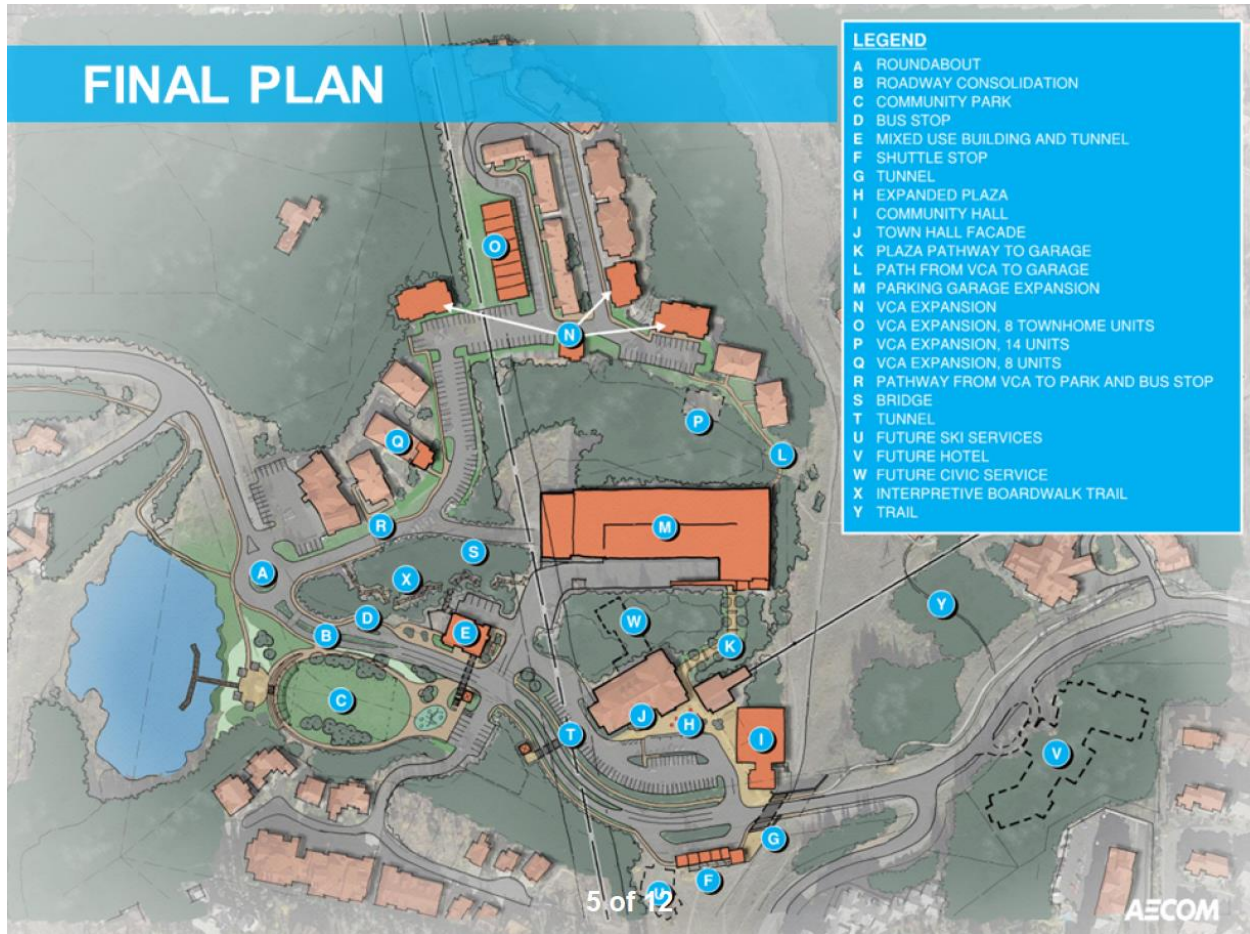
5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

(SEAL)

**Exhibit A: Conceptual Plan**



**From:** [Stephen Ciecuch](#)  
**To:** [Kim Montgomery](#); [jamahoney@jdreedlaw.com](mailto:jamahoney@jdreedlaw.com); [Glen Van Nimwegen](#)  
**Subject:** Fwd: Village Court Apartments Rezoning ( Steve- final draft email I plan to send)  
**Date:** Monday, June 12, 2017 3:46:05 PM  
**Attachments:** [Final plan.pdf](#)

---

Dear Kim, James and Glen,

We reside at 133 Victoria Drive, located on Lot 1004 AR and also own Lot 1004 BR. As long-term neighbors, immediately west of the proposed project, we are in support of the current proposal with the following conditions. We have attached a copy of “Final Plan” for reference. Our proposed changes to this plan are:

1. Building N3 (at the current maintenance building location) will be eliminated.
2. The maintenance building will be kept at its current one-story height.
3. Building O (currently shown as Townhomes) will be limited to two stories (30’) and it will contain up to 16 dwelling units. This building will be located entirely east of the Lift 10 easement, as shown.

This modification to the plan retains a significant increase in density to provide additional employee housing for Mountain Village while it reduces the impact of the apartments on the low density single family neighborhood to the west. Thank you for your consideration.

Respectfully,

Cynthia Hughes



**From:** [steve evans](mailto:steve.evans@tellurideproperties.com)  
**To:** [Kim Montgomery](mailto:Kim.Montgomery@jdreedlaw.com); [jamahoney@jdreedlaw.com](mailto:jamahoney@jdreedlaw.com)  
**Cc:** [stevec@tellurideproperties.com](mailto:stevec@tellurideproperties.com); [Doug Tueller](mailto:Doug.Tueller@tmvoa.org); [anton@tmvoa.org](mailto:anton@tmvoa.org); [Glen Van Nimwegen](mailto:Glen.Van.Nimwegen@tmvoa.org)  
**Subject:** Village Court Apartments Rezoning  
**Date:** Monday, June 12, 2017 3:56:50 PM  
**Attachments:** [Final plan.pdf](#)

---

Thank you for meeting with us last week to discuss this project and to further understand our concern as neighbors. I believe the meeting was constructive and I hope you do as well.

As we discussed, we reside at 301 Larkspur Lane, Mountain Village and we own lots 1002A and 1002B. As long-term neighbors, immediately west of the proposed project, we are in support of the current proposal with the following conditions. We have attached a copy of "Final Plan" for reference. Our proposed changes to this plan are:

1. **Building N3 (at the current maintenance building location) will be eliminated.**
2. **The maintenance building will be kept at its current one-story height.**
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This modification to the plan retains a significant increase in density to provide additional employee housing for Mountain Village while it reduces the impact of the apartments on the low density single family neighborhood to the west. Thank you for your consideration. If you have any questions, please call me.

Sincerely,

Steve and Ardie Evans

970-728-5844

623-523-7945 (cell)

Copy: Cynthia Hughes

**From:** [Kim Montgomery](#)  
**To:** [Jackie Kennefick](#); [Susan Johnston](#)  
**Subject:** Fwd: Village Court Apartments Rezoning ( Steve- final draft email I plan to send)  
**Date:** Monday, June 12, 2017 3:51:43 PM  
**Attachments:** [Final plan.pdf](#)  
[ATT00001.htm](#)

---

Public comment for next week's meeting.

Kim Montgomery  
Town Manager  
970-729-3403  
[kmontgomery@mtnvillage.org](mailto:kmontgomery@mtnvillage.org)

Begin forwarded message:

**From:** "Stephen Ciecuch" <[steveciecuch@gmail.com](mailto:steveciecuch@gmail.com)>  
**To:** "Kim Montgomery" <[KMontgomery@mtnvillage.org](mailto:KMontgomery@mtnvillage.org)>, "[jamahoney@jdreedlaw.com](mailto:jamahoney@jdreedlaw.com)" <[jamahoney@jdreedlaw.com](mailto:jamahoney@jdreedlaw.com)>, "Glen Van Nimwegen" <[GVanNimwegen@mtnvillage.org](mailto:GVanNimwegen@mtnvillage.org)>  
**Subject:** Fwd: Village Court Apartments Rezoning ( Steve- final draft email I plan to send)

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Respectfully,

Cynthia Hughes

## Susan Johnston

---

**Subject:** FW: Village Court Apartments Rezoning  
**Attachments:** Final plan.pdf; ATT00001.htm

Begin forwarded message:

**From:** "steve evans" <[s.o.evans@outlook.com](mailto:s.o.evans@outlook.com)>  
**To:** "Kim Montgomery" <[KMontgomery@mtnvillage.org](mailto:KMontgomery@mtnvillage.org)>, "[jamahoney@jdreedlaw.com](mailto:jamahoney@jdreedlaw.com)" <[jamahoney@jdreedlaw.com](mailto:jamahoney@jdreedlaw.com)>  
**Cc:** "[stevec@tellurideproperties.com](mailto:stevec@tellurideproperties.com)" <[stevec@tellurideproperties.com](mailto:stevec@tellurideproperties.com)>, "Doug Tueller" <[dtueller@tuellerlaw.com](mailto:dtueller@tuellerlaw.com)>, "[anton@tmvoa.org](mailto:anton@tmvoa.org)" <[anton@tmvoa.org](mailto:anton@tmvoa.org)>, "Glen Van Nimwegen" <[GVanNimwegen@mtnvillage.org](mailto:GVanNimwegen@mtnvillage.org)>  
**Subject:** Village Court Apartments Rezoning

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Sincerely,

Steve and Ardie Evans

970-728-5844

623-523-7945 (cell)

Copy: Cynthia Hughes



**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**Agenda Item No. 9**

**TO:** Town Council  
**FROM:** Glen Van Nimwegen, AICP  
**FOR:** Meeting of June 20, 2017  
**DATE:** June 12, 2017  
**RE:** Consideration of a Resolution Approving an Amendment to the Comprehensive Plan to Replace the Town Hall Center Subarea Plan Chapter with an Amended Town Hall Center Subarea Plan Chapter; and Other Associated Amendments

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**DISCUSSION**

The attached new chapter is the culmination of a 16-month process to form a planning committee, find and hire a great consultant team and it resulted in getting the best out of the citizens of Mountain Village. The new Town Hall Center Subarea Plan goes further in setting detailed development and design expectations for this core. The plan is a synthesis of creating a center for locals while welcoming our visitors.

A lot of thanks goes to everyone who gave their time to participate in the process; the Planning Committee members, DRB, staff and the direction from Town Council.

The proposed resolution adopts the new chapter and amends the Land Use Map of the Comprehensive Plan.

**RECOMMENDATION**

Staff and the Committee recommends the Town Council adopt the revised Town Hall Center Plan.

**PROPOSED MOTION**

“I move to approve the proposed resolution to adopt the new Town Hall Center Subarea Plan of the Mountain Village Comprehensive Plan”.

**ATTACHMENTS**

Proposed Resolution  
Town Hall Center Subarea Plan  
Future Land Use Map

TOWN OF MOUNTAIN VILLAGE, COLORADO  
TOWN COUNCIL

RESOLUTION NO. 2017-\_\_\_\_\_

A RESOLUTION AMENDING THE TOWN OF MOUNTAIN VILLAGE  
COMPREHENSIVE PLAN

WHEREAS, the Town of Mountain Village, Colorado, acting through its Planning Commission is empowered pursuant to Section 31-23-201, et seq. CRS to make and adopt a master plan; and

WHEREAS, the Town Council, acting by ordinance, may initiate amendments to the Comprehensive Plan from time to time in accordance with Section 31-23-206, et seq. CRS, since elements of the community vision and factors affecting land use change over time; and

WHEREAS, the Town of Mountain Village Home Rule Charter Section 12.1 (a)(2) provides that the Town's Design Review Board (DRB) functions as the Town's Planning Commission unless otherwise provided by ordinance; and

WHEREAS, the Town Council has adopted Section 17.1.5 (F) 7 of the Town's Community Development Code, which designates the Town Council to act as the Town's Planning Commission; and

WHEREAS, on February 11, 2016, the Town Council approved a Memorandum of Understanding (MOU) between the Town, Telluride Mountain Village Owners Association (TMVOA) and Telluride Ski and Golf, Inc. (TSG) to share the costs and process to amend the Town Hall Center Subarea (the "TH Subarea") chapter (the "TH Subarea Plan") of the Comprehensive Plan (Plan) after finding that the community vision and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan and there is adequate financing and resources available to complete the element; and

WHEREAS, the MOU described the factors that may change land uses in the TH Subarea; set the process to hire a consultant to evaluate those changes and formed the Town Hall Subarea Committee ("Committee"); and

WHEREAS, on February 11, 2016 appointed two Councilmembers to serve on the Committee which also include representatives of TMVOA and TSG, landowners within the TH Subarea; and

WHEREAS, the Committee held a published a Request for Proposal for planning consultants, evaluated submittals and entered into a contract with AECOM to prepare plans and facilitate the public participation process; and

WHEREAS, the Committee and AECOM held meetings to and public workshop to solicit ideas from the public, Town Council, Design Review Board, staff, area business owners and other stakeholders over a three-day period in September of 2016; and

WHEREAS, the Committee and AECOM hosted another public workshop in January, 2017 where the finding and land use preferences were presented and work began on a preferred alternative; and

WHEREAS, the Committee and AECOM presented a preferred plan in a public open house from 1 pm to 8 pm on March 13, 2017 to gather input; and

WHEREAS, plans were posted and input was solicited throughout this period on the website created specifically for the process to update the Town Hall Center Subarea chapter of the Comprehensive Plan at townhallplan.com; and

WHEREAS, the Town Council held a public hearing on the TH Subarea Plan on June 20, 2017, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town; and

WHEREAS, the TH Subarea Plan is prepared for the incorporated area of the Town; and

WHEREAS, the Plan and its adoption complies with the requirements of Section 31-23-201 et seq. CRS; and

WHEREAS, the Town Council believes it is in the best interest of the Town that the TH Subarea Plan be adopted as an amendment to the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO:

1. The TH Subarea Plan dated June 20<sup>th</sup>, 2017 as an amendment to the Mountain Village Comprehensive Plan dated June 1, 2011, be and hereby is adopted by the Town Council, acting as the Planning Commission and also in its own right as the governing body of the Town pursuant to CRS 31-23-208.

2. The TH Subarea Plan amendment to the Mountain Village Comprehensive Plan as adopted hereby, expressly includes maps and other matter, intended by the Town Council to form the whole of the Plan. Town staff is hereby authorized to complete the final layout and graphics of the plan and to correct any typographical errors or consistency in the use of terms in the plan prior to the Mayor signing the official plan document. However, no substantive changes to the wording of the plan shall be made by Town staff. All maps and other material that forms the whole of the Plan are contained within the plan document itself, and which plan document is hereby declared to be part of the Plan.

3. That the action of the Town Council adopting TH Subarea Plan amendment to the Mountain Village Comprehensive Plan shall be recorded on the Plan by the identifying signature of the Town Clerk.

4. A copy of the Resolution shall be attached to each copy of the Mountain Village Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

5. That an attested copy of the TH Subarea Plan amendment Mountain Village Comprehensive Plan shall be and hereby is certified to the San Miguel County Board of Commissioners pursuant to Section 31-23-208, CRS.

MOVED, SECONDED AND ADOPTED ON THE 20th DAY OF JUNE, 2017 BY THE AFFIRMATIVE VOTES OF NOT LESS THAN TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE COUNCIL BY A VOTE OF \_\_\_\_\_AYES AND \_\_\_\_\_NAYES.

TOWN OF MOUNTAIN VILLAGE

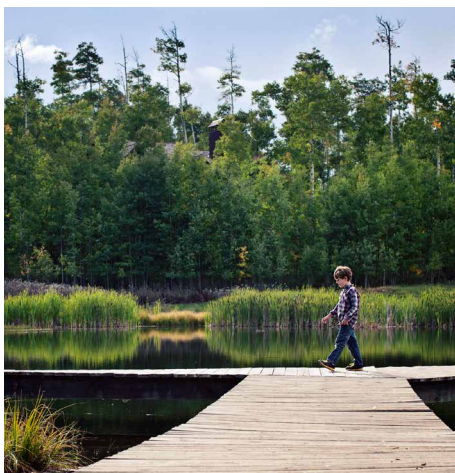
By \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

# TOWN HALL CENTER SUBAREA PLAN

June 20, 2017



## OVERVIEW

A variety of public, community, commercial and hotbed land uses are envisioned for the Town Hall Center Subarea that will maintain its role as a hub for the year-round community. With the availability of these uses, this subarea will play a stronger role in providing services and amenities for residents and visitors.

The following overall goals are identified for the Town Hall Center Subarea Plan.

- Welcome visitors and residents to Mountain Village
- Enhance the connection to the outdoors
- Preserve natural assets while balancing the needs of a growing population
- Heighten the quality of design and placemaking

The Town of Mountain Village is looking for ways to support local amenities for the residents of Mountain Village, which could be located or incorporated in the Community Hall and/or the Mixed-Use buildings which might include health services, education, and additional community recreational amenities. The Town Hall Center Subarea will be developed as the civic center for the residents and guests of Mountain Village.

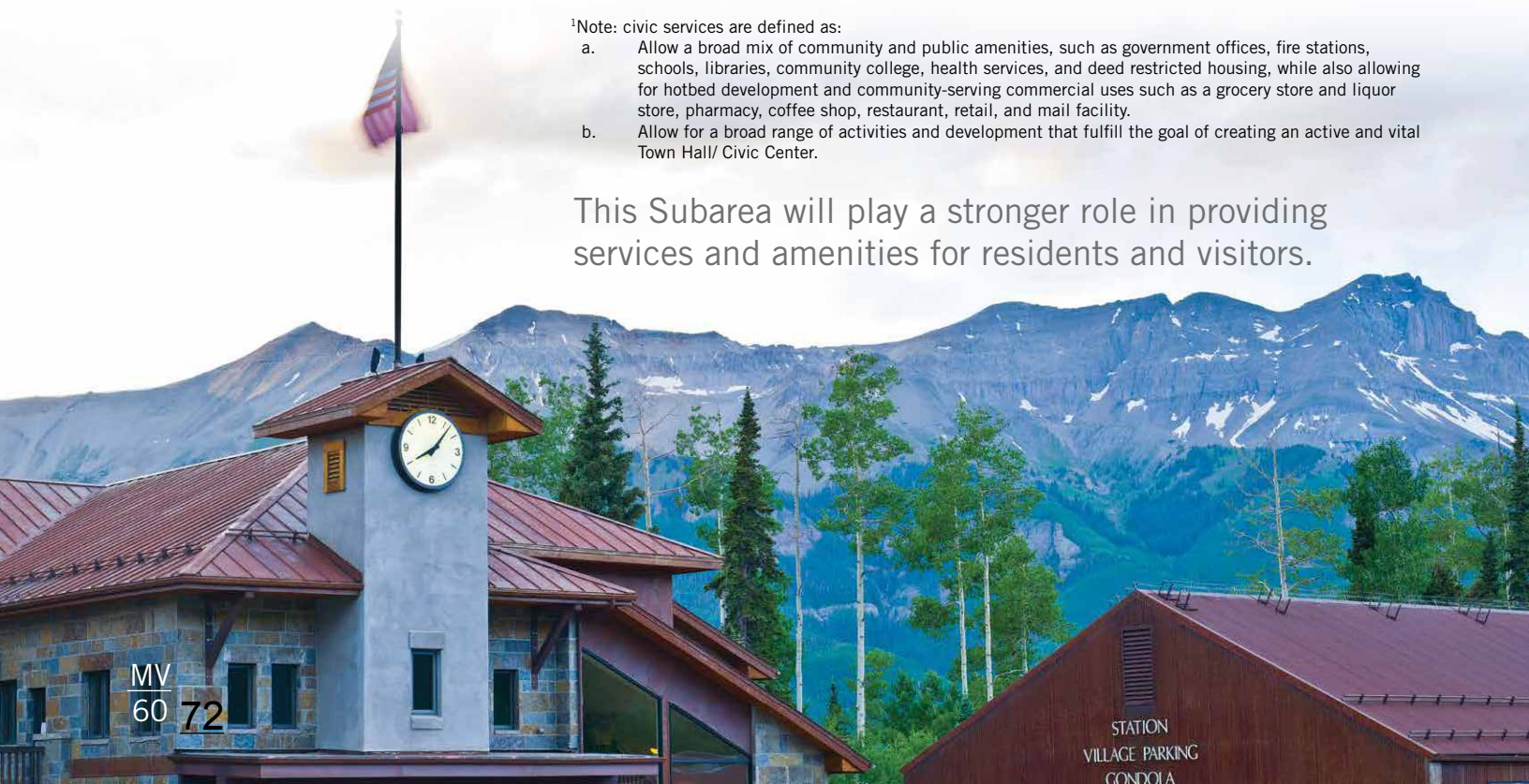
The following actions will lead the way to achieving the principles, policies and actions of the Town Hall Center Subarea Plan.

- Improve entry and arrival areas
- Enhance local and civic services<sup>1</sup>
- Create additional deed restricted housing for year-round and seasonal residents
- Allow for hotbed development on certain parcels
- Provide additional lodging units to add to the town's hotbed inventory
- Consider a future potential ski school building with direct chairlift access
- Construct an improved nature boardwalk amenity at Elk Pond
- Expand central day skier and visitor parking at the Gondola Parking Garage
- Explore a future potential pulse gondola link to the Meadows
- Provide improved pedestrian connections within the center and to Meadows Subarea
- Improve aesthetics, landscaping, wayfinding, and trails

<sup>1</sup>Note: civic services are defined as:

- Allow a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.
- Allow for a broad range of activities and development that fulfill the goal of creating an active and vital Town Hall/ Civic Center.

This Subarea will play a stronger role in providing services and amenities for residents and visitors.





# Town Hall Center Subarea Plan Map



## Legend

- A ROUNDABOUT
- B ROADWAY CONSOLIDATION
- C COMMUNITY PARK
- D BUS STOP
- E MIXED USE BUILDING AND TUNNEL
- F SHUTTLE STOP
- G ESCALATOR WITH TUNNEL
- H EXPANDED PLAZA
- I COMMUNITY HALL
- J TOWN HALL FACADE IMPROVEMENTS
- K PLAZA PATHWAY TO GARAGE
- L PATH FROM VCA TO GARAGE
- M GONDOLA PARKING GARAGE EXPANSION
- N VCA EXPANSION, 40 UNITS
- O VCA EXPANSION, 8 TOWNHOME UNITS
- P NOT USED
- Q VCA EXPANSION, 8 UNITS
- R PATHWAY FROM VCA TO PARK AND BUS STOP
- S BRIDGE
- T TUNNEL
- U FUTURE SKI SERVICES
- V FUTURE HOTEL
- W FUTURE CIVIC SERVICE
- X INTERPRETIVE BOARDWALK TRAIL
- Y TRAIL FROM MOUNTAIN LODGE
- Z FUTURE LIFT 10 GONDOLA CONVERSION

- - - - - Parcel Boundary
- ▬▬▬▬▬ Subarea Boundary

NORTH



0 100 200 400



1"=200'



Conceptual Rendering of the Proposed Community Hall





# TOWN HALL CENTER SUBAREA PLAN

## Principles, Policies and Actions

### I. Mountain Village reinforces Town Hall Center's role as the civic hub of the community by encouraging the development and redevelopment of a variety of needed commercial, community, deed restricted housing and service uses that support year-round residents and also serve a purpose for visitors.

A. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strive to reach the target density outlined in the Town Hall Center Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the Development Table, during a future development review based on the criteria listed in Land Use Principles, Policies and Actions I.G., page 40, and/or the applicable criteria in the Design Regulations. Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site, and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan, does not need to meet the requirements

of the Development Table or the parcel-specific policies in the following section.

- B. Improve the Elk Pond area by installing an arrival roundabout and creating a Community Park. Connect the subarea to the park with pedestrian paths and a pedestrian tunnel under Mountain Village Boulevard. The park's large grassy village green will allow for informal active recreation opportunities. At Elk Pond's edge, preserve and restore wetlands, native grasses, and wildflower meadows. Improve the boardwalk so users can walk out on the pond, fly fish, and stage for ice skating in the winter. Create picnic pavilions, a covered trellis with informal seating, and a fire pit for community gathering, year-round.
- C. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan meet the following site-specific policies at the appropriate step in the development review process.

#### 1. PARCEL A

- a. Allow for a wide range of municipal and community facilities such as a fire station, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Allow for an above-grade bridge connection from the arrival roundabout to the Gondola Parking Garage with adequate clearance provided for required vehicles and providing architectural interest consistent with the Design Regulations.

#### 2. PARCEL B

- a. Continue to provide deed restricted housing consistent with the town Housing Authority policies and federal or state mandated programs applicable to Parcel B.

- b. Continue the measured development of vacant, buildable land at Village Court Apartments (VCA).
- c. Maintain the community garden within Parcel B.
- d. Reconfigure parking organization at VCA to optimize parking and density of units.
- e. Evaluate a new parking area under Chair 10, to the extent practical, to allow for phased snow removal and/or additional parking for future infill development.
- f. Allow for measured redevelopment of existing apartment buildings in VCA to better utilize existing land base with required parking provided in enclosed garages versus surface lots to provide more land use efficiency.
- g. Consider rezoning the undevelopable hillsides into resource conservation active open space.

#### 3. PARCEL C

- a. Allow for a wide range of municipal and community facilities such as day care, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Strive to create a multi-tax district that provides facilities for the School District, the Library District, the Museum District, the town or similar governmental and quasi-governmental entities in order to promote the efficient use of limited tax dollars, shared multi-use facilities, and create more economic development and community vibrancy.
- c. Work with TMVOA as the landowner to create a new mixed-use civic services facility adjacent to Mountain Village Boulevard. Provide space for day care at ground level, creating a strong relationship with the wetland to the north for educational opportunities. The upper two levels of the building should allow for expanded space for civic services, possible expanded workforce housing, or office space. Connect, via stairs and elevator, to a below ground tunnel under Mountain Village Boulevard to the Community Park.

Table 8. Town Hall Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo/Apt. Units	Target Townhome Units	Target Dorm Units	Target Restaurant/Commercial Area square feet (SF)	Total Target Units
Parcel A	48	NA	NA	NA	NA	NA	NA
Parcel B	58	NA	270	8	NA	NA	278
Parcel C	58	NA	NA	NA	NA	36,000 SF Mixed-Use Bldg(s)	NA
Parcel D	58	NA	NA	NA	NA	21,000 SF Community Hall	NA
Parcel E	35	NA	NA	NA	NA	NA	NA
Parcel F 	68	79	8	NA	7	5,000 SF	94
Parcel G	TBD	NA	NA	NA	NA	NA	NA

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 sq. ft per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 sq. ft. per dorm unit, each with ideally four separate bedrooms. Refer to Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43..

- d. Any building located on Parcel C should only be permitted if there is an intergovernmental agreement to ensure the design of the facility meets the Design Regulations and that such facility is available in the evening, weekends and summer months as a facility for local services, that further the economic and social development of the town and Telluride Region.
- e. Explore creative ways to maximize municipal and community development within Parcel C Town Hall Center since land because public and municipal facilities are significantly limited in the Telluride Region.
- f. Allow for the elimination of the existing split roadway and the creation of a two-way road for Mountain Village Boulevard and Community Park as shown on the Town Hall Center Subarea Plan Map.
- g. Locate an Information Station or kiosk at the entrance to Mountain Village Boulevard from Highway 145. Create a new design for the Mountain Village entry if the Information Station is relocated to this area. The design should consider pick-up and drop-off areas and covered all-season seating.
- h. Eliminate (or reuse in a different location) the secondary gate house that is located east of the Information Center.
- i. Provide new sidewalks on the north and south sides of Mountain Village Boulevard, from Parcel A through Parcel C, that connects to the existing sidewalk leading to Mountain Village Center.
- j. Explore options to integrate community and municipal facilities on Parcel C with those uses on Parcel A and Parcel D.
- k. Allow for a portion or all of the required parking for the land uses on Parcel C to be located in the Gondola Parking Garage. Consider a payment in-lieu system to assist in the funding of the construction of the additional parking garage floors in the Gondola Parking Garage.
- l. Build the remaining levels of the Gondola Parking Garage that have been approved by the town as needed to meet day skier, visitor and employee parking.
- m. Reconfigure lighting on the top deck of the Gondola Parking Garage, to the extent possible, to meet or exceed International Dark-Sky Association standards/ protocols. Particular attention needs to be paid to the prevention of off-site glare to properties located below the top deck elevation with the use of baffles and shields utilized wherever possible.
- n. Evaluate extending the snowmelt system to include the top deck of the Gondola Parking Garage, the entry bridge to the garage and the parking in front of Town Hall.
- o. Provide pedestrian connections from the Gondola Parking Garage to all uses in Town Hall Center.
- p. Work with the TMVOA, owner of Lots 1007 and 1008, on implementing the Town Hall Center Subarea Plan.
- q. Allow for community-serving commercial and ancillary uses such as day care and offices for Town of Mountain Village staff that complement other permitted municipal and community uses. Incorporate some of these commercial uses into new buildings in this parcel.
- r. Evaluate providing an improved connection to the Meadows Subarea with a year-round chondola and/or pulse gondola connection with an enhanced rubber tire system, as needed.

**4. PARCEL D**

- a. Work with TMVOA to create a new Community Hall facility adjacent to the Gondola, in the previous location of the coffee shop and mailboxes. The Community Hall would display more contemporary architecture and signify arrival to the civic plaza. The building should have a flexible open-floor concept on the ground level, with flexible business space, large doors, and glass on the facade to welcome visitors and residents to the new and expanded civic services. The Community Hall's second floor could be occupied by office tenants such as Town staff or TMVOA. Locate the building on the Double Cabin Ski run so that the basement level may provide ski lockers, restrooms, and other amenities for year-round users of the trails and slopes. This building shall act as a critical pedestrian mobility node to the south, connecting via escalator and elevator to Parcel E via a below-ground tunnel under Mountain Village Boulevard.

- b. Allow for a wide range of civic uses and facilities including municipal offices, parking garage, deed restricted housing, post office, and similar municipal and community uses.
- c. Allow for a portion or all of the required parking for Parcel D to be located in the Gondola Parking Garage. Consider a payment in-lieu system to assist in the funding of the construction of the additional parking garage floors in the Gondola Parking Garage.
- d. Improve the facade of the existing Town Hall to match the proposed Community Hall's architectural aesthetic. This upgraded facade should benefit the function of the grocery store and also accommodate flexibility for the Town Hall.
- e. Allow for limited commercial uses in the Community Hall such as a coffee shop, pharmacy and shipping services.
- f. Ensure the provision of post office services and boxes in the Town Hall Center Subarea to the extent practical.
- g. Cooperate with the TMOVA and Telluride Ski and Golf (TSG) on realizing the Town Hall Center Subarea Plan since these entities own property affected by the Comprehensive Plan.

**5. PARCEL E**

- a. Provide a below grade tunnel under Mountain Village Boulevard crosswalk with escalator and elevator access, from Parcel D to Parcel E.
- b. Provide vehicular and bus drop off on site so that vehicles do not stop and drop off students on Mountain Village Boulevard.
- c. Allow for a limited number of commercial uses, such as a cafeteria to serve ski school students.
- d. Provide required parking for Parcel E in the Gondola Parking Garage. Consider a payment in-lieu system and other funding sources such as grants to assist in funding the construction of the additional parking garage floors in the Gondola Parking Garage.

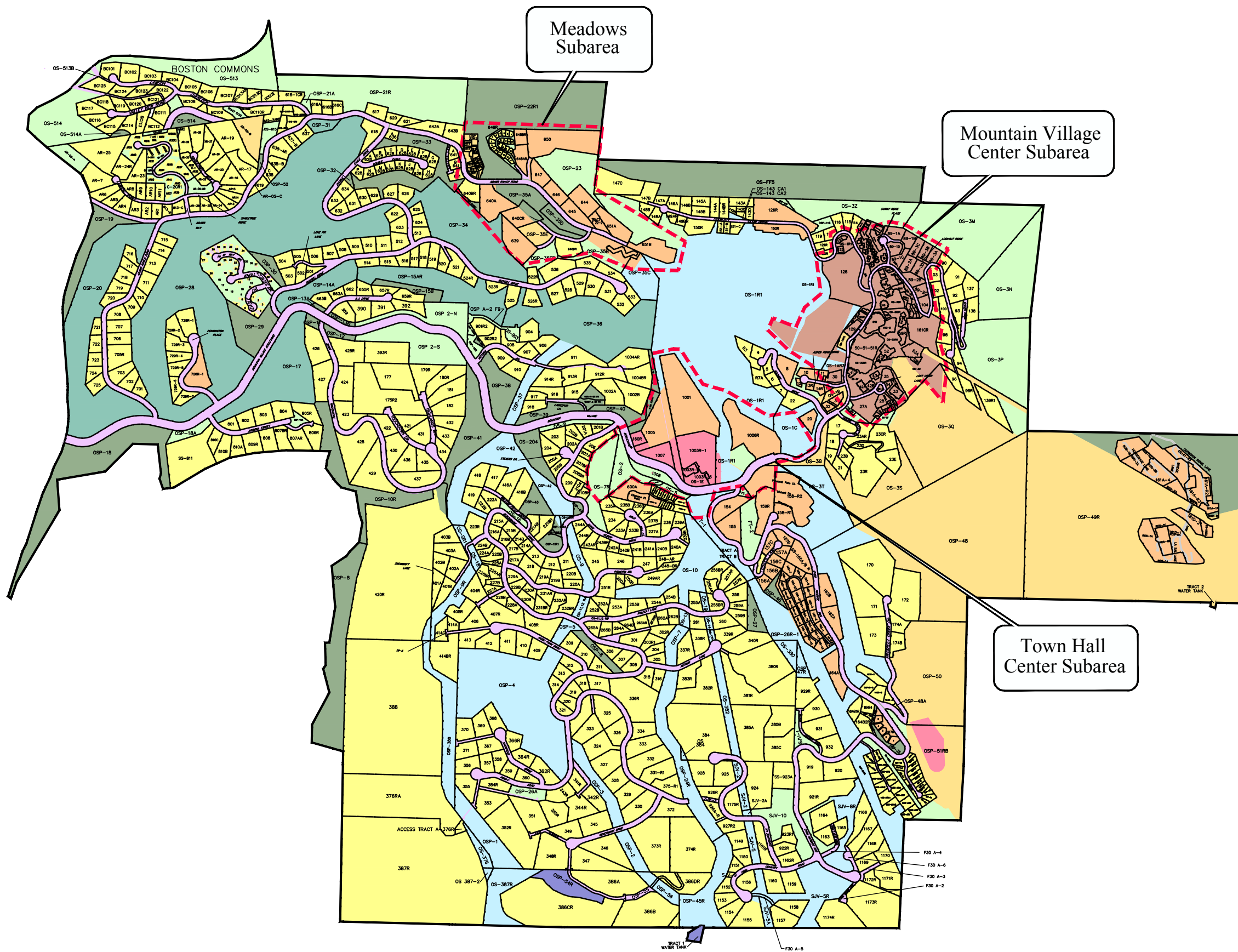
**6. PARCEL F**

- a. Provide a pedestrian connection on-site that leads to a crosswalk connecting Parcel F to the existing sidewalk on the north side of Mountain Village Boulevard.
- b. Explore connecting Parcel F development to the existing funicular that passes through the area to provide ski-in/ski-out access.
- c. Provide a landscaped buffer to Mountain Village Boulevard.
- d. Ensure that the existing or rerouted trail from Bear Creek Lodge to Mountain Village Boulevard is connected to the pedestrian connection and crosswalk.

**7. PARCEL G**

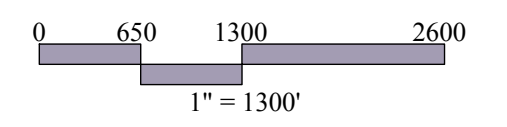
- a. Allow for a below grade municipal maintenance and/or trash and recycling facility under the Village Bypass ski run with a green roof.
- b. Provide a limited outdoor paved area for parking vehicles, storage and similar activities.
- c. Ensure this municipal facility is buffered to the maximum extent practicable.
- d. Ensure access to Parcel G Municipal Facility has adequate and safe sight distance.
- e. Ensure the colors of the facility blend into the existing backdrop to the maximum extent practicable.

# Future Land Use Plan Map



## Legend

- Civic
- Mixed-Use Center
- Multiunit
- Municipal Public Works
- Single-Family and Duplex
- Passive Open Space
- Limited Use Golf Course Active Open Space
- Full Use Ski Resort Active Open Space
- Limited Use Ski Resort Active Open Space
- Resource Conservation Active Open Space
- Right-of-Way and Access Active Open Space
- Subarea





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392  
**Agenda Item No. 11a**

---

**TO:** Town Council  
**FROM:** Dave Bangert, Senior Planner/Forester  
**FOR:** Meeting of June 20, 2017  
**DATE:** June 13, 2017  
**RE:** Consideration of a Variance Process application for a new single-family dwelling on Lot 149AR.

---

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 149AR  
**Address:** 255 Country Club Dr.  
**Applicant/Agent:** Reid Smith Architects  
**Owner:** George and Cynthia Barutha  
**Zoning:** Single-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.29 acres

**Adjacent Land Uses:**

- **North:** Single-Family
- **South:** Open Space
- **East:** Single-Family
- **West:** Single-Family

**ATTACHMENTS**

- Exhibit A: Narrative
- Exhibit B: Plan Set



## **BACKGROUND**

Section 17.4.16 of the Community Development Code provides the procedures to follow for the granting of a variance because "...the strict application of the CDC requirements would cause exceptional and undue hardship on the development ...". A variance is different from a "variation" that the Board may approve, as it does not grant simple relief from a design regulation, but will allow changes to the normal bulk requirements of the Code such as height and building coverage.

Sections 17.3.11 and 12 of the CDC define the requirements of how building height is to be measured and the height limits based on the zoning district. In all cases two standards must be met for the height of a home in the Single-Family district. The maximum average height must be at or below 30 feet (plus 5 feet for gable roofs) and the maximum height must be at or below 35 feet (plus 5 feet for gable roofs). The average height is an average of measurements from a point halfway between the roof ridge and eave to the finished grade. The points are generally every 20 feet around the roof. The maximum height is measured from any point on a roof directly down to the existing grade, or finished grade whichever is more restrictive.

The proposed roof design for Lot 149AR is a combination of two low pitched shed roofs with 3 flat roof sections. In this case the average building height is 25 feet and 6 inches, which is under the allowance of 30 feet. The maximum height for the proposed structure is measured from the southern end of shed roof on the southeast elevation to the existing grade, which is 39 feet 6 inches. Again, the maximum height allowed for this roof design is 35 feet. The applicant has looked at various designs with a gable roof that would not require a height variance but the visual impact of those designs would be much greater to the surrounding properties. The owners of the Lot desire to have the home held up as close as possible to the elevation of the road so as not to feel as though they looking down on top of the home. They also desire a comfortable driveway and pushing the design any lower would result in a noncompliant driveway.

The applicant held a work session with the Design Review Board on March 30, 2017. The purpose of the work session was to preview the proposed development of the site and the concerns the Board may have regarding the proposed variance request. At the Work Session the Board indicated that they wanted to see more variation in roof form and pitch on the western half of the proposed design. The Board was also concerned with the proposed design not stepping down with slope.

## **DISCUSSION**

Staff has evaluated the request in relation to the criteria that must be met for the Town Council to approve the variance:

- a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;

**Staff:** The lot is burdened by its size, shape and steepness. This Lot is rather small at 0.29 acres with the majority (80%) of the buildable site with slopes in excess 30%. The slopes in the building site range of from 30% to 43% with an average slope of 37.5%. From the northern

property line to the southern property line the elevation drop is 38 feet. There are 6 feet of elevation drop from the northern property line to the General Easement and the start of the proposed structure. From the northern property line to the proposed low end of the home is 22 feet. The Lot is triangular shaped and narrows as it falls to the south limiting the buildable area.

- b. The variance can be granted without substantial detriment to the public health, safety and welfare;

Staff: The variance will not be a detriment to the public health, safety and welfare. The application has been reviewed by the Mountain Village Police Department, Public Works Department and the Telluride Fire District. They have not raised concerns with the proposed variance.

- c. The variance can be granted without substantial impairment of the intent of the CDC;

Staff: Staff finds that the combination of the lot configuration and the topography of the site have created a unique circumstance that makes the maximum height restriction difficult to meet. The increased height will not affect the views of adjoining properties or make the home out of scale with others in the neighborhood.

- d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;

Staff: As stated above, this home is burdened by topography and lot configuration. The surrounding single family properties all have a maximum allowable height of 40 feet due to their roof forms (35 feet plus 5 feet for gable roofs) and the adjacent multi-family lot (150R) has a maximum allowable height of 48 feet.

- e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

Staff: Staff believes this to be true as the lot's steepness and configuration limit what can be built on the site. Granting a 4 foot 6 inch height variance which still puts this design under the maximum height of surrounding properties.

- f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;

Staff: The lot is within a legally created subdivision.

- g. The variance is not solely based on economic hardship alone; and
- h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

Staff: The applicant has done a good job of presenting the architectural reasons for wanting the additional height. The home does meet the average building height requirements of the CDC.

**STAFF RECOMMENDATION**

Staff recommends approval of the proposed variance to increase the maximum building height of the proposed structure to 39 feet 6 inches as shown in the attached exhibits, because it is in conformance with the criteria to approve the variance per Section 17.4.16 of the Community Development Code.

**DESIGN REVIEW BOARD RECOMMENDATION**

The Board held a special meeting on June 1, 2016 to consider the requested variance for a recommendation to Town Council; and review the development plans for the proposed home. The Board unanimously recommended the Town Council approve the variance by a vote of 4 to 0.

**PROPOSED MOTION**

"I move to approve the resolution approving the variance to increase the maximum building height to approximately 39 feet and six inches (39'-6") for Lot 149AR subject to the development of the home being in substantial conformance to what was approved by the Design Review Board".



April 27, 2017

Planning & Development Services Department  
455 Mountain Village Boulevard, Suite A  
Mountain Village, CO 81435

RE: Lot 149 AR Design Review

Dear members of the Mountain Village Design Review Board,

Please find the enclosed drawings for Design Review of Lot 149AR, a residence for George and Cynthia Barutha. The file contains digital copies of the drawing set, this letter, the design review application, title report, geo-technical report and a movie showing the building massing.

The design intent is to create a refined, mountain residence that meets the Owner's needs and goals, as well as designing a home that takes full advantage of the surrounding mountain views. The house is set on a steep site with a triangular shape. The majority (80%) of the buildable site has slopes that are 30% and greater.

Throughout the design process we have had to make choices to ensure the home fits within the buildable area of the lot. The shape and slope of the lot have greatly influenced the overall design of the home.

The home is approximately, 4,900 heated livable square feet, (6,215 sq. ft. gross) and consists of two floors. The main floor contains the primary living spaces, kitchen, dining, living, the master suite, and a two-car garage. The lower floor contains a combination family suite/ tv room, bunk suite, jr. master suite and a ski room.

Proposed exterior materials are standing seam metal roofing, rock ballast roofing, horizontal wood siding, wood window trim and fascia, patina'd steel panels, natural stone veneer & retaining boulders, dark bronze aluminum clad windows, painted steel structural elements and a glass guardrail.

Due to the steep and narrowing property we have located the building adjacent to the General Easements causing some encroachments into the General Easements on the north and west. A cantilevered roof extends into the north General Easement. This roof would provide basic shelter for those entering the home and keep snow off of the walkway. Second the garage and master roof extends into the north and west setback. Finally, we are proposing a hot tub patio that extends into the west General Easement. The proposed encroachments have minimal impact on neighboring properties as the

space to the west is open space and to the north is public right of way for the road. The proposed encroachments do not conflict with any utilities, see located utilities on T1.0.

We are requesting a height variance of 4'-6" above the CDC maximum 35'-0". 14.6% of the proposed roofs are above the CDC maximum. The average height has been calculated at 25'-6". The CDC average maximum height is 30'-0", we are under the average by 4'-6". The height variance is required due to the extreme slope of the lot. The CDC recommends development to be located off slopes that are 30% or greater. This same design would be in compliance if it were located on a lot with a slope of 29.5%. Due to the extreme nature of this site where 80% of the buildable site has slopes over 30% we feel following the height guidelines designed for flatter sites puts an undue hardship in designing a spectacular home for the Owners.

The Owner's wants the home to be held up as close as possible to the elevation of the road. The Owners don't want to feel as though you are looking down on top of the home as you enter, or a home that feels dis-proportionally short or squatty. They also want a comfortable driveway. The Owners have also stated they want the main level to remain a single level and not separated into a split-level.

On March 30<sup>th</sup>, we attended a work-session where the encroachments, building height and building forms were discussed. The DRB thought the roof forms needed more variation – specifically on the west half of the building. We have added a mono slope roof over the garage and master to address the DRB's concern. The DRB seemed to accept the entry roof encroaching into the General Easement due to its function and appearance. The board was indeterminate on the building height variance. We examined stepping the home with the lot, however this increased the complexity of the homes footprint and forms. The owner was also against a split-level home as they plan to use this home well into retirement.

Thank you for your consideration on the height variance and your thoughts and opinions during the work-session, and forthcoming design review. We look forward to continuing to work with Mountain Village to see this home complete.

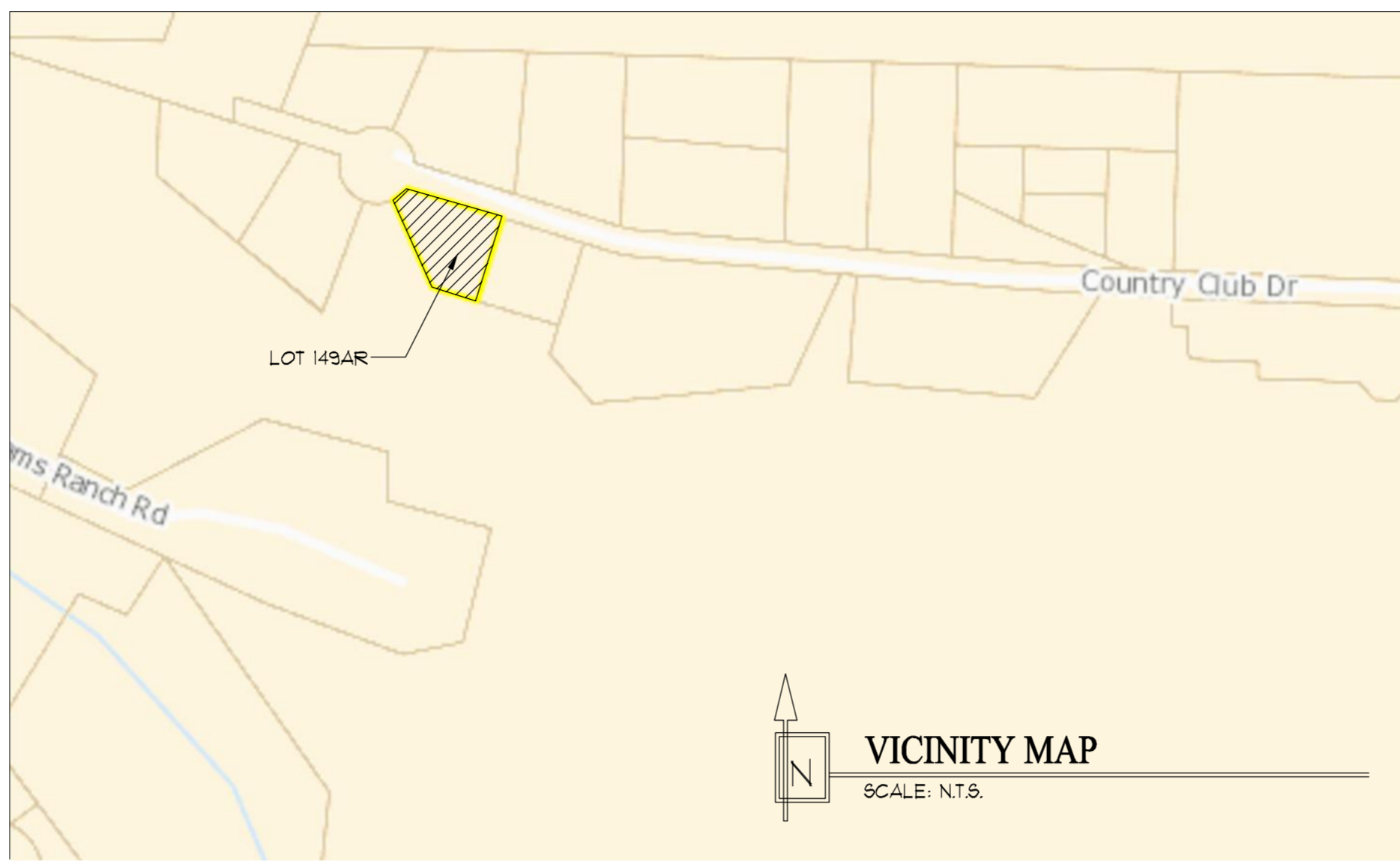
Please don't hesitate to contact me with any questions or if you need additional information prior to the review meeting.

Sincerely,

Jackson Trout

ABBREVIATIONS

AB ANCHOR BOLT	EA EACH	OC ON CENTER
ABV ABOVE	EB EXPANSION BOLT	OD OUTSIDE DIAMETER
A/C AIR CONDITIONING	EJ EXPANSION JOINT	OPP OPPOSITE
ADJ ADJUSTABLE	ELEV ELEVATION	
AFB ABOVE FINISHED FLOOR	ELEC ELECTRICAL	PERF PERFORATED
ALT ALTERNATE	EQ EQUAL	PL PLATE
ALUM ALUMINUM	EQUIP EQUIPMENT	PLYWD PLYWOOD
APFD APPROVED	EQUW EACH WAY	PSF POUNDS PER SQUARE FOOT
APX APPROXIMATE	EW EXISTING	PSI POUNDS PER SQUARE INCH
ARCH ARCHITECTURAL	EXT EXTERIOR	PT PRESSURE TREATED
ASPH ASPHALT		
	FD FLOOR DRAIN	RAD RADIUS
BEL BELOW	FFE FINISHED FLOOR ELEVATION	RC RESILIENT CHANNEL
BET BETWEEN	FFL FINISHED FLOOR LINE	RCL RECLAIMED
BD BOARD	FIN FINISH	RD ROOF DRAIN
BLDG BUILDING	FLR FLOOR	REF REFERENCE
BLK BLOCK	FLUR FLUORESCENT	REFR REFRIGERATOR
BLKG BLOCKING	FOC FACE OF CONCRETE	REINF REINFORCE(D) (ING)MENT
BM BENCH MARK	FTG FOOTING	REQD REQUIRED
BO BOTTOM OF		RFG ROOFING
BRG BEARING	HB HOSE BIBB	RO ROUGH OPENING
BS BOTH SIDES	HDW HARDWARE	RS ROUGH SAWN
BSMT BASEMENT	HR HOUR	RR RECLAIMED RESAWN
BW BOTH WAYS	HT HEIGHT	RB RECLAIMED BARNWOOD
	HTG HEATING	
CAB CABINET	HVAC HEATING/VENTILATION/	SC SOLID CORE
CFT CUBIC FOOT	AIR CONDITIONING	SCH SCHEDULE
CHM CHAMFER	HW HARDWOOD	SHT SHEET
CIR CIRCLE	HUD HUD	SM SIMILAR
CJ CONTROL JOINT	HUH HOT WATER HEATER	SPEC SPECIFICATION(S)
CL CENTER LINE		SFKR SPEAKER
CLG CEILING	INCL INCLUDE	SQ SQUARE
CLR CLEAR	INSUL INSULATION	STD STANDARD
CMU CONCRETE MASONRY UNIT	INT INTERIOR	STDR STANDARD
COL COLUMN	JT JOINT	
CONC CONCRETE		TEL TELEPHONE
CONST CONSTRUCTION	K.B. KNEE BRACE	T&G TONGUE & GROOVE
CONT CONTINUOUS		TK THICKNESS
CORR CORRUGATED	M METER	T.O.S. TOP OF STEEL
CPT CARPETED	MAX MAXIMUM	T.O.W. TOP OF WALL
CS COUNTERSINK	MECH MECHANICAL	TPL TRIPLE
CSMT CASEMENT	MED MEDIUM	TYP TYPICAL
	MFR MANUFACTURER	
DH DOUBLE HUNG	MIN MINIMUM	UBC UNIFORM BUILDING CODE
DIAG DIAGONAL	MISC MISCELLANEOUS	UNO UNLESS NOTED OTHERWISE
DIAM DIAMETER	MM MILLIMETER(S)	
DIM DIMENSION	MTL METAL	VB VAPOR BARRIER
DL DEAD LOAD	MTLS METALS	VERT VERTICAL
DLP DAMPPROOFING		VG VERTICAL GRAIN
DTL DETAIL	NO NUMBER	
DS DOWNSPOUT	NOM NOMINAL	WC WATER CLOSET
DUG DRAIVING	NTS NOT TO SCALE	WD WOOD
DUR DRAWER		W/O WITHOUT
		WP WATER PROOFING
		WWF WELDED WIRE FABRIC



A RESIDENCE FOR:  
**GEORGE & CYNTHIA BARUTHA**

LOT 149 AR  
255 COUNTRY CLUB DR.  
MOUNTAIN VILLAGE, COLORADO 81435

DRAWING INDEX:

COVER	TOPOGRAPHIC SURVEY & UTILITIES
T1	STEEP SLOPE DIAGRAM & SITE SECTIONS
C10	SITE PLAN
C1	GRADING PLAN & DRAINAGE PLAN
C2	CONCEPTUAL UTILITY PLAN
C3	CONSTRUCTION MITIGATION PLAN
L10	CONCEPTUAL LANDSCAPE PLAN
A10	MAIN LEVEL FLOOR PLAN
A11	LOWER LEVEL FLOOR PLAN
A20	ELEVATIONS
A21	ELEVATIONS
A60	ROOF PLAN
A61	BUILDING HEIGHT DIAGRAM
A62	EXTERIOR 3D VIEWS - MASSING
A91	LIGHTING CUT SHEETS
A92	MATERIAL BOARD
V10	STEEP SLOPE DIAGRAM
V11	GE ENCR OACHMENT DIAGRAM
V12	HEIGHT VARIANCE DIAGRAMS

PROJECT TEAM:

<b>ARCHITECT:</b> REID SMITH ARCHITECTS 212 S. TRACY AVE. BOZEMAN, MT 59718 P. (406) 587-2597 CONTACT: JACKSON TROUT
<b>CONTRACTOR:</b> GERBER CONSTRUCTION, INC. 238 E. COLORADO AVE., SUITE 3 TELLURIDE, CO 81435 P. (970) 728-5205 CONTACT: DAVE GERBER
<b>STRUCTURAL ENGINEER:</b> T.E.D.
<b>CIVIL ENGINEER:</b> UNCOMPANIGRE ENGINEERING P.O. BOX 3945 TELLURIDE, CO 81435 P. (970) 725-2693 CONTACT: DAVID BALLODE
<b>SURVEYOR:</b> SAN JUAN SURVEYING 102 SOCIETY DRIVE TELLURIDE, CO 81435 P. (970) 728-1128
<b>GEOTECHNICAL ENGINEER:</b> WESTERN TECHNOLOGIES 278 SAUNTER DRIVE NO. 2 DURANGO, CO 81303 P. (970) 375-3033 CONTACT: ROGER SOUTHWORTH
<b>LANDSCAPE DESIGNER:</b> SHERRY GROUP INC/TELLURIDE LAND WORKS 315 ADAMS RANCH ROAD P-2A MOUNTAIN VILLAGE, CO 81435 P. (970) 728-5555 CONTACT: MICHELLE SHERRY

**DESIGN REVIEW BOARD  
SET 4/26/2017**



ENTRY RENDERING

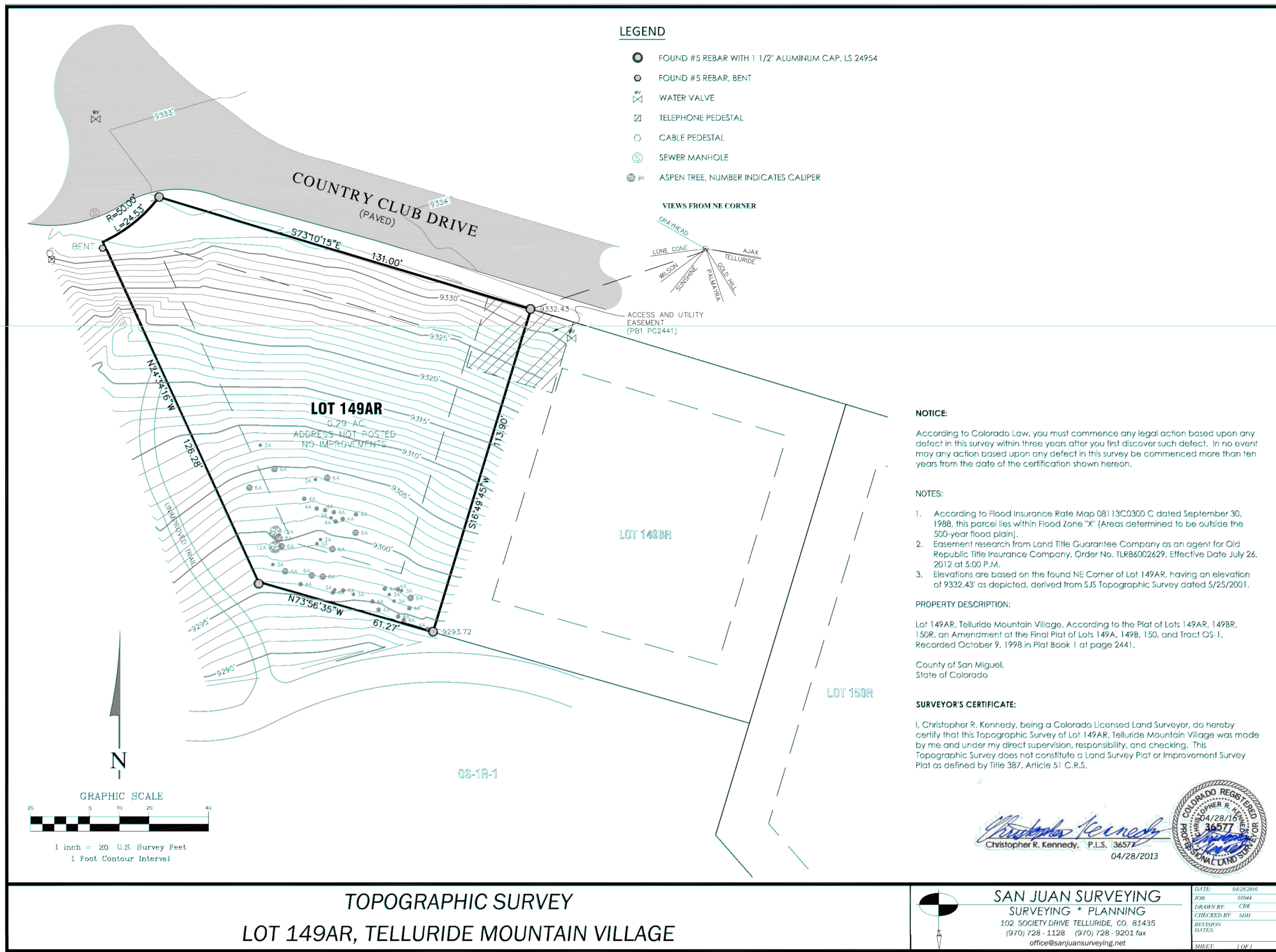


BACK RENDERING



W. 406-587-2597 F. 406-587-8415 212 S. TRACY, BOZEMAN MT 59715  
REIDSMITHARCHITECTS.COM

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**TOPOGRAPHIC SURVEY  
LOT 149AR, TELLURIDE MOUNTAIN VILLAGE**

**SAN JUAN SURVEYING**  
SURVEYING \* PLANNING  
102 SOCIETY DRIVE TELLURIDE, CO. 81435  
(970) 728-1128 (970) 728-9201 fax  
office@sanjuansurveying.net

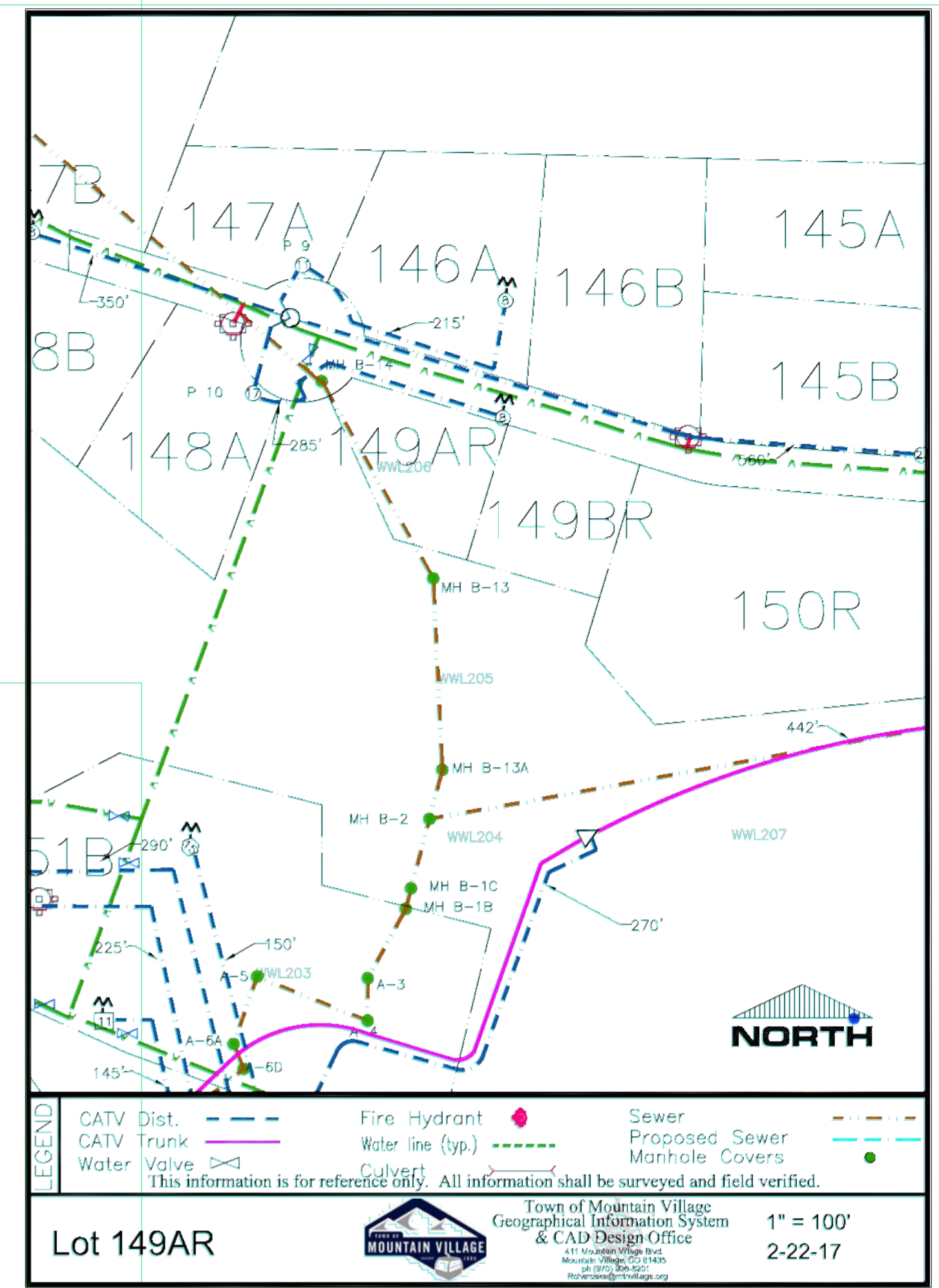
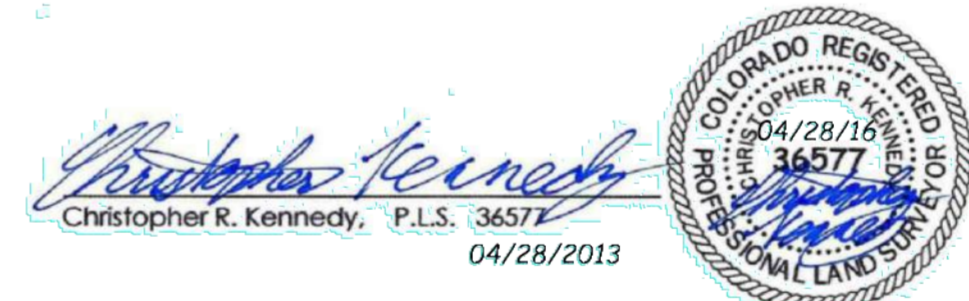
DATE: 04/25/2016  
JOB: 01044  
DRAWN BY: CRK  
CHECKED BY: SMH  
REVISION DATES:  
SHEET: 1 OF 1

**NOTICE:**  
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**NOTES:**  
1. According to Flood Insurance Rate Map 08113C0300 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).  
2. Easement research from Land Title Guarantee Company as an agent for Old Republic Title Insurance Company, Order No. TLR86002629. Effective Date July 26, 2012 at 5:00 P.M.  
3. Elevations are based on the found NE Corner of Lot 149AR, having an elevation of 9332.43' as depicted, derived from SJS Topographic Survey dated 5/25/2001.

**PROPERTY DESCRIPTION:**  
Lot 149AR, Telluride Mountain Village, According to the Plat of Lots 149AR, 149BR, 150R, an Amendment to the Final Plat of Lots 149A, 149B, 150, and Tract OS-1, Recorded October 9, 1998 in Plat Book 1 at page 2441.  
County of San Miguel,  
State of Colorado

**SURVEYOR'S CERTIFICATE:**  
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 149AR, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 387, Article 51 C.R.S.



Lot 149AR  
Town of Mountain Village  
Geographical Information System  
& CAD Design Office  
417 Mountain Village Blvd  
Telluride, CO 81435  
Tel: (970) 728-1128  
Fax: (970) 728-9201  
www.sanjuansurveying.net



**REIDSMITH**  
ARCHITECTS  
W. 40607 287 F. 406-861-9415 212 S. TRACY, BOZEMAN MT 59715  
REIDSMITHARCHITECTS.COM

CONTRACTOR: STRUCTURAL ENGINEER:  
CONTRACTOR: CONSTRUCTION, INC.  
238 E COLORADO AVE., SUITE 3  
TELLURIDE, CO 81435  
P: (970) 728-5205

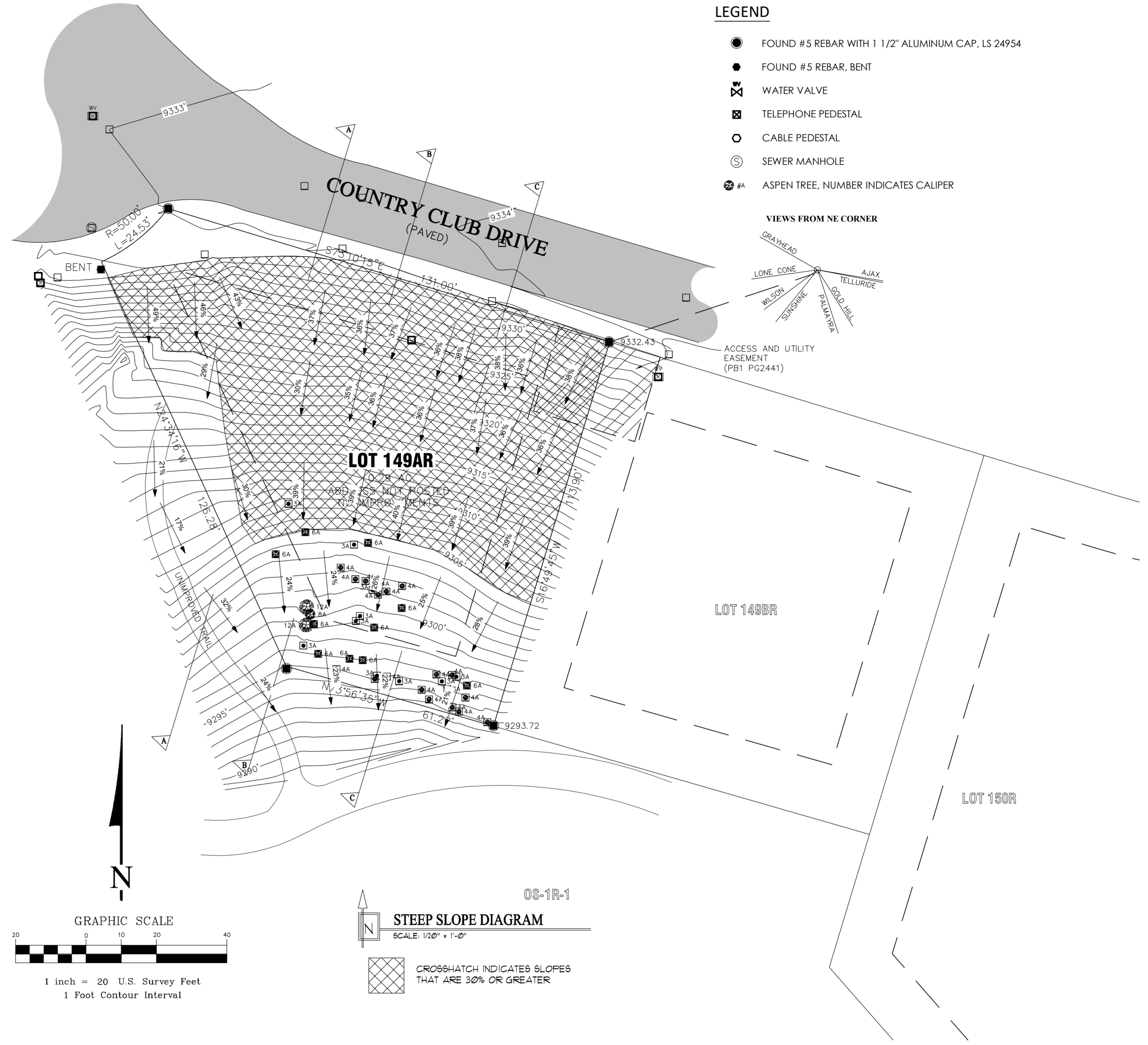
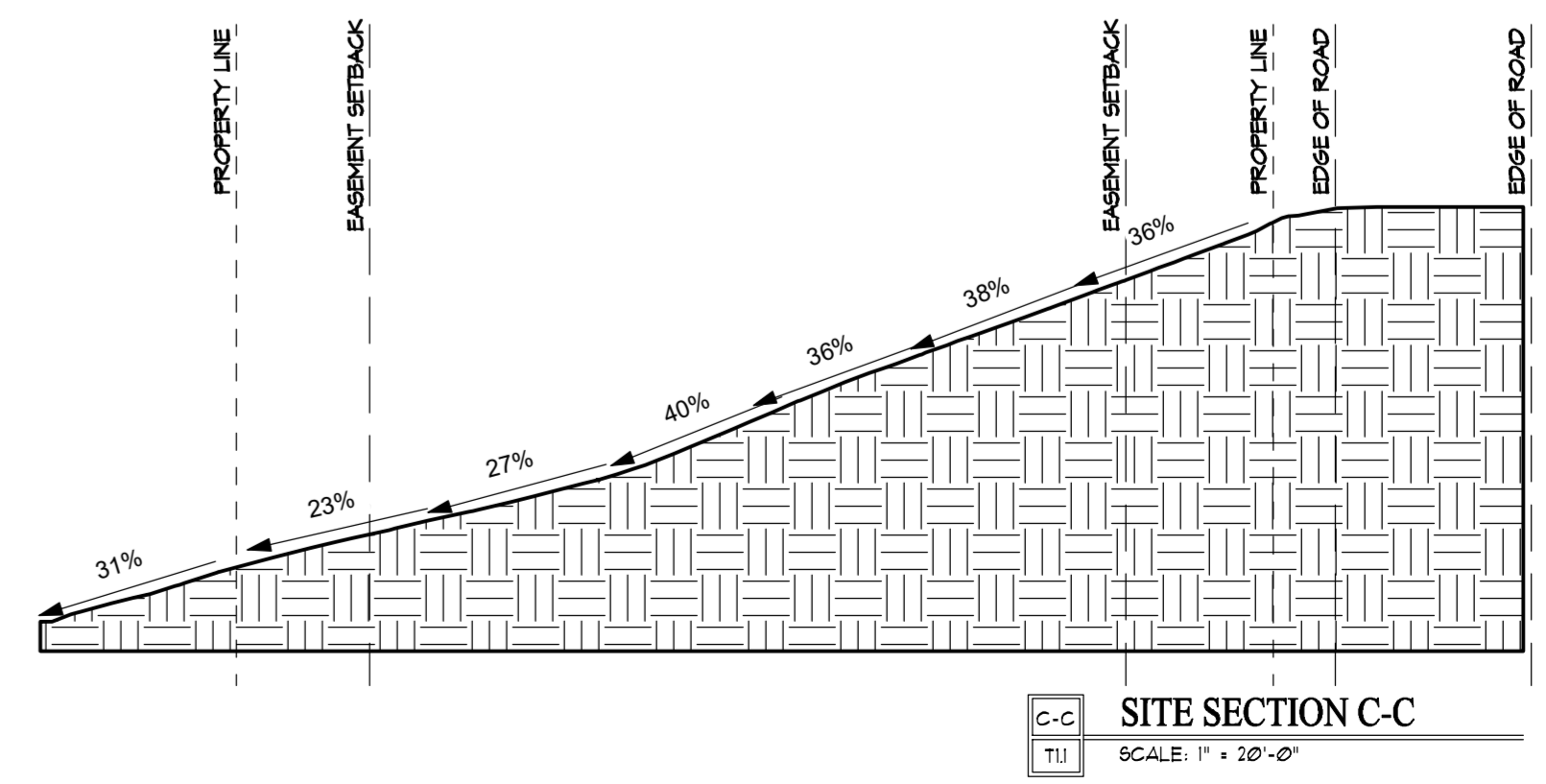
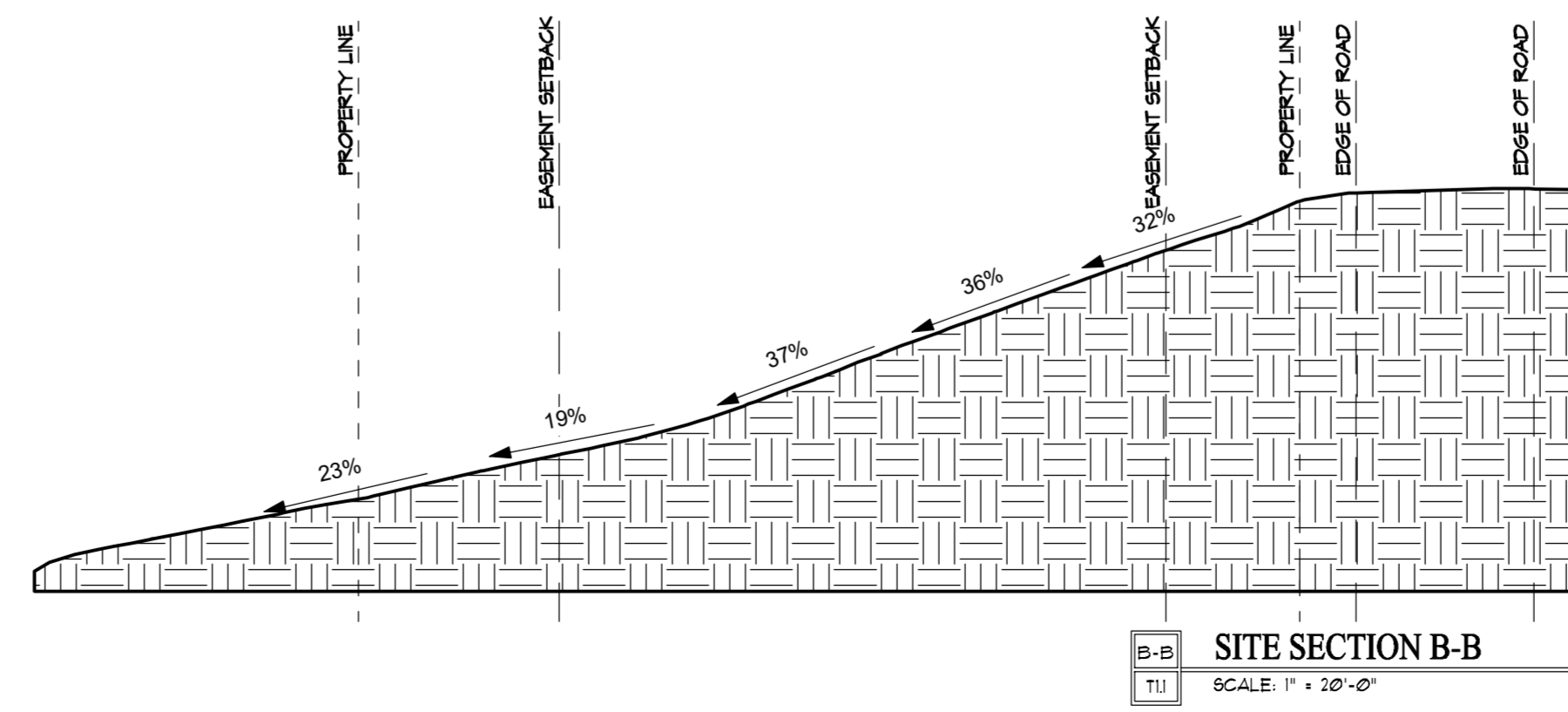
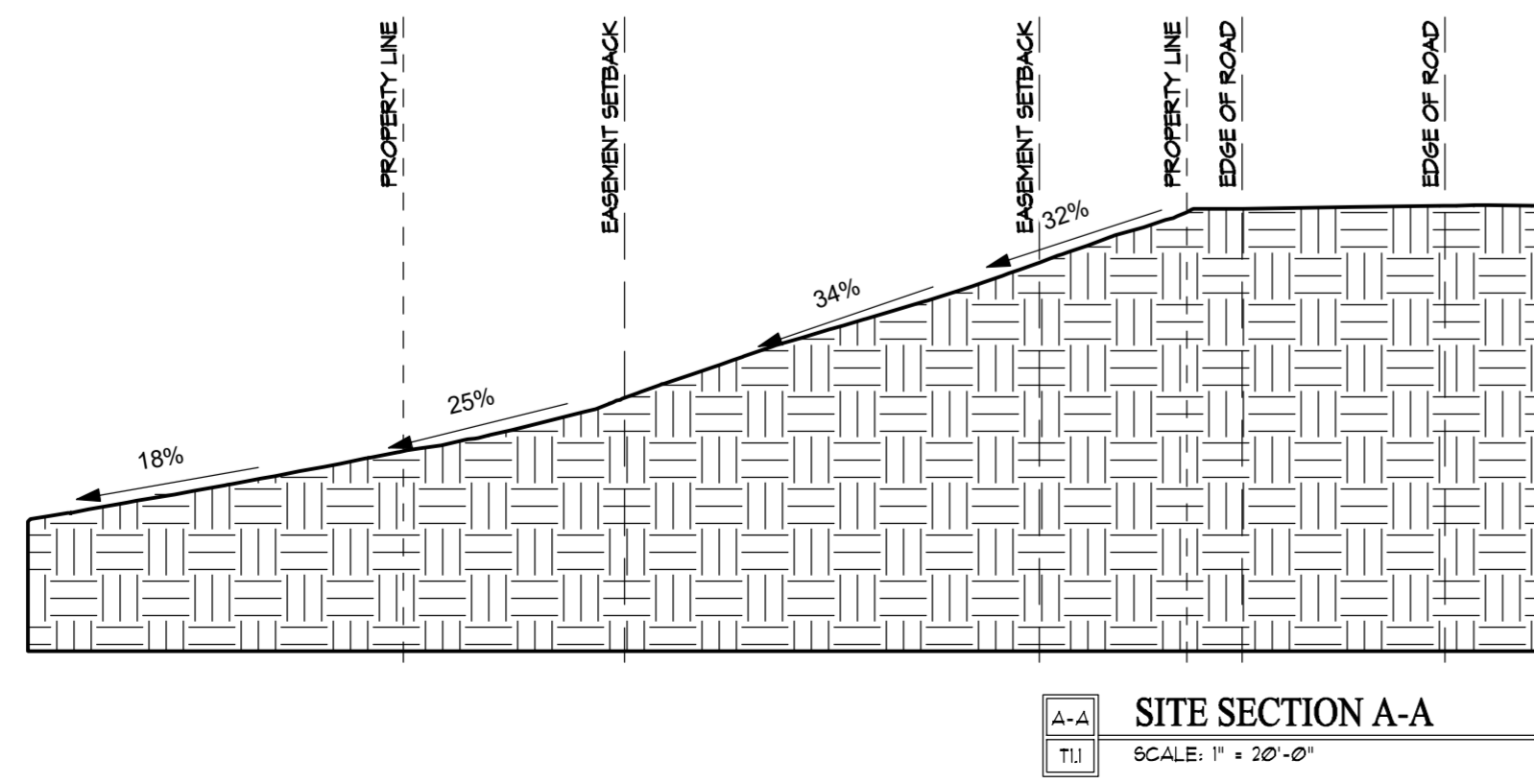
**LEGAL DESCRIPTION:**  
LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF LOTS 149A, 149B, 150 AND TRACT OS-1, TOWN OF MOUNTAIN VILLAGE, LOCATED WITHIN THE SW4 OF SEC 84 T49N R9W NMPM SAN MIGUEL COUNTY CO PLAT BK 1 PG 2441 CORN. 0.826C

SEAL: CHRISTOPHER R. KENNEDY, P.L.S. 36571, STATE OF COLORADO, LICENSED LAND SURVEYOR, 04/28/2013

A RESIDENCE FOR:  
**GEORGE & CYNTHIA BARUTHA**  
255 COUNTRY CLUB DR, MOUNTAIN VILLAGE, COLORADO 81435

DATE: 3/15/2017  
CONCEPTUAL WORKSESSION SET: 3/15/2017  
DESIGN REVIEW BOARD SET: 4/06/2017

**T1.0**



REIDSMITH  
 ARCHITECTS  
 W. 406-587-2287 F. 406-587-9415 212 S. TRACY, BOZEMAN MT 09715  
 REIDSMITHARCHITECTS.COM

---

CONTRACTOR: GERBER CONSTRUCTION, INC.  
 -238 E COLORADO AVE., SUITE 3  
 -TELLURIDE, CO 81435  
 P: (970) 728-5205

---

**LEGAL DESCRIPTION:**  
 LOT 149AR AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 149A, 149B, 149C AND  
 149D OF MOUNTAIN VILLAGE LOCATED  
 WITHIN THE SW 1/4 OF SEC 34 T-43N R-97W  
 MAP 341, MOUNTAIN COUNTY CO PLAT BK  
 1, PG 2491 COR. 0.28AC

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COLORADO LICENSED  
 LAND SURVEYOR  
 W. SWITTE  
 ARC 0040884  
 4/15/2017

---

DRAWING FOR:  
**GEORGE & CYNTHIA  
 BARUTHA**  
 255 COUNTRY CLUB DR, MOUNTAIN  
 VILLAGE, COLORADO 81435

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DATE: 3/15/2017  
 CONCEPTUAL WORKSESSION SET: 4/7/2017  
 DESIGN REVIEW BOARD SET:

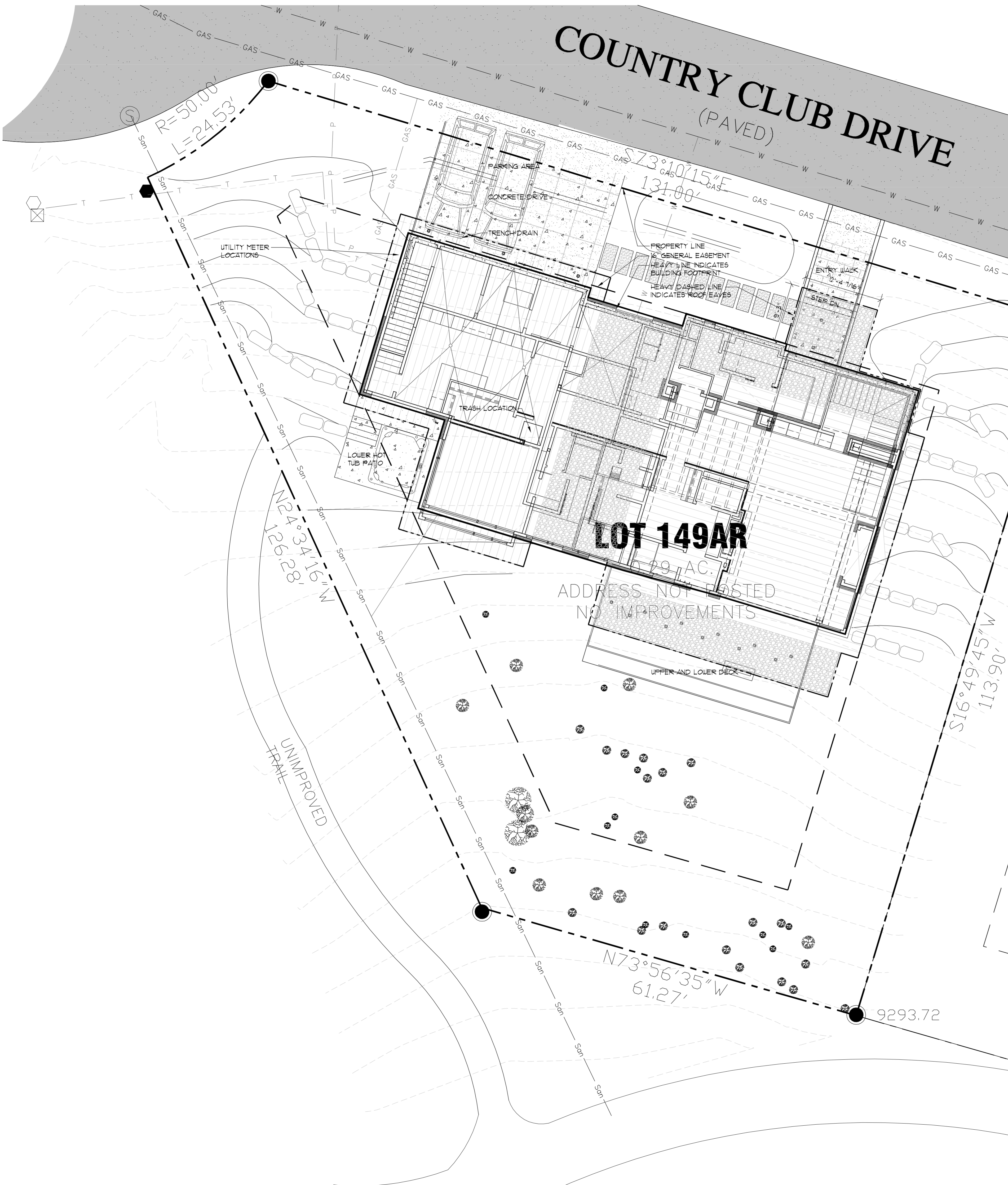
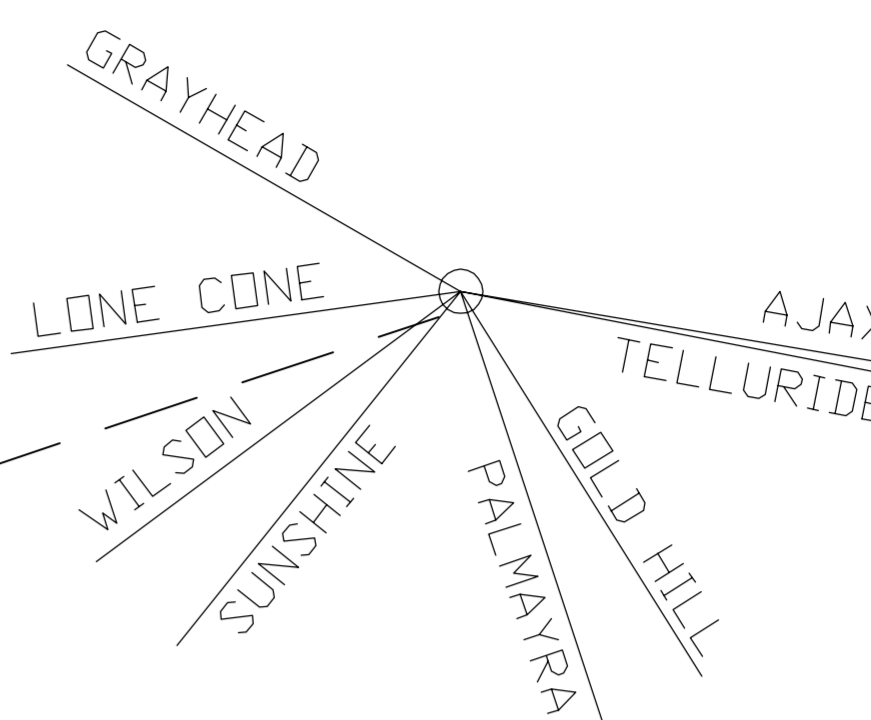
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T1.1



# COUNTRY CLUB DRIVE (PAVED)

## VIEWS FROM NE CORNER



ACCESS AND UTILITY EASEMENT (PBI 0402441)

**LOT 149AR**

ADDRESS NOT POSTED  
NO IMPROVEMENTS

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

PROJECT SUMMARY			
PROJECT ADDRESS	255 COUNTRY CLUB DR. MOUNTAIN VILLAGE, COLORADO 81435		
LOT NUMBER	149 AR		
LOT SIZE	0.29 ACRES		
ZONING	SINGLE FAMILY		
PROPOSED USE	SINGLE FAMILY		
STANDARDS FROM CDC			
MAXIMUM LOT COVERAGE	REQUIREMENT 40% MAXIMUM	PROPOSED 36%	NOTES 4504 SQ. FT. - BUILDING, WALKS, DECKS / 12461 SQ. FT. - SITE
BUILDING SETBACKS	16' GENERAL EASEMENTS		
NORTH	16'	-9'-3"	ENTRY 4 GARAGE ROOF ENCROACH -SEE VARIANCE REQUEST
SOUTH	16'	25'-5" TO GE	
EAST	16'	0' TO GE	
WEST	16'	-8'-11"	HOT TUB PATIO 4 ROOFS ENCROACH -SEE VARIANCE REQUEST
STEEP SLOPES	30%	N/A	SEE V10
MAXIMUM AVERAGE BUILDING HEIGHT	30' MAXIMUM (30' + 5' FOR GABLE)	25'-6"	COMPLIANT
MAXIMUM BUILDING HEIGHT	35' MAXIMUM (35' + 5' FOR GABLE)	39'-6"	SEE VARIANCE REQUEST
ROOF PITCH	MULTIPLE FORMS THAT EMPHASIZE SLOPED PLANES, VARIED RIDGE LINES AND VERTICAL OFFSETS		
PRIMARY		3/4" x 12 STANDING BEAM METAL	
SECONDARY		FLAT ROOF BALLAST ROOF	
EXTERIOR MATERIALS			
STONE	35%	35%	
WOOD	25% (NO REQUIREMENT)	14%	
WINDOW/DOORS	40% MAXIMUM FOR WINDOWS	35%	
METAL ACCENTS	SPECIFIC APPROVAL	16%	
PARKING	2 ENCLOSED AND 2 SURFACE	2 ENCLOSED AND 2 SURFACE	

REIDSMITH ARCHITECTS  
 W. 4040 28TH F. 800-861-9415 2125 TRACY, BOZEMAN MT 09715  
 REIDSMITHARCHITECTS.COM

CONTRACTOR: GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

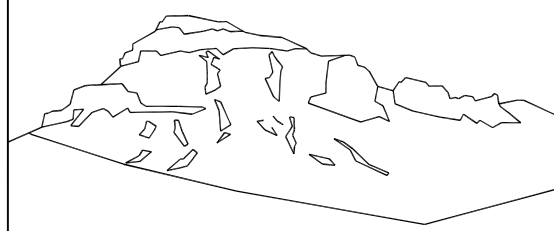
**LEGAL DESCRIPTION:**  
 LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF LOTS 148A, 148B, 149 AND 149A OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW4 OF SEC 34 T43N R9E NMPM SA, SANGRE DE CRISTO COUNTY, CO PLAT BK 1, PG 2491 COR. 0.28AC

COLORADO LICENSED ARCHITECT  
 BARBARA W. SUITE  
 ARC-0040884  
 4/26/2017

A RESIDENCE FOR:  
**GEORGE & CYNTHIA BARUTHA**  
 255 COUNTRY CLUB DR. MOUNTAIN VILLAGE, COLORADO 81435

DATE: 3/15/2017  
 CONCEPTUAL WORKSESSION SET: 4/26/2017  
 DESIGN REVIEW BOARD SET:

C1.0



Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2017-04-25

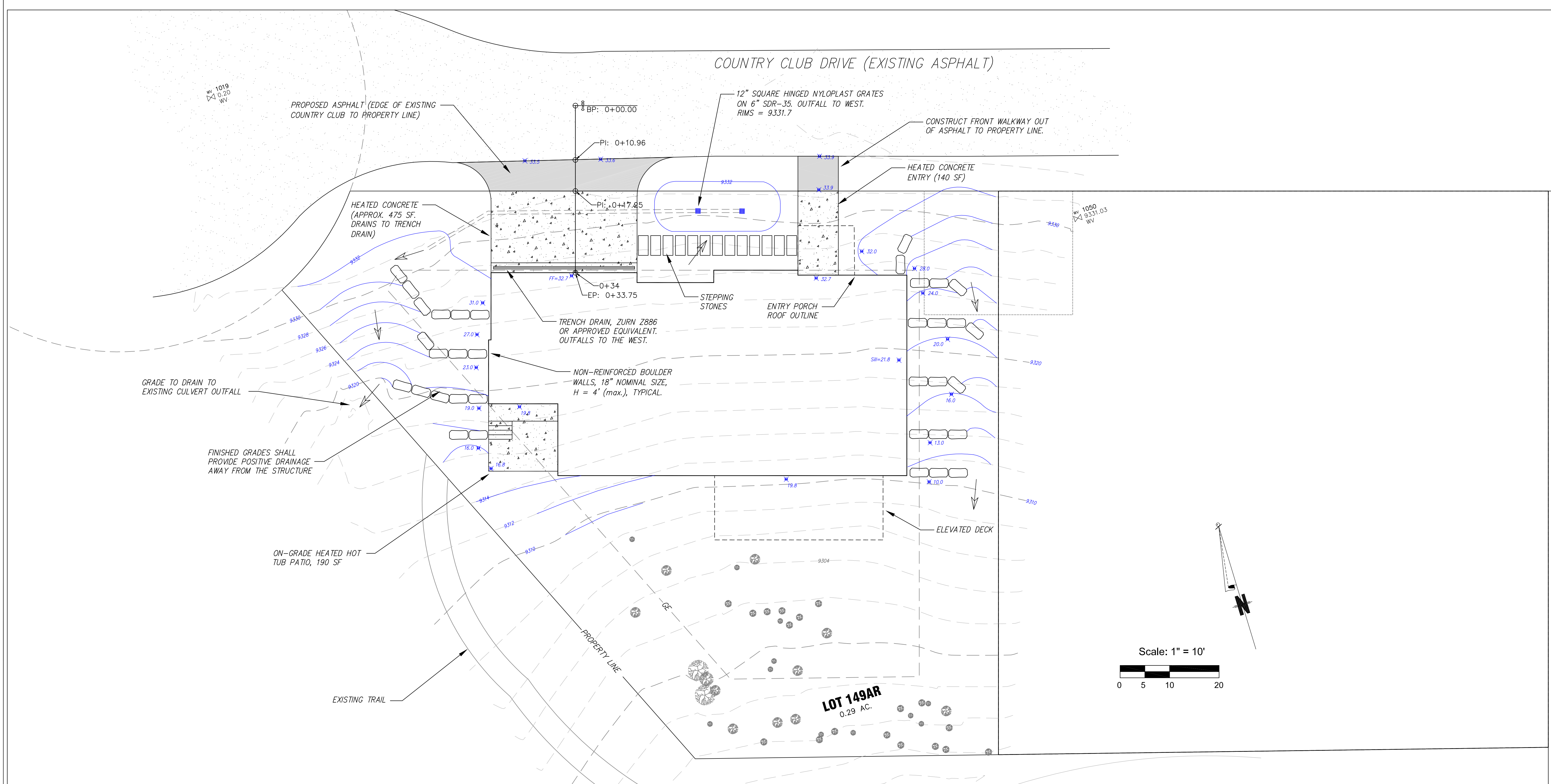
Barutha Residence  
Lot 149 AR  
Mtn. Village, CO

NOT FOR CONSTRUCTION

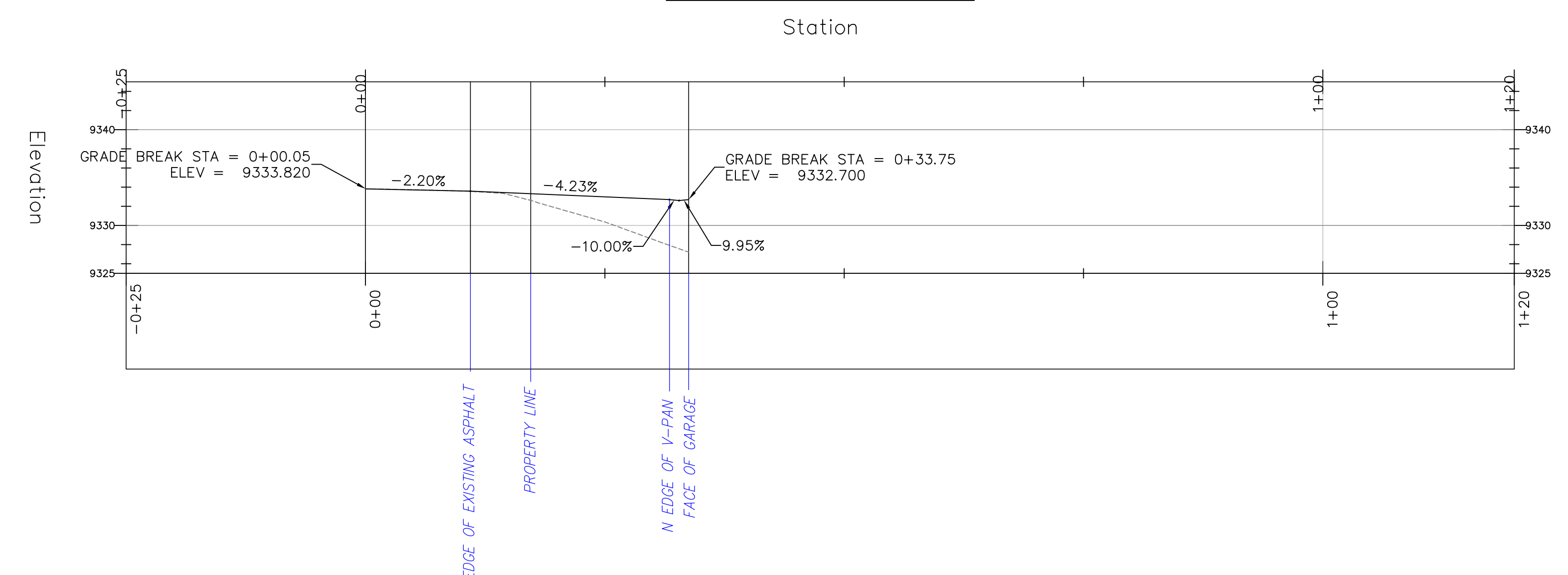
CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

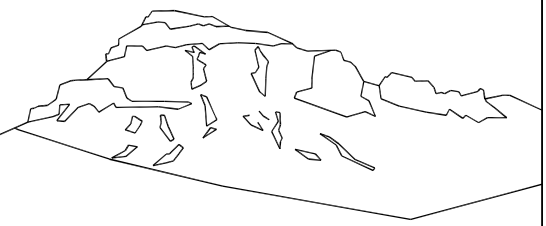
Grading  
and  
Drainage  
Plan

C1



Driveway Profile





Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2017-04-25

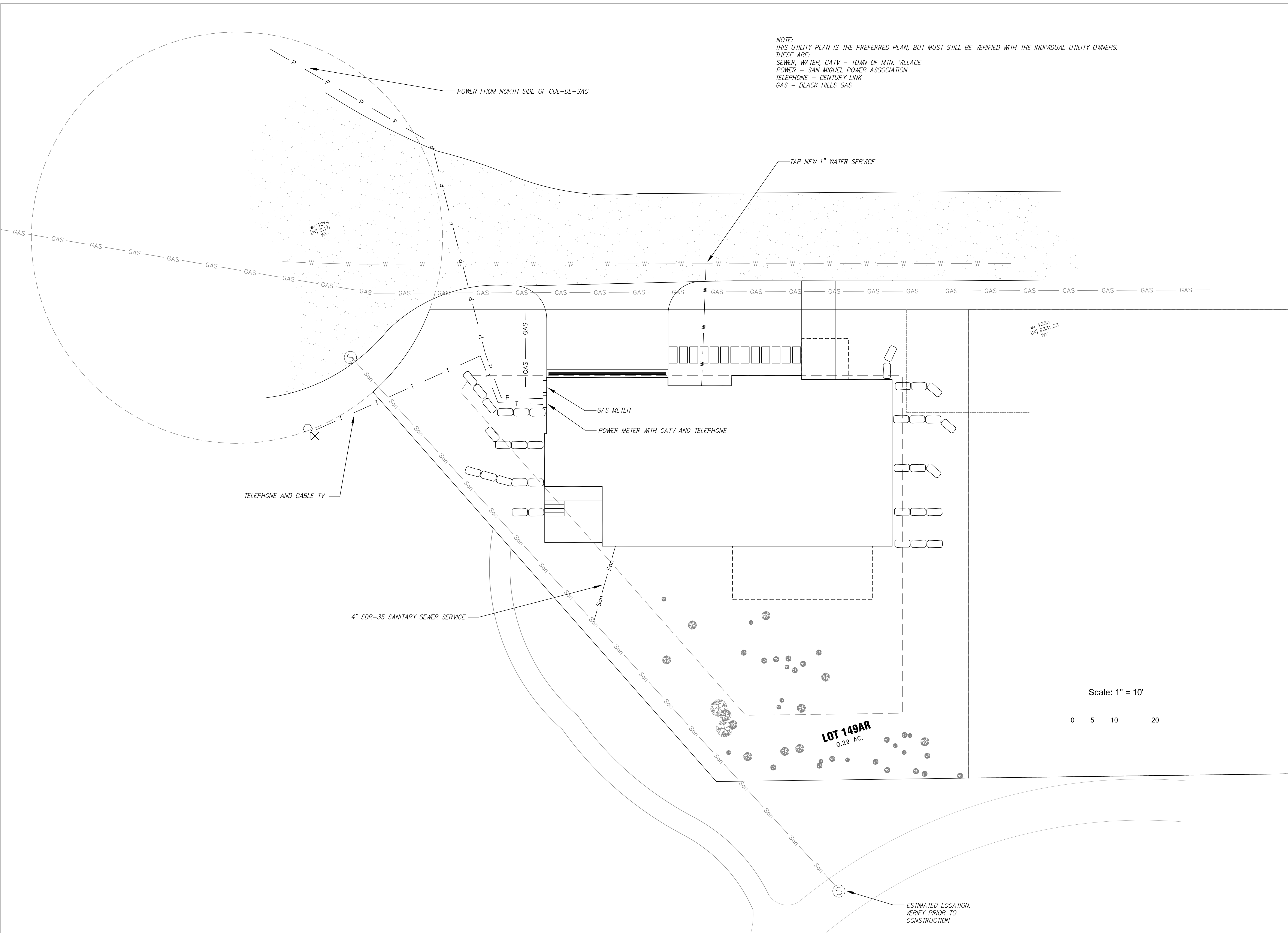
Barutha Residence  
Lot 149 AR  
Mtn. Village, CO

NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Conceptual  
Utility  
Plan

C2



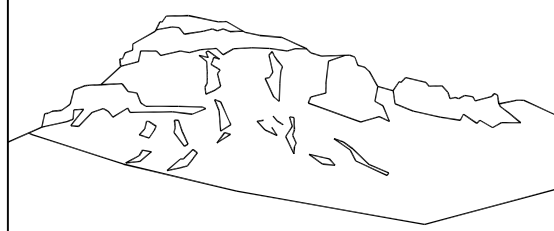
NOTE:  
THIS UTILITY PLAN IS THE PREFERRED PLAN, BUT MUST STILL BE VERIFIED WITH THE INDIVIDUAL UTILITY OWNERS.  
THESE ARE:  
SEWER, WATER, CATV - TOWN OF MTN. VILLAGE  
POWER - SAN MIGUEL POWER ASSOCIATION  
TELEPHONE - CENTURY LINK  
GAS - BLACK HILLS GAS

Scale: 1" = 10'

0 5 10 20

LOT 149AR  
0.29 AC.

ESTIMATED LOCATION.  
VERIFY PRIOR TO  
CONSTRUCTION



Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2017-04-25

Barutha Residence  
Lot 149 AR  
Mtn. Village, CO

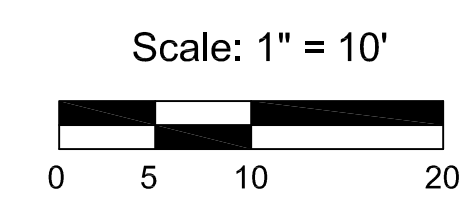
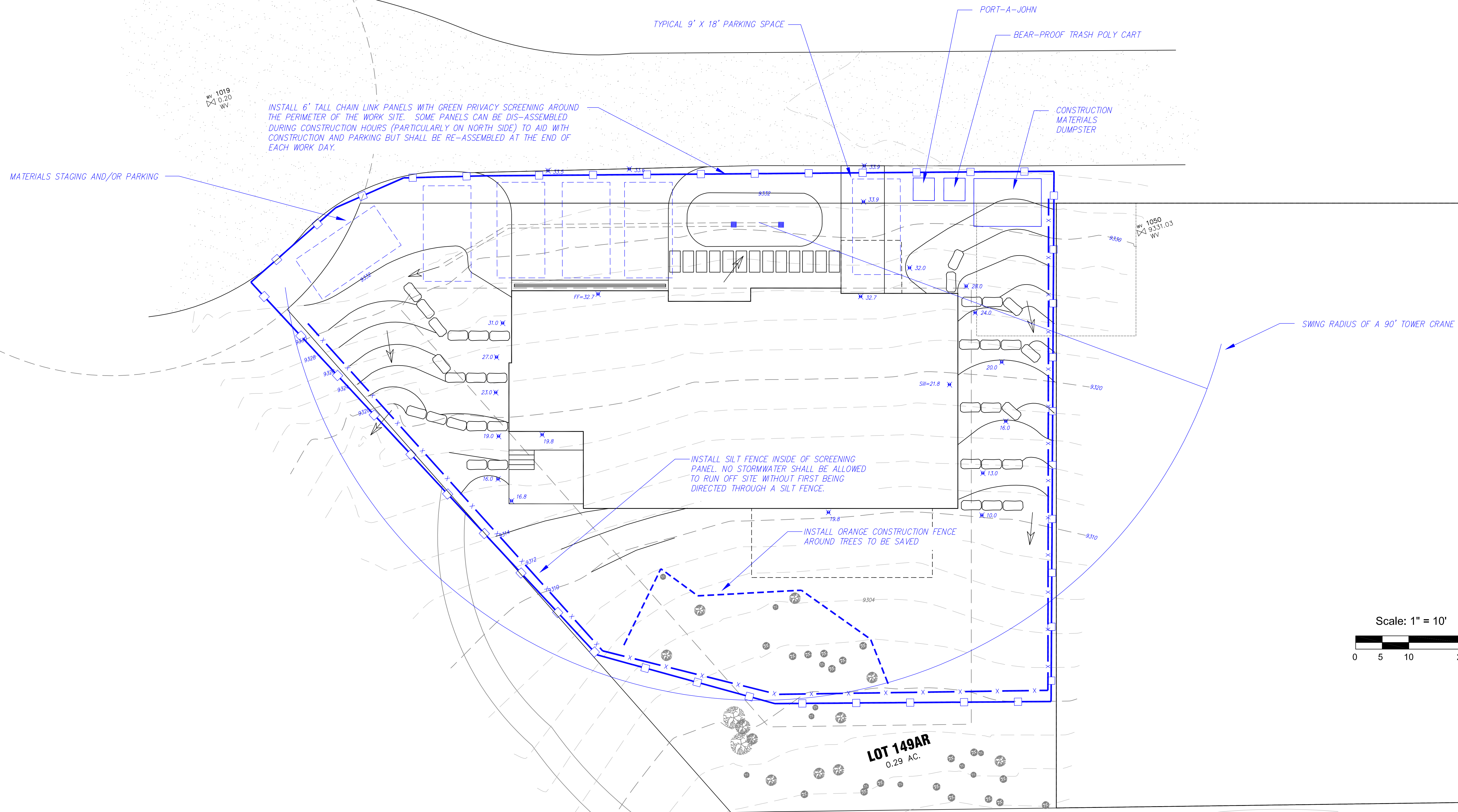
NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Construction  
Mitigation  
Plan

C3

ROAD CLOSURE NOTES:  
A PERMANENT CRANE WITH A 90' REACH IS SHOWN. IT WILL BE SET UP WITHIN THE PROPERTY LINES.  
THE CONCRETE PUMP TRUCK SHALL BE POSITIONED IN COUNTRY CLUB SO THAT AT LEAST ONE LANE  
WILL ALWAYS BE OPEN TO THE NORTH OF THE SITE.  
  
IF BOTH LANES HAVE TO BE CLOSED FOR ANY REASON, FLAGGERS SHALL BE POSITIONED ON EITHER  
SIDE OF THE WORK. UNDER NO CIRCUMSTANCES WILL COUNTRY CLUB BE CLOSED OVERNIGHT.

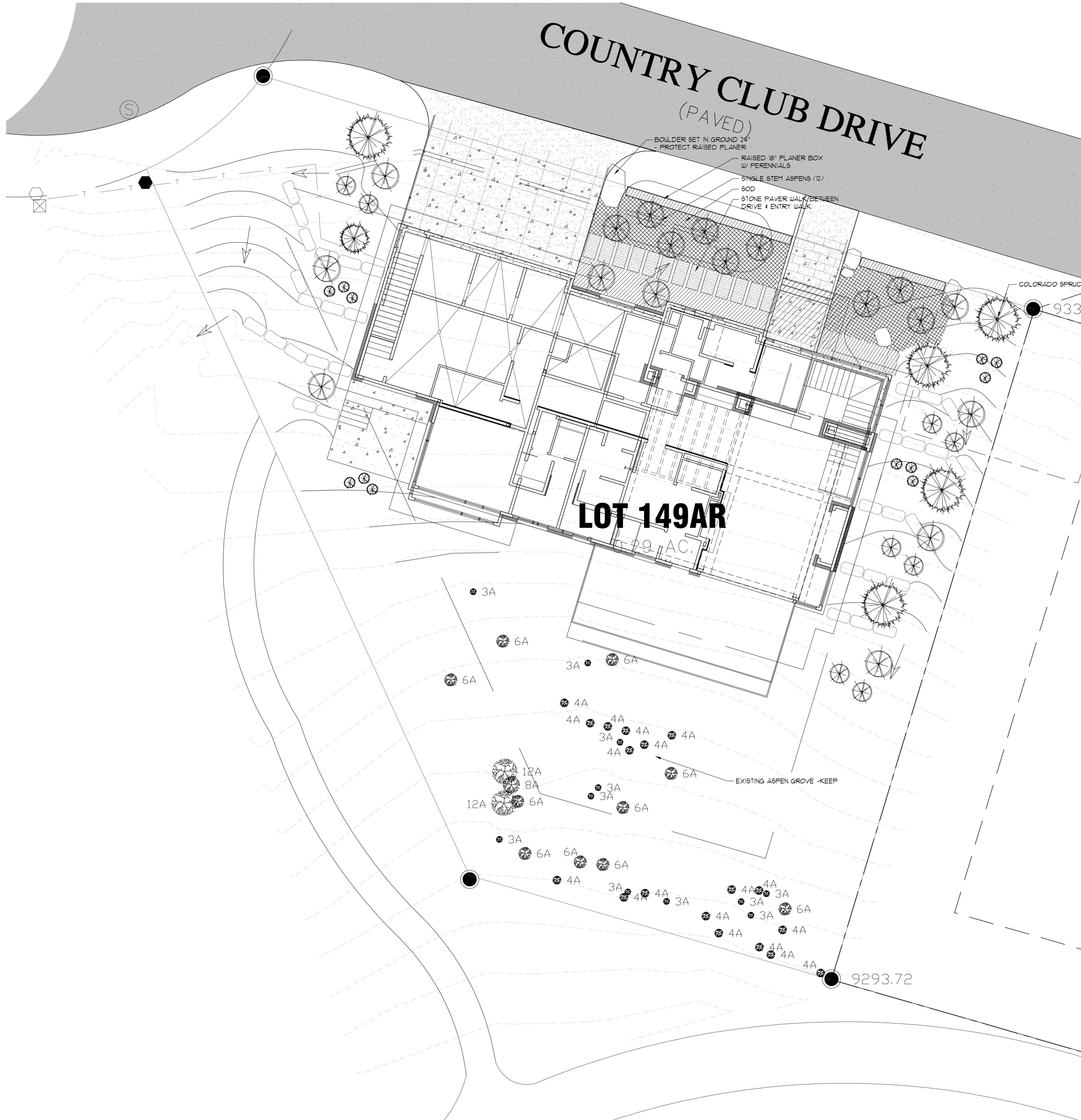


- CONSTRUCTION MITIGATION NOTES:
- THE CONSTRUCTION MITIGATION REQUIREMENTS LISTED IN SECTION 17.7.19 SHALL BE FOLLOWED. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO:
1. CONCRETE, GROUT, AND PAINT MUST HAVE A WASH-OUT AREA AWAY FROM WETLANDS AND STREAMS.
  2. NO PAINT, STAINS, SOLVENTS, OR CHEMICALS MAY BE Poured OR DISPOSED OF ON THE PROPERTY. DISPOSAL OF THOSE ITEMS SHALL FOLLOW HAZARDOUS MATERIALS DISPOSAL PROCEDURES.
  3. TREES TO BE SAVED SHALL BE SEPARATED BY THE CHAIN LINK AS SHOWN.
  4. NO DOGS SHALL BE ALLOWED ON THE CONSTRUCTION SITE.
  5. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR DUST AND AIRBORNE PARTICLE CONTROL.
  6. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED TO PREVENT TRACKING OF SOIL, ROCKS, OR OTHER DEBRIS ONTO COUNTRY CLUB DRIVE. THE CONTRACTOR SHALL INSTALL CLEAN GRAVEL IN THE PARKING AREAS AND ADD AS NECESSARY THROUGHOUT THE DURATION OF THE PROJECT. IF DEBRIS IS TRACKED ONTO COUNTRY CLUB, IT MUST BE REMOVED BY THE END OF DAY.

# COUNTRY CLUB DRIVE (PAVED)

## CONCEPTUAL LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



LANDSCAPE LEGEND	
	SHRUB - MIX OF SHRUBS 4 IN AND 5 GALLON DECIDUOUS SHRUBS INCLUDE MIX OF PRUNUS VIRGINIANA, MELANOCARPA, SAMBUCUS RUBENS, POTENTILLA FRUTICOSA, ALNUS INCANA TENIFOLIA AND ARTEMISIA CANA SITE LOCATED BY DESIGNER
	ASPEN - POPULUS TREMULOIDES- MIX SINGLE/MULTI STEM 2" TO 4"
	COLORADO BLUE SPRUCE - PICEA FUNGENS- MIX 10 FEET TO 16 FEET
	RAISED PLANTER BOX
	SOD
	PERENNIALS - PERENNIAL BEDS PLANTED WITH MIX OF GRASS, HELICTOTRICHON SEMPERVIRENS, GRASS, FESTUCA GLAUCA, DIANTHUS, AQUILEGIA NERIFIDA, MONARDA, AGHILLEA, MILLEROLIM, ACONITUM VAPILLUS, LUPINUS, CERASTIUM TOMENTOSUM, VERONICA FILIFORMIS, GALIUM ODORATUM AND OTHERS DEPENDING ON AVAILABILITY SITE LOCATED BY PROJECT DESIGNER
	LANDSCAPE BOULDER

### IRRIGATION NOTES

- ALL IRRIGATION MATERIALS SHALL BE CONTRACTOR'S GRADE RAIN BIRD OR HUNTER PARTS.
- SYSTEM SHALL INCLUDE ELECTRICAL WIRING OF VALVES AND CLOCK.
- SYSTEM SHALL INCLUDE AUTOMATIC CLOCK, DRAIN, SHUT OFF, VALVES, VALVE BOXES, PIPE AND HEADS.
- BACKFLOW PREVENTER AND WATER LINE STUB OUT SHALL BE PROVIDED BY CONTRACTOR AND SHALL INCLUDE TIE INTO ONE INCH COPPER LINE WITH MALE OR FEMALE ADAPTOR AND INTERNAL DRAIN.
- ALL WALKWAYS AND DRIVEWAY SHALL HAVE 4 INCH PVC SLEEVE PROVIDED BY CONTRACTOR.
- GFI EXTERNAL OUTLET OR CLOCK HARD WIRING SHALL BE PROVIDED BY CONTRACTOR.
- ALL REVEGETATION AREAS SHALL BE IRRIGATED WITH IMPACT ROTOR HEADS.
- ALL SMALLER SOD ZONES SHALL BE IRRIGATED WITH POP UP HEADS.
- ALL LARGER SOD ZONES SHALL BE IRRIGATED WITH IMPACT ROTOR HEADS.
- ALL PERENNIAL BEDS SHALL HAVE POP UP OR POP UP MISTER HEADS.
- ALL TREES SHALL HAVE 2 STAKED DRIP SET UPS AND BE ON A DRIP ZONE.
- SYSTEM SHALL HAVE AN OVERRIDING MASTER VALVE.
- SYSTEM SHALL INCLUDE INSTALLATION OF A RAIN SENSOR AND/OR SMART IRRIGATION CONTROL BOX WITH WEATHER ADJUSTMENT CAPABILITY.

### IRRIGATION SYSTEM REQUIREMENTS

- A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
- INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN.
- HEAD TO HEAD OR DOUBLE COVERAGE.
- A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM.
- SELF SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN.
- LOW ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREA OF TURF AND LOW GROWING VEGETATION.

### REVEGETATION NOTES

- ALL REVEGETATION SHALL BE IN COMPLIANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS.
- SUBSOIL SURFACE SHALL BE TILLED TO A DEPTH OF 4 TO 6 INCHES ON ALL NON FILL AREAS.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4 TO 6 INCHES OVER ALL REVEGETATION AREAS.
- REVEGETATION SHALL BE DONE WITH SCREENED TOPSOIL AND MIXED WITH SITE TOPSOIL TO PREVENT CREATION OF HARDPAN LAYERS.
- ALL SEED SHALL BE SPREAD AT A RATIO THAT MEETS OR EXCEEDS THE POUND PER SQUARE FOOT RATIO AS STATED BY THE MANUFACTURER'S LABEL.
- ALL SEED SHALL BE RAKED IN IMMEDIATELY AFTER TOPSOIL PREPARATION TO REDUCE NOXIOUS WEED DEVELOPMENT AND EROSION.
- ALL REVEGETATION AREAS SHALL BE MULCHED WITH BACK TO EARTH ORGANIC MULCH AND NOT STRAW OR HAY TO PREVENT SEEDING OF HAY.
- BACK TO EARTH ORGANIC MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING TO A DEPTH ADEQUATE FOR TOPDRESSING.
- SLOPES WITH GREATER THAN A 3:1 RATIO SHALL HAVE EROSION CONTROL NET IF BROADCAST SEEDING CANNOT BE QUICKLY ESTABLISHED.
- ALL REVEGETATION SEEDING NEAR BUILDING AND DRIVEWAYS SHALL BE SEEDING WITH LOW GROW GRASS SEED.
- ALL DISTURBED AREAS AWAY FROM BUILDINGS, EASEMENTS AND ANY OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDING WITH MOUNTAIN MIX NATIVE GRASS SEED.

### SEED MIXTURE NOTES

NATIVE GRASS MIX (GENERAL REVEGETATION AREAS)	
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

LOW GROW GRASS MIX (AREAS CLOSEST TO BUILDINGS AND DRIVEWAY)	
CREsted WHEATGRASS	30%
BLUE FESCUE	20%
DWARF PERENNIAL RYEGRASS	25%
CANADA BLUEGRASS	15%
CHEWINGS FESCUE	10%

### GENERAL SITE WORK TREE AND PLANTING NOTES

- ANY EXISTING TREES MARKED ON PLAN FOR PRESERVATION SHALL BE FENCED WITH TREE PROTECTION.
- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT DESIGNER.
- ALL NEWLY PLANTED AND IRRIGATED TREES AND SHRUBS SHALL BE GUARANTEED FOR TWO GROWING SEASONS PROVIDED TELLURIDE LAND WORKS IS PROVIDING SUMMER MAINTENANCE SERVICES.
- ALL LARGE DECIDUOUS TREES SHALL BE GUYED AND STAKED FOR ONE GROWING SEASON.
- ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A SCREENED TOPSOIL/ORGANIC SOIL AMENDMENT MIXTURE AT A RATIO OF 2:1.
- PERENNIAL BEDS SHALL BE TILLED TO AN 8 INCH DEPTH AND AMENDED WITH SCREENED TOPSOIL AND ORGANIC SOIL AMENDMENT.
- PERENNIALS PLANTED AT A SQUARE FOOT RATIO OF 25:1 WITH 6 ONE GALLON CONTAINERS EQUAL TO 1 FLAT PERENNIAL FLOWER.
- ALL PERENNIAL AND SHRUBS PLANTINGS SHALL BE FIELD LOCATED BY PROJECT DESIGNER.
- ALL PERENNIAL BEDS SHALL BE MULCHED WITH BACK TO EARTH ORGANIC MULCH TO A MINIMUM DEPTH OF 2 INCHES.
- SITE SHALL HAVE ADEQUATE DRAINAGE TO PREVENT STANDING WATER AND PROTECT NATURAL WATERSHED AREAS.
- TOPSOIL FROM SITE IN SECTIONS NOT CONTAINING NOXIOUS WEED SEEDS SHALL BE MOVED DURING CONSTRUCTION, STOCKPILED ON SITE AND REDISTRIBUTED WITH FINAL GRADE WHERE POSSIBLE.
- ALL PLANT MATERIAL SHALL BE NON-NOXIOUS AS SPECIFIED WITHIN SAN MIGUEL COUNTY.
- ALL DEBRIS FROM SITE WORK AND LANDSCAPING SHALL BE REMOVED FROM SITE UPON PROJECT COMPLETION.

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**REIDSMITH**  
 ARCHITECTS  
 400 S. 1ST ST., SUITE 100  
 TELLURIDE, CO 81435  
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 REIDSMITHARCHITECTS.COM

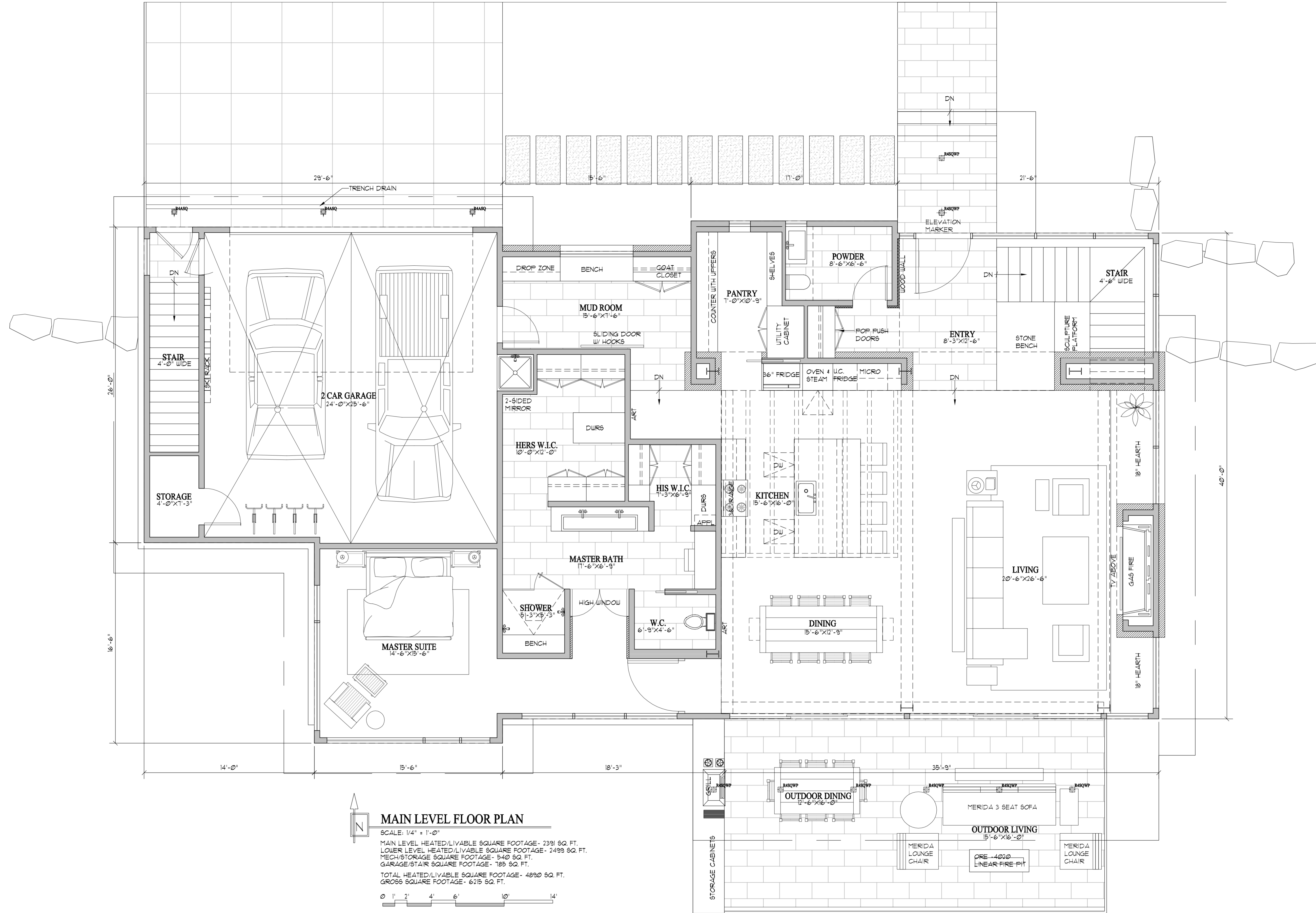
STRUCTURAL ENGINEER:  
 GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

LEGAL DESCRIPTION:  
 LOT 149AR AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 148A, 148B, 149A AND  
 149B, TOWN OF MOUNTAIN VILLAGE, LOCATED  
 WITHIN THE SW 1/4 SEC 34 T48N R07E  
 NMPM SAN MIGUEL COUNTY PLAT BK  
 1, PG 8441, CONT. 8, 286.

A RESIDENCE FOR:  
**GEORGE & CYNTHIA**  
**BARUTHA**  
 255 COUNTRY CLUB DR, MOUNTAIN  
 VILLAGE, COLORADO 81435

DATE:  
 3/15/2017  
 4/26/2017  
 CONCEPTUAL WORKSESSION SET  
 DESIGN REVIEW BOARD SET

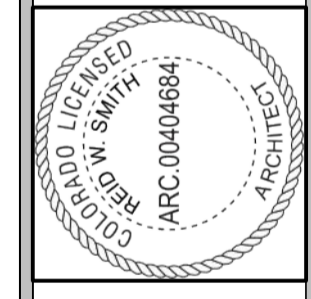
DRAWING:  
 L1.0



**MAIN LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 MAIN LEVEL HEATED/LIVABLE SQUARE FOOTAGE - 2391 SQ. FT.  
 LOWER LEVEL HEATED/LIVABLE SQUARE FOOTAGE - 2499 SQ. FT.  
 MECH/STORAGE SQUARE FOOTAGE - 540 SQ. FT.  
 GARAGE/STAIR SQUARE FOOTAGE - 185 SQ. FT.  
 TOTAL HEATED/LIVABLE SQUARE FOOTAGE - 4890 SQ. FT.  
 GROSS SQUARE FOOTAGE - 625 SQ. FT.

CONTRACTOR: GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

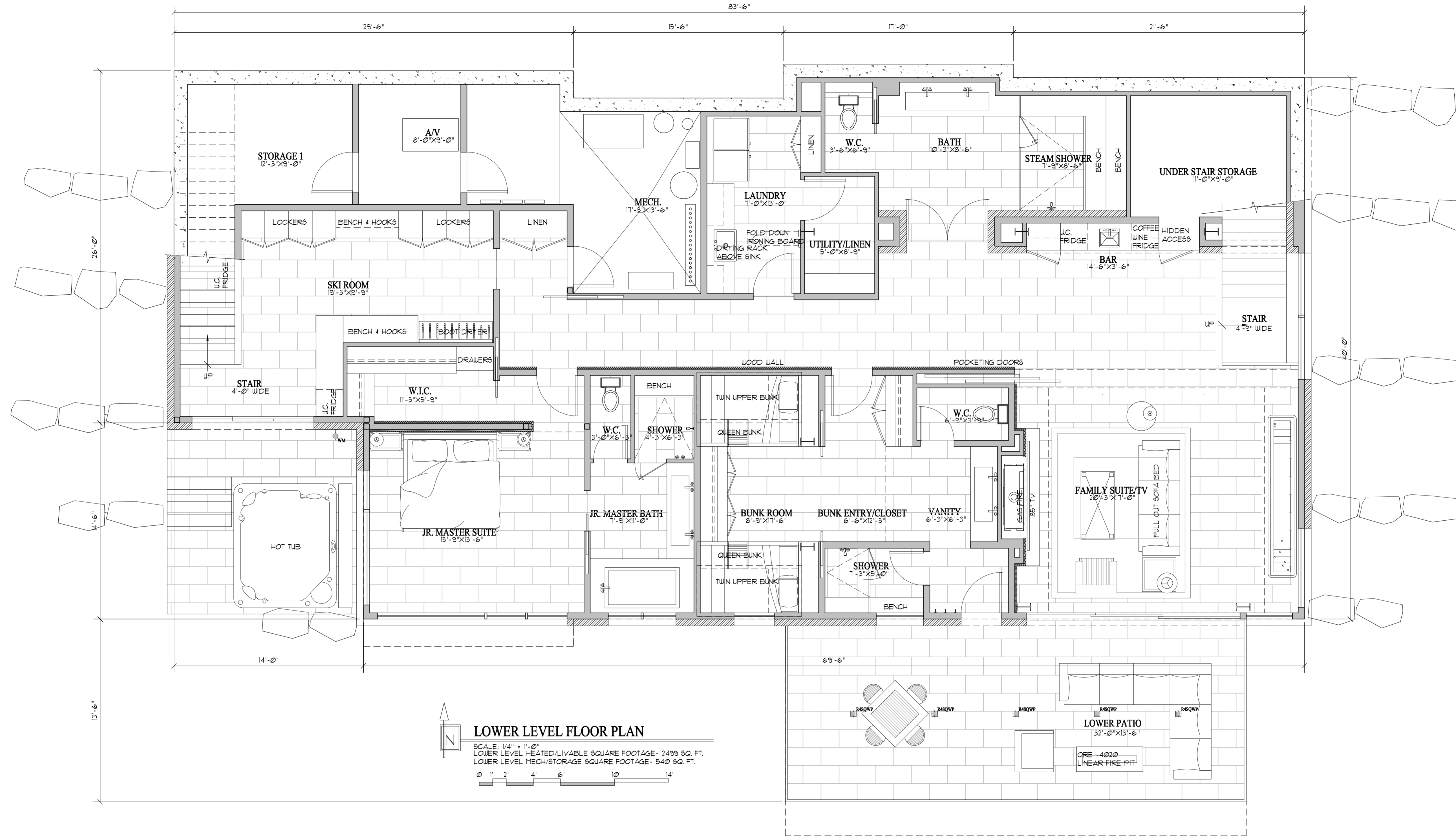
LEGAL DESCRIPTION:  
 LOT 149A AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 148A, 149A, 150 AND  
 151 OF MOUNTAIN VILLAGE LOCATED  
 WITHIN THE SW4 OF SEC 34 T48N R9E  
 NMPM SA, SAGUOLA COUNTY CO PLAT BK  
 1 PG 2441 CONT 0-2826



A RESIDENCE FOR:  
**GEORGE & CYNTHIA BARUTHA**  
 255 COUNTRY CLUB DR, MOUNTAIN VILLAGE, COLORADO 81435

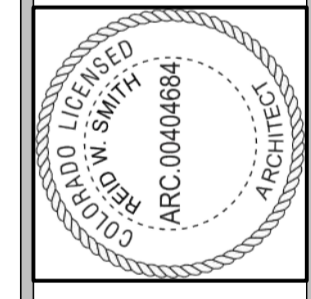
DRAWING DATE: 3/15/2017  
 CONCEPTUAL WORKSESSION SET: 4/26/2017  
 DESIGN REVIEW BOARD SET:

**A1.0**



CONTRACTOR: GERBER CONSTRUCTION, INC.  
 -238 E COLORADO AVE., SUITE 3  
 -TELLURIDE, CO 81435  
 P: (970) 728-5205

LEGAL DESCRIPTION:  
 LOT 149A AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 148A, 148B, 149A AND  
 149B OF MOUNTAIN VILLAGE LOCATED  
 WITHIN THE SW 1/4 OF SEC 34 T43N R9W  
 NMPM SA, SANGRE DE CRISTO COUNTY CO PLAT BK  
 1 PG 8441 CONT. 8.2.8.0

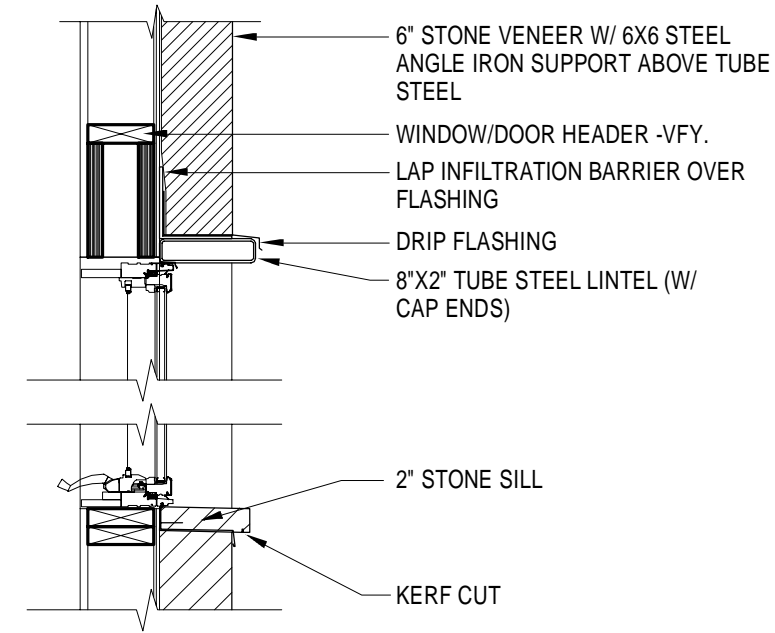


A RESIDENCE FOR:  
**GEORGE & CYNTHIA BARUTHA**  
 255 COUNTRY CLUB DR, MOUNTAIN  
 VILLAGE, COLORADO 81435

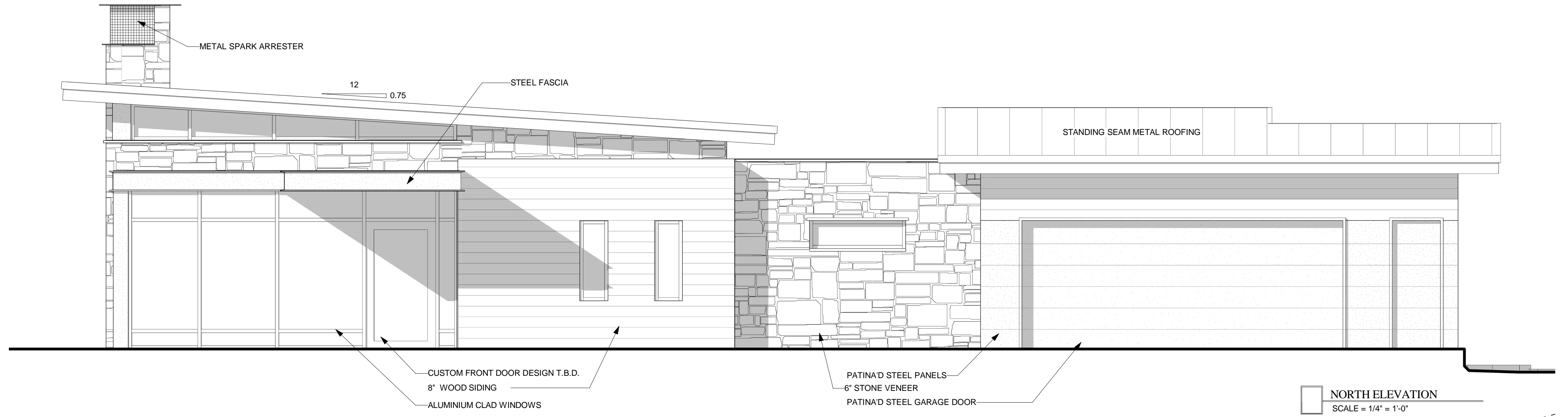
DATE: 3/15/2017  
 CONCEPTUAL WORKSESSION SET: 4/26/2017  
 DESIGN REVIEW BOARD SET:

DRAWING: **A1.1**

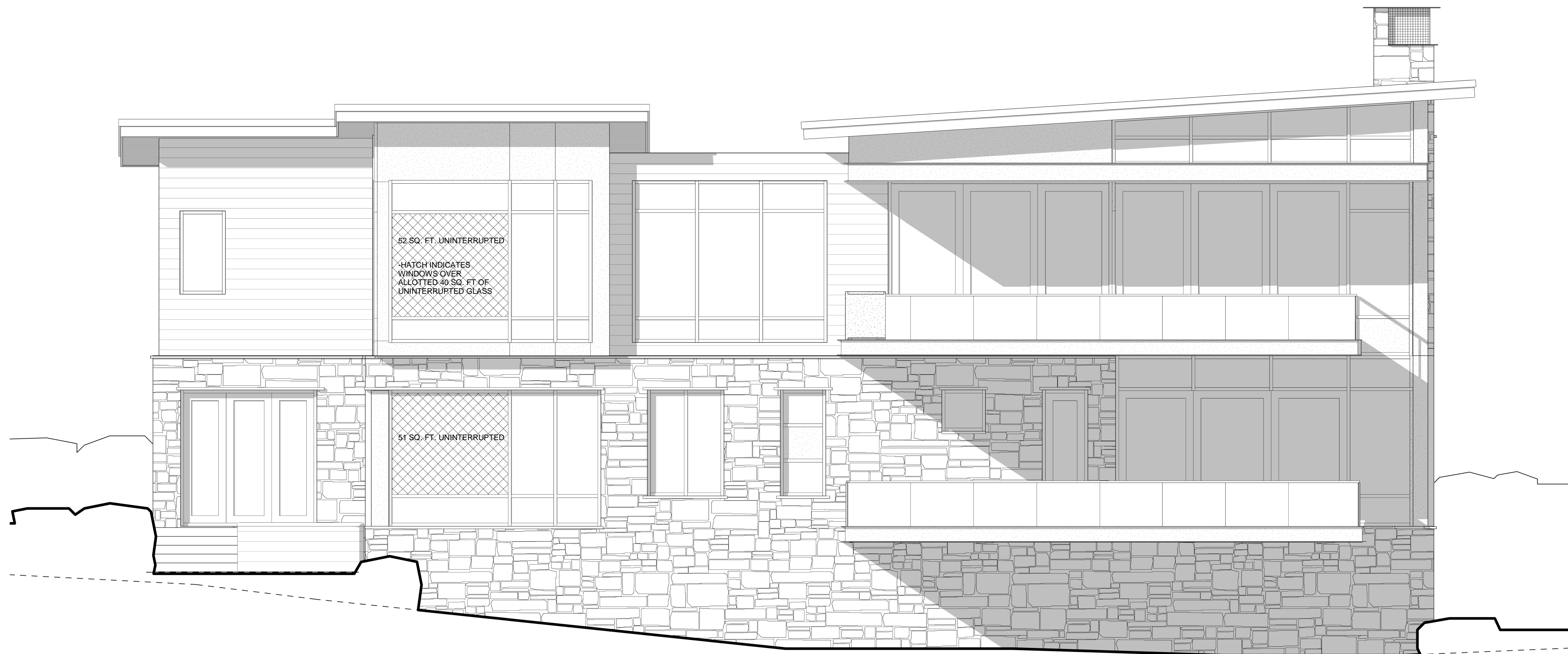
EXTERIOR MATERIAL CALCULATIONS					
	STONE	WOOD SIDING	GLAZING	METAL	TOTAL
NORTH ELEVATION	273 SQ. FT.	269 SQ. FT.	263 SQ. FT.	277 SQ. FT.	1082 SQ. FT.
EAST ELEVATION	601 SQ. FT.	19 SQ. FT.	426 SQ. FT.	215 SQ. FT.	1261 SQ. FT.
SOUTH ELEVATION	1030 SQ. FT.	262 SQ. FT.	1237 SQ. FT.	307 SQ. FT.	2836 SQ. FT.
WEST ELEVATION	283 SQ. FT.	350 SQ. FT.	235 SQ. FT.	191 SQ. FT.	1059 SQ. FT.
TOTALS	2187 SQ. FT.	900 SQ. FT.	2161 SQ. FT.	990 SQ. FT.	6238 SQ. FT.
PERCENTAGES	35%	14%	35%	16%	100%



LINTEL & SILL @ STONE VENEER  
SCALE = 3/4" = 1'-0"

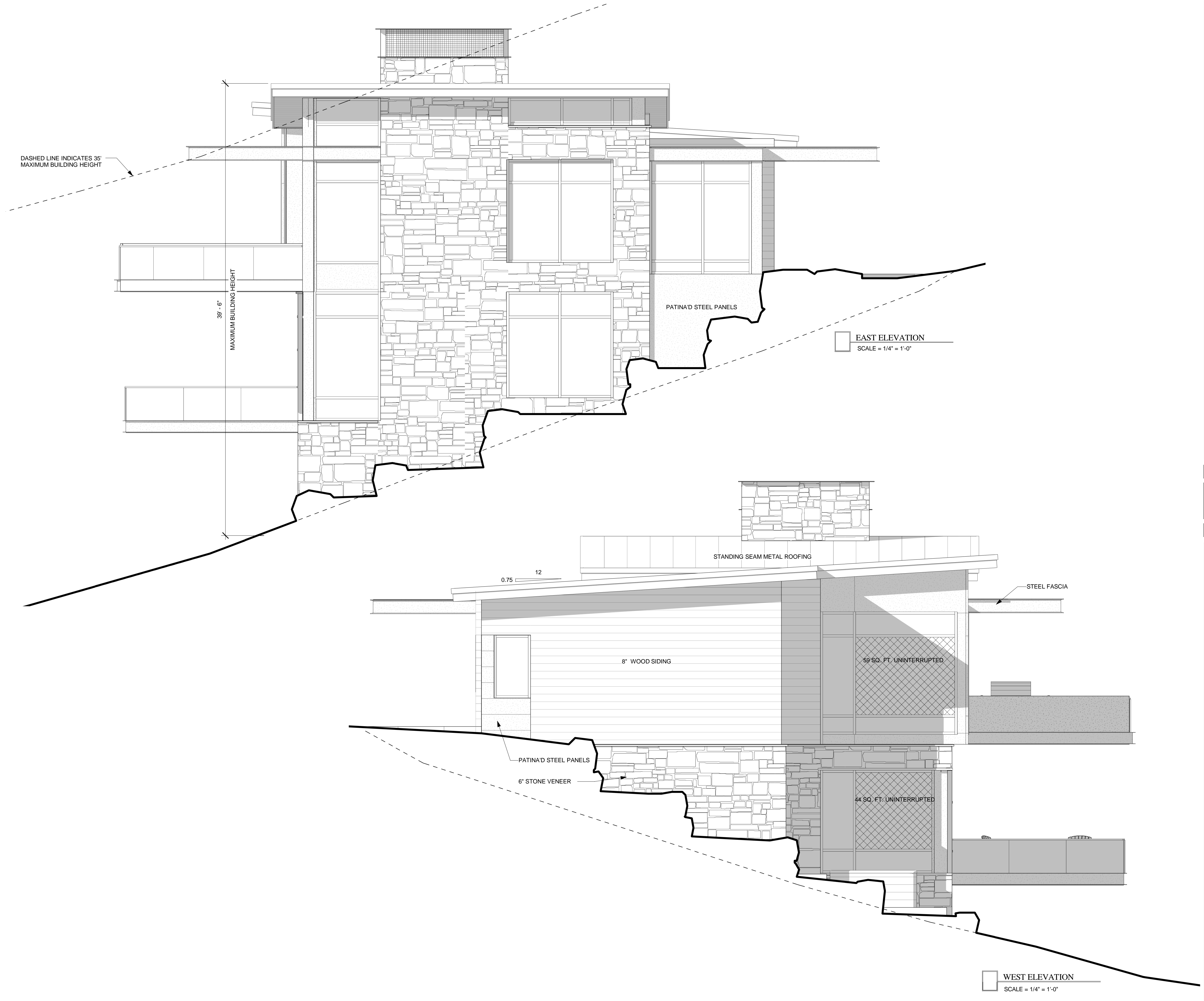


NORTH ELEVATION  
SCALE = 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE = 1/4" = 1'-0"





DASHED LINE INDICATES 35' MAXIMUM BUILDING HEIGHT

35' - 6" MAXIMUM BUILDING HEIGHT

EAST ELEVATION  
SCALE = 1/4" = 1'-0"

STANDING SEAM METAL ROOFING

STEEL FASCIA

8" WOOD SIDING

59 SQ. FT. UNINTERRUPTED

PATINA STEEL PANELS

6" STONE VENEER

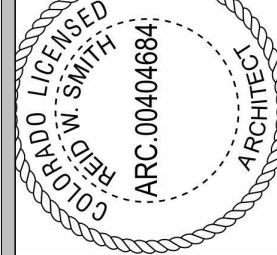
44 SQ. FT. UNINTERRUPTED

WEST ELEVATION  
SCALE = 1/4" = 1'-0"

STRUCTURAL ENGINEER:

CONTRACTOR:  
GERBER CONSTRUCTION, INC.  
238 E COLORADO AVE., SUITE 3  
TELLURIDE, CO 81435  
P: (970) 728-5205

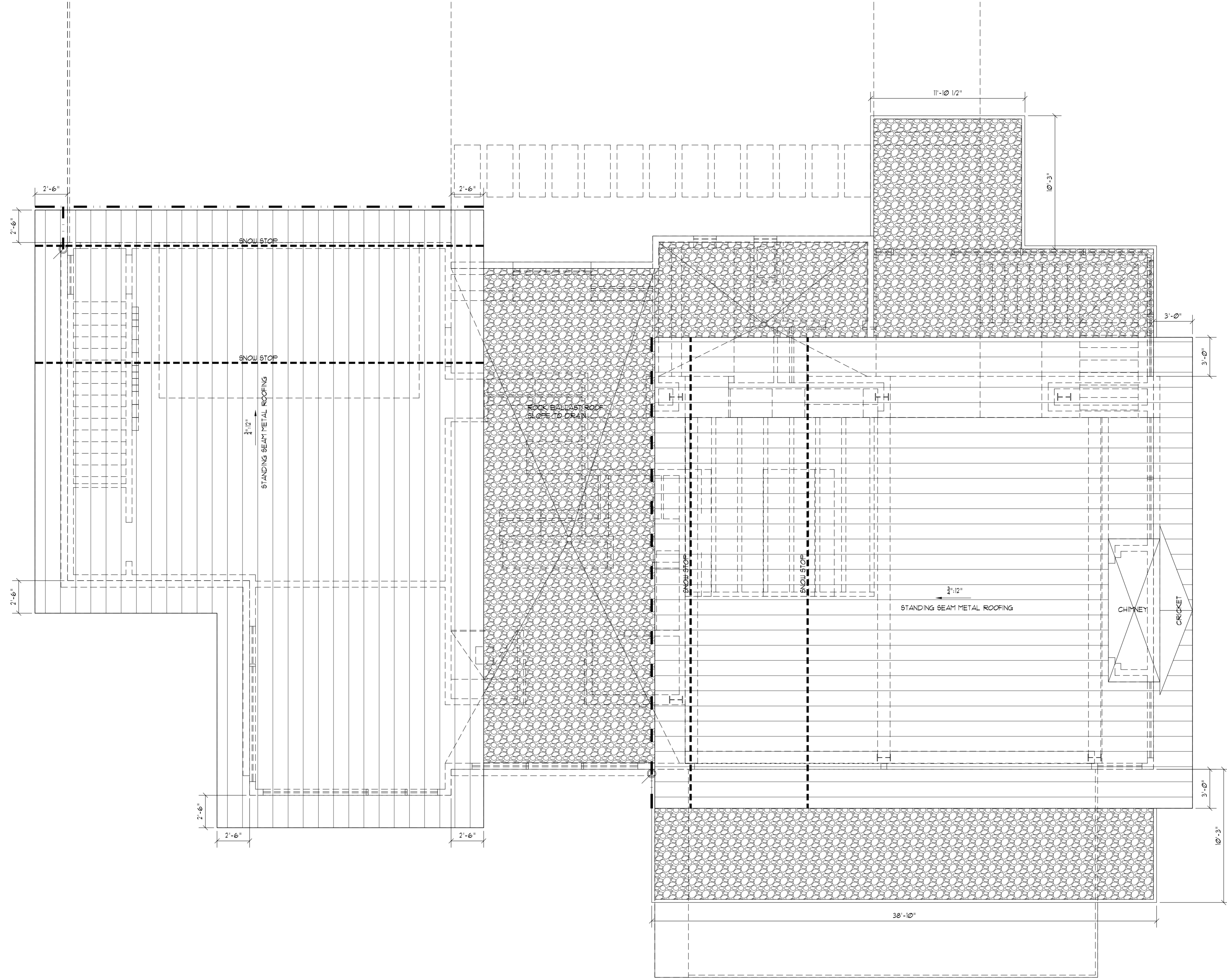
LEGAL DESCRIPTION  
LOT 149A AN AMENDMENT TO THE FINAL PLAT OF  
LOTS 149A 149B 150 AND OS1 LYING WITHIN THE  
INCORPORATED TOWN OF MOUNTAIN VILLAGE  
LOCATED WITHIN THE SW4 OF SEC. 34 T43N R9W  
NMPM SAN MIGUEL COUNTY CO PLAT BK 1 PG 244 |  
CONT. 0.29AC



A RESIDENCE FOR:  
**GEORGE & CYNTHIA BARUTHA**  
MOUNTAIN VILLAGE, COLORADO 81435

DRAWING  
CONCEPTUAL WORK/REVISION SET 3/15/2017  
DESIGN REVIEW BOARD SET 4/26/2017

**A2.1**



**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

- STEEL SNOW STOPS
- - - GUTTER
- DOWNSPOUT

NOTE: ALL GUTTERS AND DOWNSPOUTS TO HAVE HEAT TAPE, ROUGH-IN LOCATIONS NEARBY

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 REID SMITH ARCHITECTS  
**REIDSMITH**  
 ARCHITECTS  
 W. 406.587.2287 F. 406.587.9415 212 S. TRACY, BOZEMAN MT 59716  
 REIDSMITHARCHITECTS.COM

---

DRAWING: **A6.0**  
 CONCEPTUAL WORKSESSION SET: 3/15/2017  
 DESIGN REVIEW BOARD SET: 4/26/2017

---

A RESIDENCE FOR:  
**GEORGE & CYNTHIA BARUTHA**  
 255 COUNTRY CLUB DR. MOUNTAIN VILLAGE, COLORADO 81435

---

LEGAL DESCRIPTION:  
 LOT 149A AN AMENDMENT TO THE FINAL PLAT OF LOTS 148A, 149A, 149B, 149C AND 149D OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW4 OF SEC 34 T43N R9E NMPM SAN JUAN COUNTY CO PLAT BK 1 PG 2441 COR. 0.28C

---

CONTRACTOR:  
 GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
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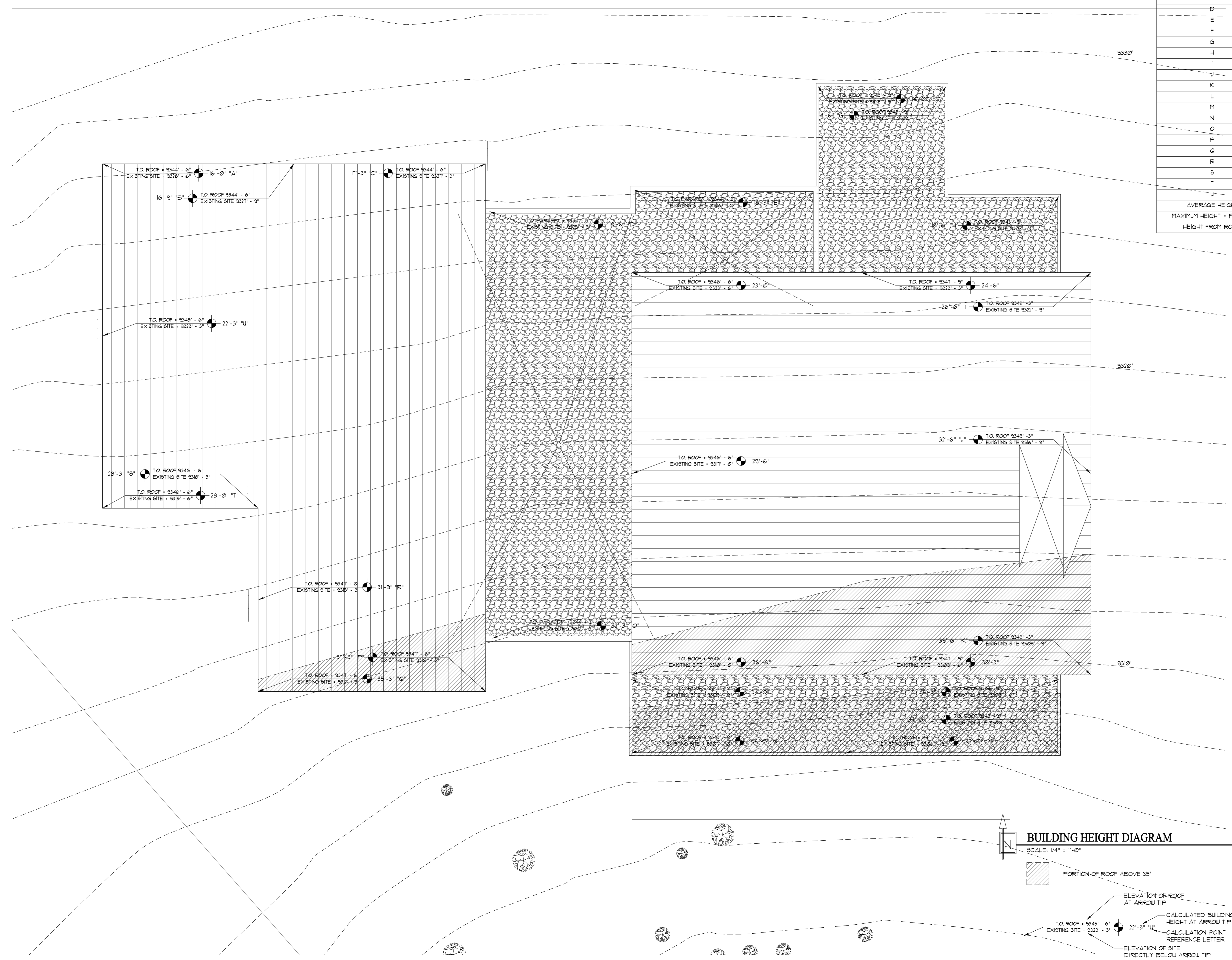
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STRUCTURAL ENGINEER:  
 REID SMITH ARCHITECTS

---

BOARD LICENSED  
 REID W. SMITH  
 ARC 0040884  
 ARCHITECT

AVERAGE BUILDING HEIGHT CALCULATIONS	
POINT	BUILDING HEIGHT ABOVE GRADE
A	16
B	16.75
C	17.25
D	18.5
E	18.25
F	14
G	14.5
H	18.5
I	26.5
J	37.5
K	39.5
L	37
M	37
N	36.75
O	32.25
P	31.25
Q	35.25
R	31.75
S	28.25
T	28
U	22.25
AVERAGE HEIGHT	25.5150
MAXIMUM HEIGHT + POINT K	39.5'
HEIGHT FROM ROAD	15.25'



**BUILDING HEIGHT DIAGRAM**  
SCALE: 1/4" = 1'-0"

ELEVATION OF ROOF AT ARROW TIP  
 CALCULATED BUILDING HEIGHT AT ARROW TIP  
 CALCULATION POINT REFERENCE LETTER  
 ELEVATION OF SITE DIRECTLY BELOW ARROW TIP

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**REIDSMITH**  
 ARCHITECTS  
 W. 48-587 287 F. 48-581-9415 1215 S. TRACY, BOZEMAN MT 59716  
 REIDSMITHARCHITECTS.COM

STRUCTURAL ENGINEER:

CONTRACTOR:  
 GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

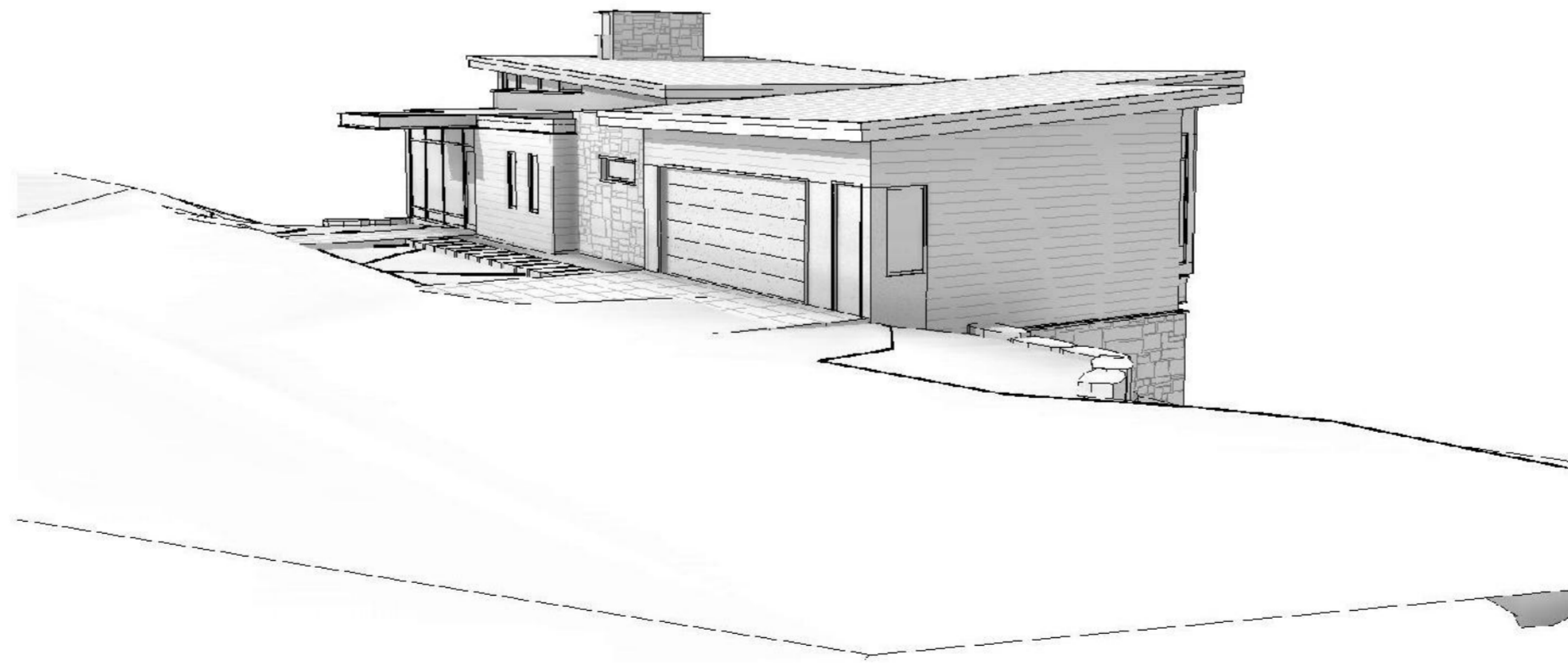
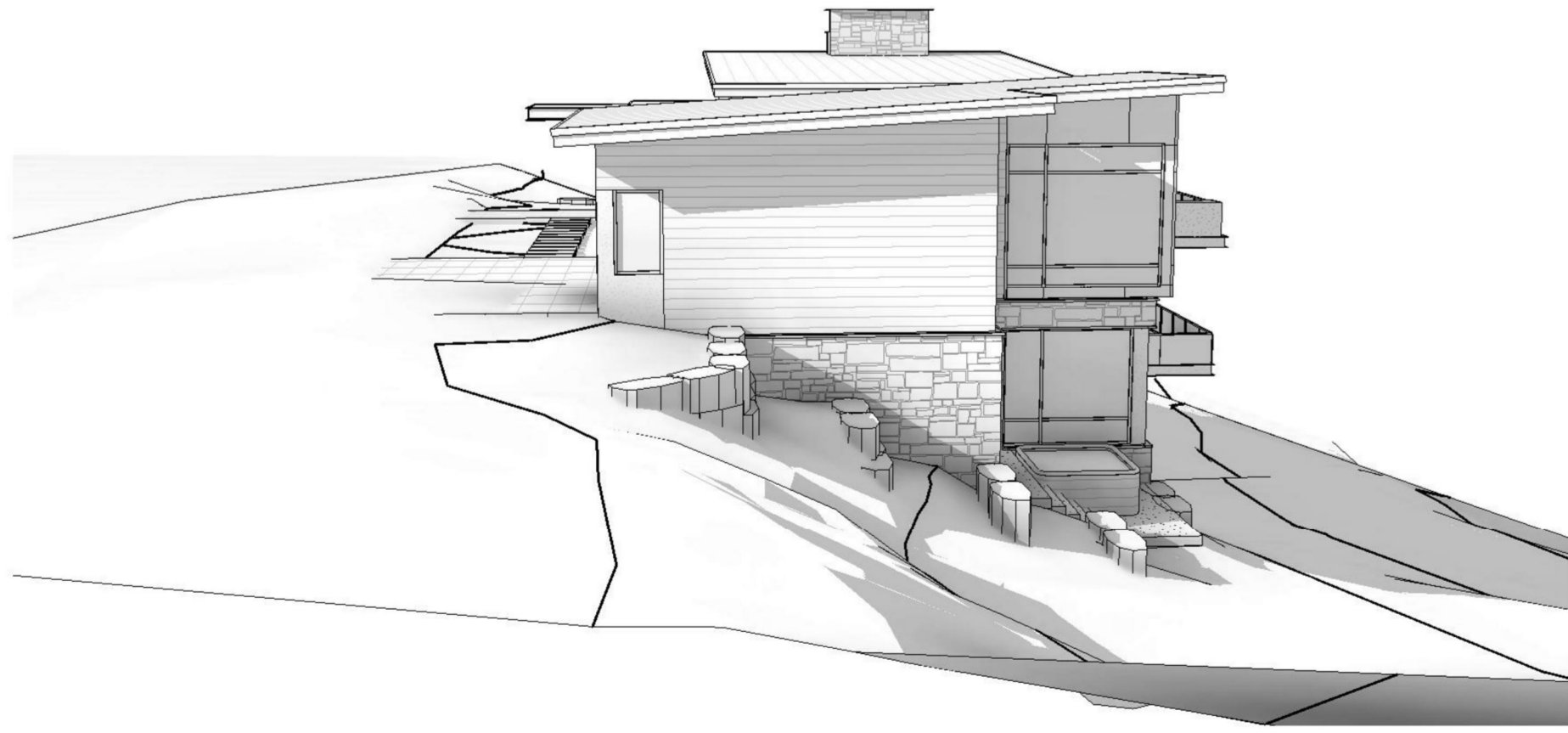
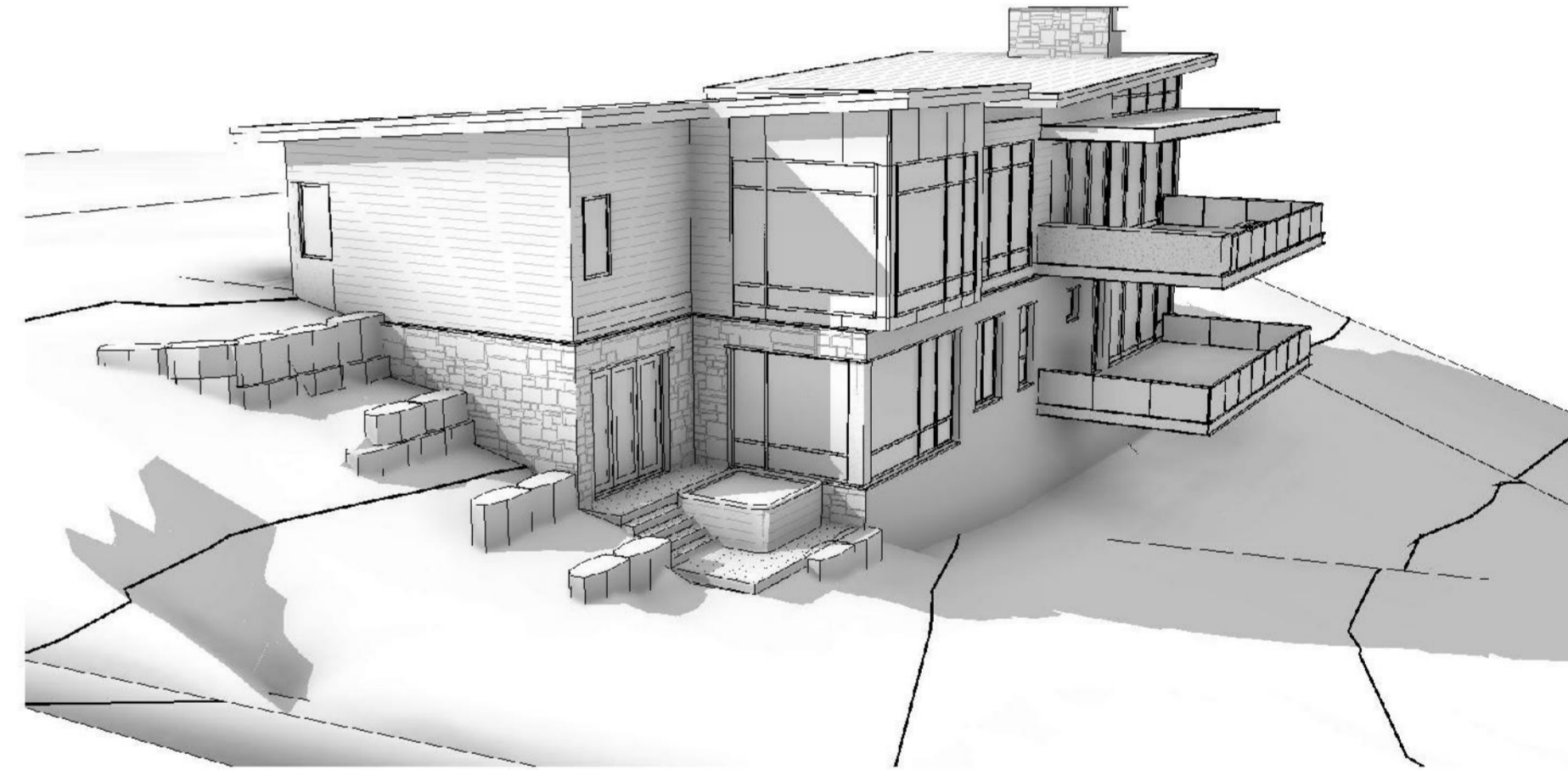
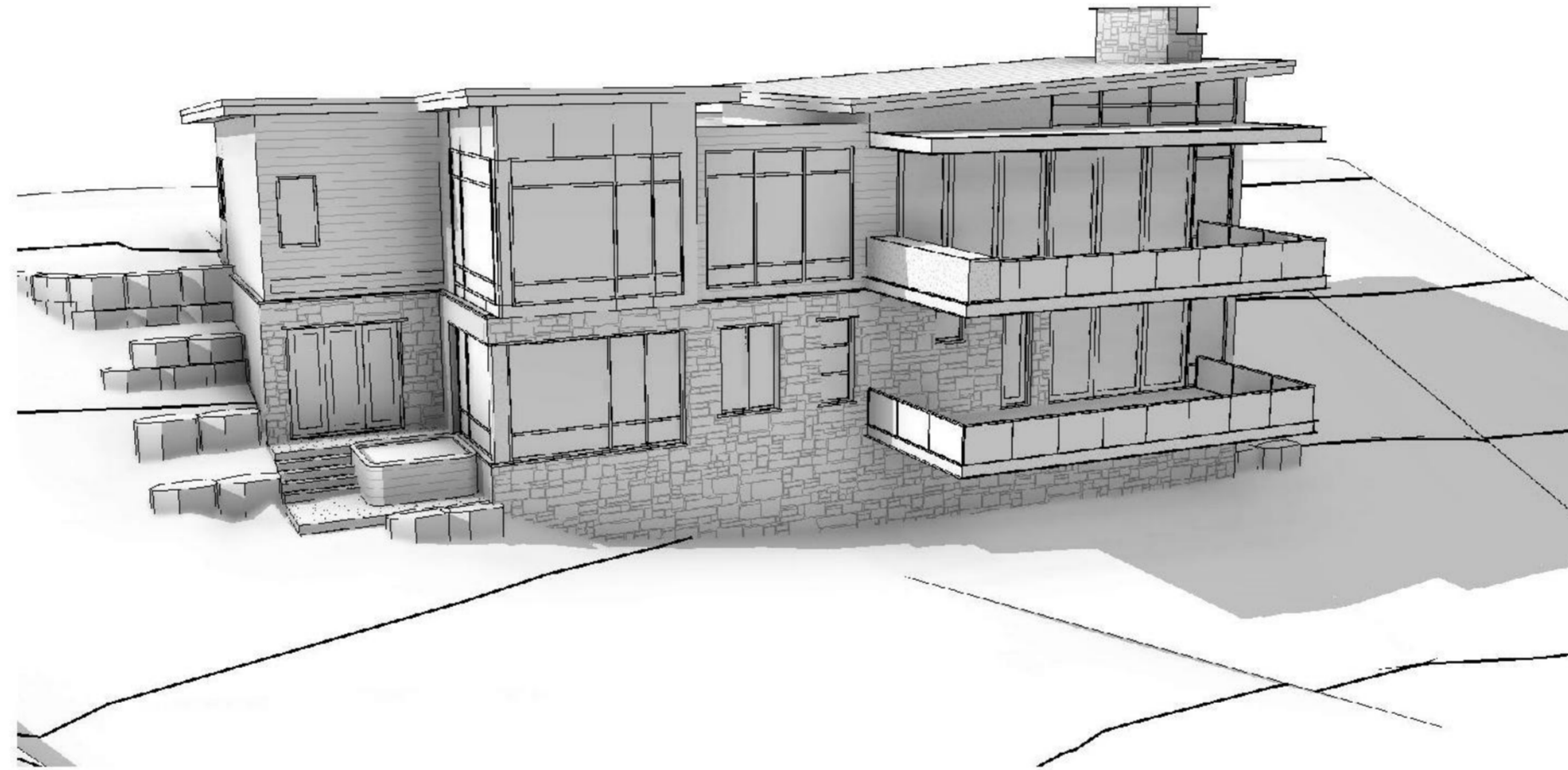
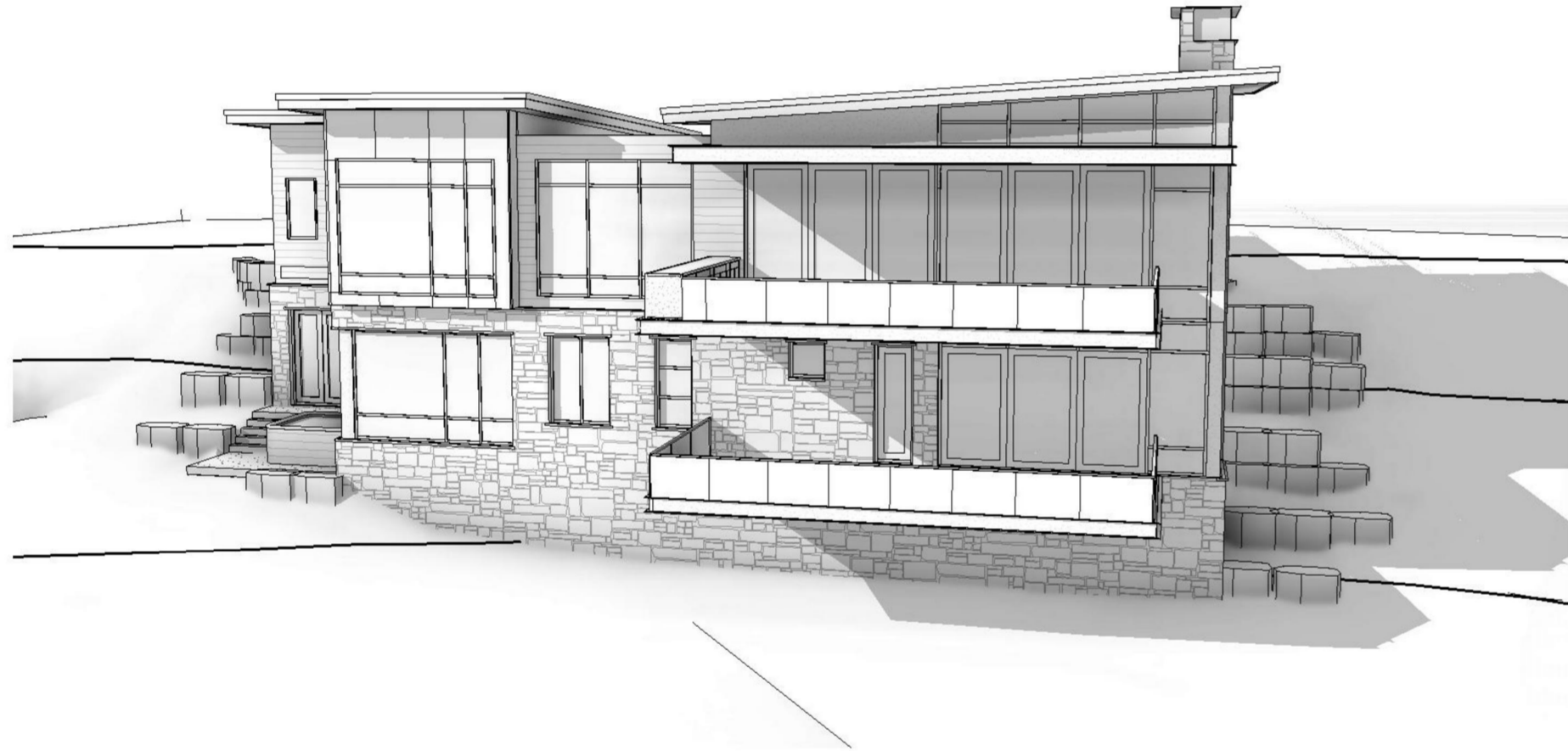
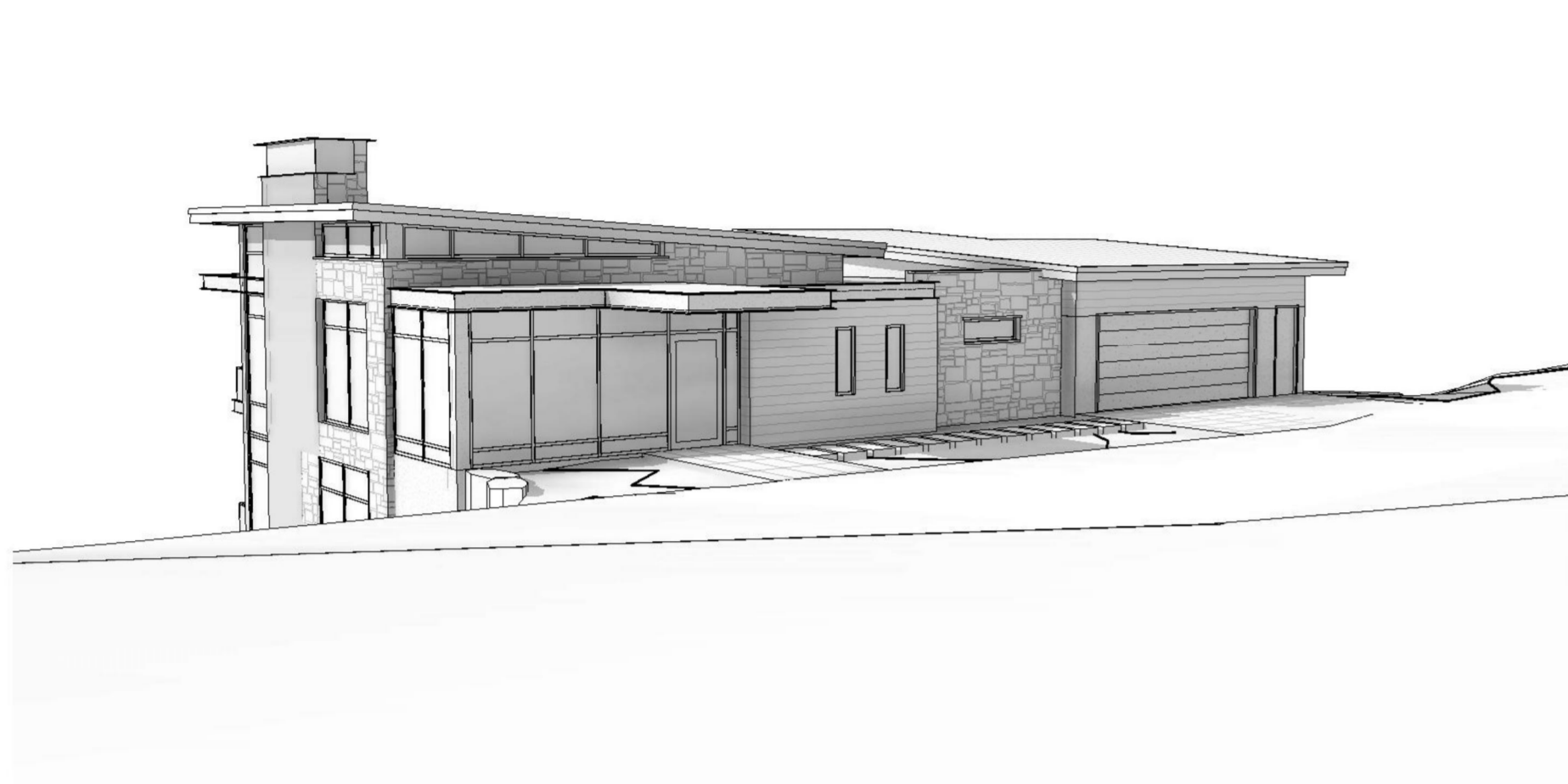
**LEGAL DESCRIPTION:**  
 LOT 149A AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 48A 149B 149C AND  
 149D OF MOUNTAIN VILLAGE LOCATED  
 WITHIN THE SW4 OF SEC 84 T48N R9E  
 NMPM S&M LOCAL COUNTY PLAT BK  
 1 PG 8441 COR. 8-28-82

LICENSED  
 GEORGE W. SWITHE  
 ARC 00404884  
 ARCHITECT

A RESIDENCE FOR:  
**GEORGE & CYNTHIA**  
**BARUTHA**  
 255 COUNTRY CLUB DR. MOUNTAIN  
 VILLAGE, COLORADO 81435

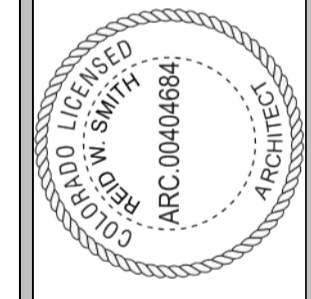
DRAWING DATE 3/15/2017  
 CONCEPTUAL WORKSESSION SET 4/26/2017  
 DESIGN REVIEW BOARD SET

A6.1



STRUCTURAL ENGINEER:  
 CONTRACTOR:  
 GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

LEGAL DESCRIPTION:  
 LOT 140A AN AFFIRMMENT TO THE  
 FINAL PLAT OF LOTS 48A, 148B, 160 AND  
 162 OF MOUNTAIN VILLAGE LOCATED  
 WITHIN THE SW4 OF SEC 84 T48N R8W  
 NMPM SHA SOUTHWEST CORNER OF PLAT BK  
 1 PG 8441 COR 0-828C



A RESIDENCE FOR:  
**GEORGE & CYNTHIA**  
**BARUTHA**  
 255 COUNTRY CLUB DR, MOUNTAIN  
 VILLAGE, COLORADO 81435

DRAWING DATE  
 CONCEPTUAL WORKSESSION SET 3/15/2017  
 DESIGN REVIEW BOARD SET 4/26/2017

**A9.0**

R4 SQ WP

Aculux

PRODUCT DESCRIPTION

Recessed MR16 downlight luminaire with 1 1/4" square pinhole featuring stippled uniformity lens on the aperture. Fixture has 50° visual cutoff to lamp and lamp image. Sealed Air-Loc housing eliminates leak-paths to ensure maximum energy savings and controls plenum sound transmission. Low profile non-IC housing is ideal for space restricted plenum applications and is for use in non-insulated areas, or where insulation is spaced at least 3" from housing.

PRODUCT SPECIFICATIONS

**Reflector:** .040" aluminum parabolic reflector in black Alzak finish shields housing interior.

**Trims Style:** Die cast Self Flanged and Flush Mount trims utilize precision wound double torsion springs for tight, secure fit to ceiling  
 • For flush mount installations in drywall ceilings, use the FMA5Q4 flush mount adapter  
 • For flush mount installations in wood, stone, or tile ceilings the FMA5Q4SC\*\*\* must be used [specify ceiling thickness and adapter finish].

**Lens:** Lampholder accommodates up to three (3) 2" captive accessory lenses  
 • Supplied with stippled uniformity lens.

**Socket:** Ceramic bi-pin socket with double blade nickel alloy contacts  
 • Quick disconnect for simplified maintenance.

**Lamp:** One 75W MR16 lamp.

**Transformer:** Hatch LT12-75J-G-1, 120V high efficiency (>90%) dual tap magnetic, toroidal transformer has a boost tap to compensate for dimmer losses, improving color temperature and lumen output • Potted to eliminate noise and vibration • CE LEI 75, 120V high efficiency (>95%), high power factor electronic transformer also available.

**Dimming:** May be dimmed using dimmers specifically designed for low voltage magnetic or electronic transformers; consult factory or dimmer manufacturer for additional information.

**Codes/Labels:** UL and cUL listed for through branch wiring, wet locations • Meets energy code Air Leakage requirements per ASTM E283 • Product thermally protected against improper use of lamps • Union made.

**Patented (US Patent 8,038,113) Pro-V™ Bar Hanger System:** With locking set screws, permits quick placement of housing within 24" O.C. joists or suspended ceilings • Robust bar eliminates flexing regardless of fixture position • Integral T-bar notch with locking tabs secures housing to suspended ceiling grid • Captive bugle-headed ring shank nail for quick one-step installation • Bar hanger foot aligns to bottom of construction joist and breaks away for use in suspended ceilings.

**Junction Box:** Rated for 8 Nos. 12 AWG 90° C through branch circuit conductors and includes (3) 1/2", (1) 3/4", and (4) Non-metallic sheathed cable knock-outs • Push-in electrical connectors for field connections.

**Housing/Mounting Frame:** Black steel plaster frame and housing painted for visually dark interior • V-Notch in plaster frame aids fixture alignment during installation • Patent Pending True-Line™ Adjustment Mechanism featuring +/- 1/2" translation and +/- 45° aperture rotation aids fixture alignment after installation, prior to drywall.

**Ceiling Thickness:** 1/2" - 7/8" ceiling standard • For thicker ceilings, order CTA4SQ125 (7/8" x 1/4"), CTA4SQ163 (1 1/4" x 1/5/8") or CTA4SQ200 (1 5/8" - 2") • CTA4SQ not required for wood, stone, or tile flush mount applications.

RECESSED DOWNLIGHT

1-1/4" LENSED  
PINHOLE APERTURE

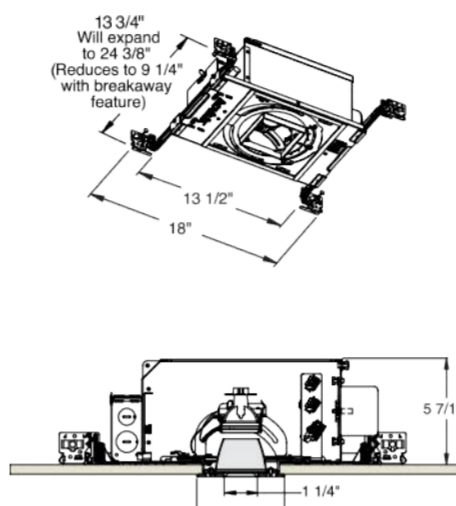
Non-IC Rated, 75W MR16

TC435Q, 43325Q TRIM

Project: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Contact/Phone: \_\_\_\_\_



DIMENSIONS



4 1/8" CEILING CUTOUT  
(REFER TO INSTRUCTION SHEET FOR  
FLUSH MOUNT CEILING CUTOUT)

Self Flanged	4 1/2"
Flush Mount	3 5/8"

REV-2/16

P6.2.11



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 220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064  
 Visit us at [www.junolightinggroup.com](http://www.junolightinggroup.com) Printed in U.S.A. ©2016 Acuity Brands Lighting, Inc.

RECESSED DOWNLIGHT

1-1/4" LENSED PINHOLE APERTURE

Non-IC Rated, 75W MR16

TC435Q, 43325Q TRIM

Ordering Information Housing, trim and accessories each ordered separately

Example: TC435Q-E1

Housing	Transformer	Options	Trim/Description
TC435Q	Blank	120V Magnetic Hatch LT12-75J-G-1	CP Chicago Plenum
E1	120V Electronic GE LEI 75		

Example: 43325Q-WH

Trim/Description
Self Flanged
43325Q-WH
43325Q-BL

**Self Flanged** **Flush Mount** **Description**  
 43325Q-WH 43325Q-WH-FM White Trim  
 43325Q-BL 43325Q-BL-FM Black Trim  
 Flush Mount trims must be used with Flush Mount Adapter, ordered separately.  
 Product specifications subject to change without notice.

Flush Mount Adapters

Part #	Description
FMA5Q4	Drywall Ceiling Adapter
FMA5Q4-SC100-WH	Wood, Stone, Tile, 1/2" Thick Ceiling, Adapter, White
FMA5Q4-SC100-BL	Wood, Stone, Tile, 1/2" Thick Ceiling, Adapter, Black
FMA5Q4-SC138-WH	Wood, Stone, Tile, 1 1/8" Thick Ceiling, Adapter, White
FMA5Q4-SC138-BL	Wood, Stone, Tile, 1 1/8" Thick Ceiling, Adapter, Black
FMA5Q4-SC175-WH	Wood, Stone, Tile, 1 3/8" Thick Ceiling, Adapter, White
FMA5Q4-SC175-BL	Wood, Stone, Tile, 1 3/8" Thick Ceiling, Adapter, Black

Optical Accessories

Part #	Description	Part #	Description
T7411	Med. Pink Color Filter	T7405	Yellow Dichroic Lens
T7412	Warm Red Color Filter	T7406	Magenta Dichroic Lens
T7413	Daylight Blue Color Filter	T7411	Blue Green Dichroic Lens
T7414	Med. Blue Color Filter	T7416	Daylight Blue Correction Lens
T7415	Med. Amber Color Filter	T7420	Diffuse Spread Lens
T7416	Med. Green Color Filter	T7422	UV Filter Lens
T7401	Red Dichroic Lens	T7477	Prismatic Lens
T7403	Med. Green Dichroic Lens	T7478	Linear Spread Lens
T7404	Med. Blue Dichroic Lens	T7496L	Hecall Cover

Misc. Accessories

Part #	Description
CTA4SQ125	1 1/4" Thick Ceiling Adapter
CTA4SQ163	1 5/8" Thick Ceiling Adapter
CTA4SQ200	2" Thick Ceiling Adapter

To order, specify catalog number.

R4A SQ

Aculux

PRODUCT DESCRIPTION

Recessed adjustable MR16 luminaire with 1 1/4" square pinhole featuring stippled uniformity lens on the aperture. Fixture utilizes precision ground hot-aiming and has 50° visual cutoff to lamp and lamp image. Sealed Air-Loc housing eliminates leak-paths to ensure maximum energy savings and controls plenum sound transmission. Low profile non-IC housing is ideal for space restricted plenum applications and is for use in non-insulated areas, or where insulation is spaced at least 3" from housing.

PRODUCT SPECIFICATIONS

**Reflector:** .040" aluminum angle-cut reflector in black Alzak finish shields housing interior.

**Trims Style:** Die cast Self Flanged and Flush Mount trims utilize precision wound double torsion springs for tight, secure fit to ceiling  
 • For flush mount installations in drywall ceilings, use the FMA5Q4 flush mount adapter  
 • For flush mount installations in wood, stone, or tile ceilings the FMA5Q4SC\*\*\* must be used [specify ceiling thickness and adapter finish].

**Lens:** Lampholder accommodates up to three (3) 2" captive accessory lenses  
 • Supplied with stippled uniformity lens.

**Socket:** Ceramic bi-pin socket with double blade nickel alloy contacts  
 • Quick disconnect for simplified maintenance.

**Lamp:** One 75W MR16 lamp.

**Adjustability:** Acu Aim™ precision ground hot-aiming achieves 370° rotation, 45° tilt • Optimized center lamp beam optics translates lamp forward as it is aimed off-axis, ensuring maximum light and low brightness • Black aiming mechanism with shield prevents visibility into fixture and preserves dark aperture • Shield hinges out of way to facilitate maintenance.

**Transformer:** Hatch LT12-75J-G-1, 120V high efficiency (>90%) dual tap magnetic, toroidal transformer has a boost tap to compensate for dimmer losses, improving color temperature and lumen output • Potted to eliminate noise and vibration • CE LEI 75, 120V high efficiency (>95%), high power factor electronic transformer also available.

**Dimming:** May be dimmed using dimmers specifically designed for low voltage magnetic or electronic transformers; consult factory or dimmer manufacturer for additional information.

**Codes/Labels:** UL and cUL listed for through branch wiring, wet locations • Meets energy code Air Leakage requirements per ASTM E283 • Product thermally protected against improper use of lamps • Union made.

**Patented (US Patent 8,038,113) Pro-V™ Bar Hanger System:** With locking set screws, permits quick placement of housing within 24" O.C. joists or suspended ceilings • Robust bar eliminates flexing regardless of fixture position • Integral T-bar notch with locking tabs secures housing to suspended ceiling grid • Captive bugle-headed ring shank nail for quick one-step installation • Bar hanger foot aligns to bottom of construction joist and breaks away for use in suspended ceilings.

**Junction Box:** Rated for 8 Nos. 12 AWG 90° C through branch circuit conductors and includes (3) 1/2", (1) 3/4", and (4) Non-metallic sheathed cable knock-outs • Push-in electrical connectors for field connections.

**Housing/Mounting Frame:** Black steel plaster frame and housing painted for visually dark interior • V-Notch in plaster frame aids fixture alignment during installation • Patent Pending True-Line™ Adjustment Mechanism featuring +/- 1/2" translation and +/- 45° aperture rotation aids fixture alignment after installation, prior to drywall.

**Ceiling Thickness:** 1/2" - 7/8" ceiling standard • For thicker ceilings, order CTA4SQ125 (7/8" x 1/4"), CTA4SQ163 (1 1/4" x 1/5/8") or CTA4SQ200 (1 5/8" - 2") • CTA4SQ not required for wood, stone, or tile flush mount applications.

RECESSED ADJUSTABLE

1-1/4" LENSED  
PINHOLE APERTURE

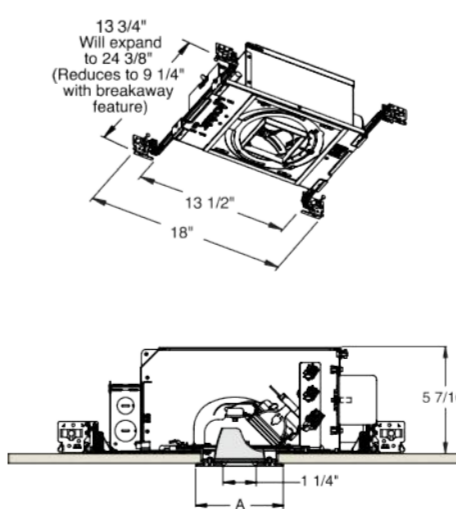
Non-IC Rated, 75W MR16

TC435Q, 43315Q TRIM

Project: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Contact/Phone: \_\_\_\_\_



DIMENSIONS



4 1/8" CEILING CUTOUT  
(REFER TO INSTRUCTION SHEET FOR  
FLUSH MOUNT CEILING CUTOUT)

Self Flanged	4 1/2"
Flush Mount	3 5/8"

REV-2/16

P6.2.10



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 220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064  
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430792017

HUBBARDTON FORGE.

PRODUCT SPECIFICATIONS

\*Image shown may not reflect your configured options



Airis Medium Outdoor Sconce

Base Item # 307920  
 Configured Item # 307920-1020  
 307920-SKT-20-10211

FINISH	GLASS	LAMPING
Coastal Natural Iron - 20	Seeded Clear Glass (I)	Incandescent

OPTIONS

FINISH	GLASS	LAMPING
Mahogany - 03	Option Not Available	Incandescent
Bronze - 05	Seeded Clear Glass (I)	
Dark Smoke - 07	Stainless Steel Mesh tube (ZK)	
Burnished Steel - 08	Reflect Texture Textured plate (ZL)	
Coastal Black - 10		
Coastal Natural Iron - 20		
Coastal Mahogany - 73		
Coastal Bronze - 75		
Coastal Dark Smoke - 77		
Coastal Burnished Steel - 78		

SPECIFICATIONS

**Airis Medium Outdoor Sconce**  
 Base Item #: 307920  
 Configured Item #: 307920-1020  
 307920-SKT-20-10211  
 Outdoor direct wire wall sconce: Airis Medium; aluminum with options. Heavily Forged Plate (ZF927) for indoor use only. Dark Sky friendly, ADA compliant.

• Handcrafted to order by skilled artisans in Vermont, USA  
 • Lifetime Limited Warranty when installed in residential setting  
 • A coastal finish is required for warranty eligibility for outdoor installations within 20 miles of the coast.  
 • US Patent D608,489

Dimensions

Height	24.30"
Width	5.00"
Projection	5.20"
Product Weight	5.80 lbs
Backplate	4.50" x 4.50"
Vertical Mounting Height	20.90"
Packed Weight	9.10 lbs
Shipping (DIM) Weight	22.00 lbs

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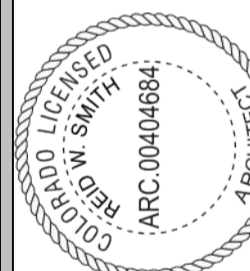
<https://www.hubbardtonforge.com/products/307920/307920-20-10211>

1/2

CONTRACTOR: STRUCTURAL ENGINEER:

GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

LEGAL DESCRIPTION:  
 LOT 149A AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 148A, 149A, 150A AND  
 151A OF MOUNTAIN VILLAGE LOCATED  
 WITHIN THE SW 1/4 SEC 84 T48N R9E  
 NEPA SHS 1/4 SECTION COUNTY 90 PLAT BK  
 1 PG 8441 CONT. 0-8-86



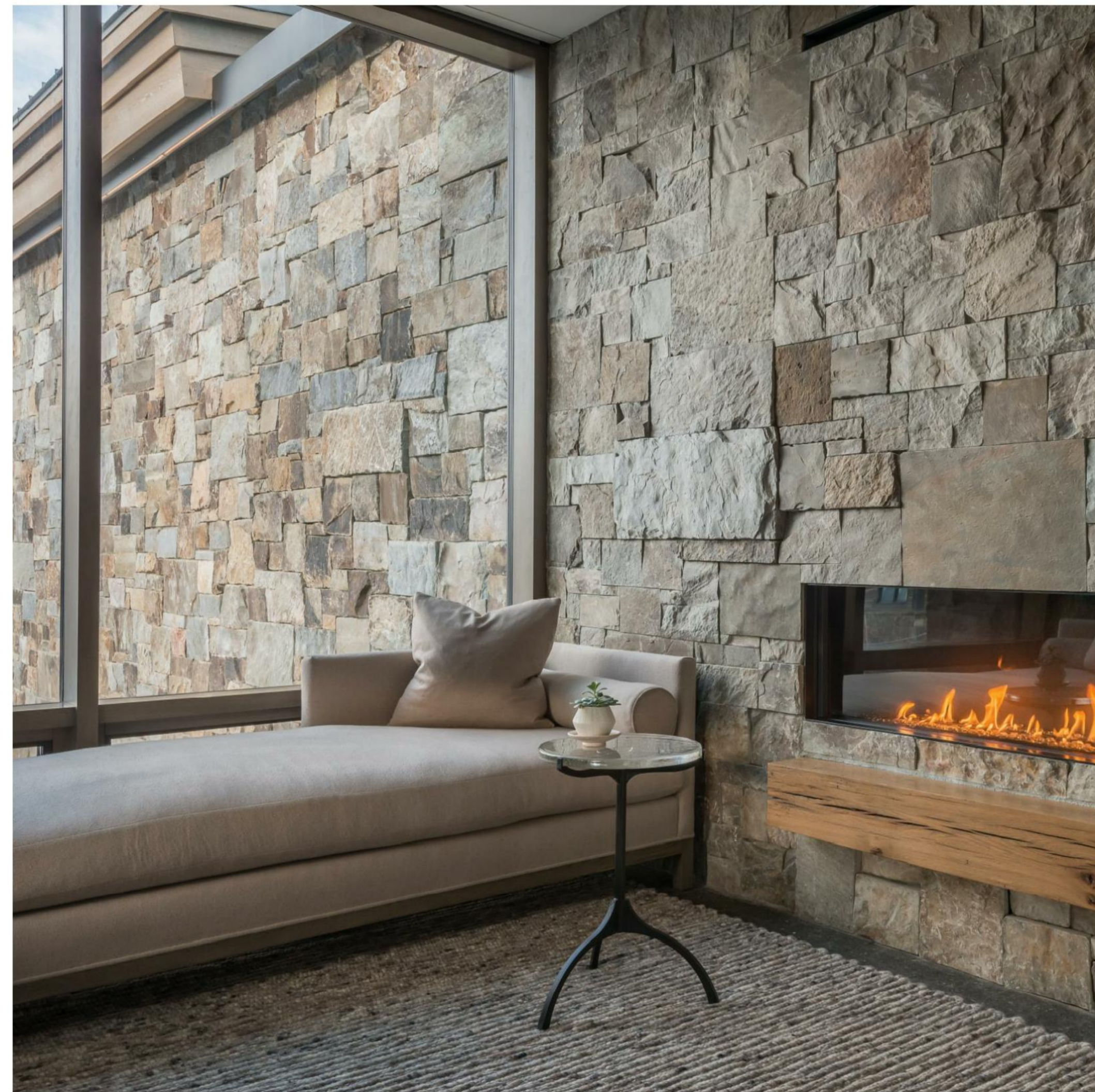
A RESIDENCE FOR:  
 GEORGE & CYNTHIA  
 BARUTHA  
 255 COUNTRY CLUB DR, MOUNTAIN  
 VILLAGE, COLORADO 81435

DRAWING: DATE: 3/15/2017  
 CONCEPTUAL WORK/SESSION SET: 4/26/2017  
 DESIGN REVIEW BOARD SET:

A9.1

DIGITAL MATERIAL BOARD  
SCALE: N.T.S.

DEEP CREEK STONE WITH A TIGHT DRY STACK



DRAWING: CONCEPTUAL WORKSESSION SET 3/15/2017  
 DESIGN REVIEW BOARD SET 4/26/2017  
 DATE:

A RESIDENCE FOR:  
**GEORGE & CYNTHIA BARUTHA**  
 255 COUNTRY CLUB DR. MOUNTAIN VILLAGE, COLORADO 81435

LEGAL DESCRIPTION:  
 LOT 149A AN AMENDMENT TO THE FINAL PLAT OF THE 149A, 149B, 149C AND 149D MOUNTAIN VILLAGE LOCATED WITHIN THE SW4 OF SEC 84 T48N R9E NEPM SAN JUAN COUNTY CO PLAT BK 1 PG 2441 CONT 0.28AC

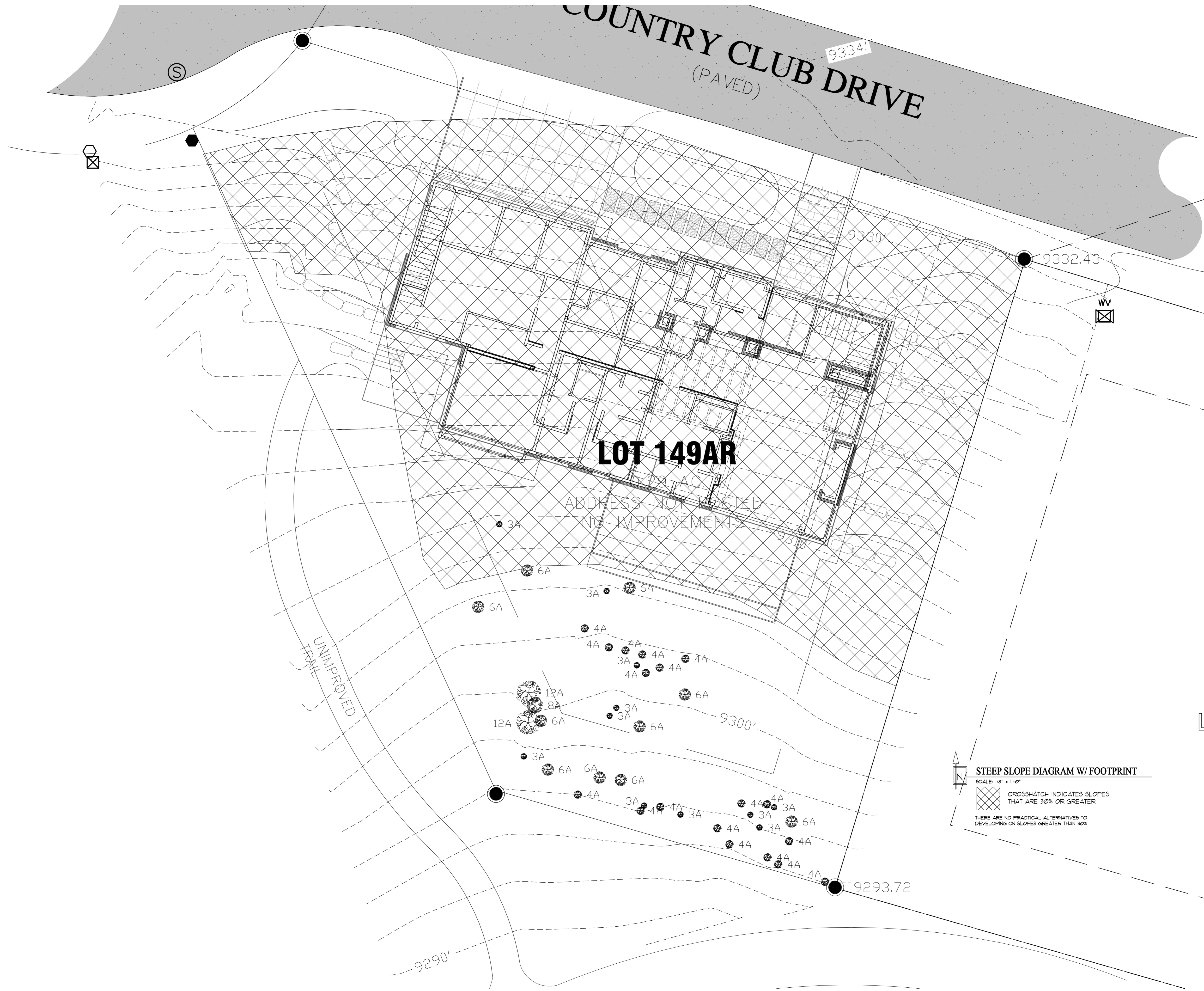
CONTRACTOR:  
 GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

STRUCTURAL ENGINEER:

**REIDSMITH ARCHITECTS**  
 W. 406-857-2287 F. 406-861-8415 212 S. TRACY, COZZAMAN LOT 6976  
 REIDSMITHARCHITECTS.COM

COLORADO LICENSED ARCHITECT  
 W. SWITHE  
 ARC.00404884  
 APR 2014

**A9.2**



REIDSMITH ARCHITECTS  
 W. 406.587.2387 F. 406.587.9415 212 S. TRACY, BOZEMAN MT 59716  
 REIDSMITHARCHITECTS.COM

---

CONTRACTOR: GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

---

**LEGAL DESCRIPTION:**  
 LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF LOTS 149A, 149B, 149C AND 149D OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW4 OF SEC 34 T43N R9E NMPM SAN JUAN COUNTY CO PLAT BK 1 PG 2441 CONT. 0-2826

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A RESIDENCE FOR:  
**GEORGE & CYNTHIA BARUTHA**  
 255 COUNTRY CLUB DR, MOUNTAIN VILLAGE, COLORADO 81435

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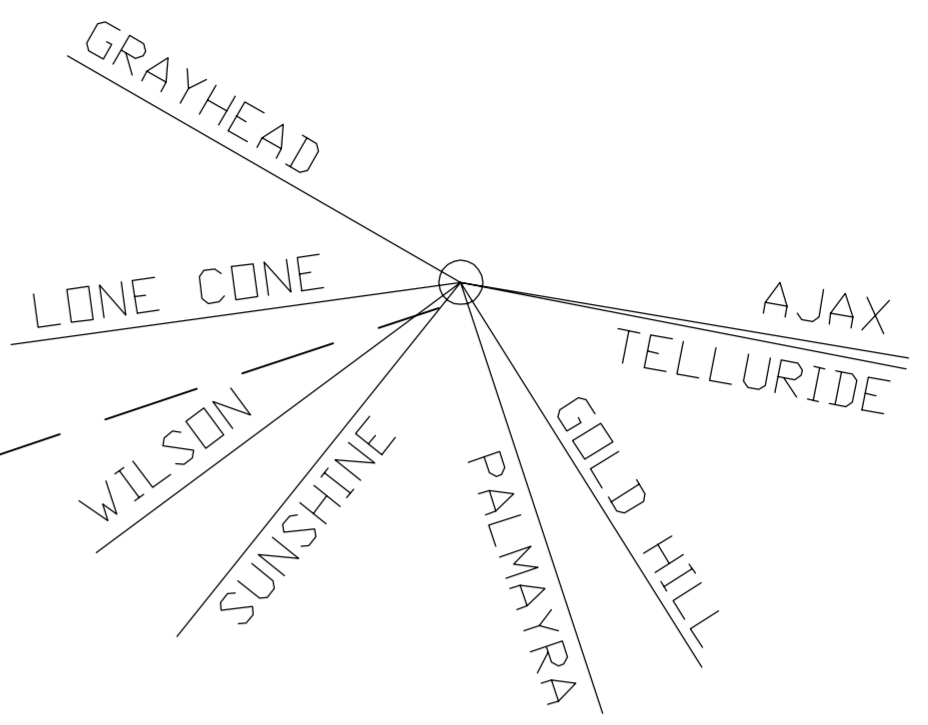
DATE: 3/15/2017  
 CONCEPTUAL WORKSESSION SET: 4/26/2017  
 DESIGN REVIEW BOARD SET:

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DRAWING: **V1.0**

# COUNTRY CLUB DRIVE (PAVED)

## VIEWS FROM NE CORNER



1 SQ. FT. OF ROOF  
ENCROACHES WEST SETBACK

20 SQ. FT. OF PATIO  
ENCROACHES WEST SETBACK

10 SQ. FT. OF ROOF  
ENCROACHES WEST SETBACK

63 SQ. FT. OF ROOF  
ENCROACHES NORTH SETBACK

15 SQ. FT. OF ROOF  
ENCROACHES NORTH SETBACK

**LOT 149AR**  
0.29 AC.

UPPER AND LOWER DECK

9332.43

WV

9293.72



ENCROACHMENT DIAGRAM

SCALE: 1/8" = 1'-0"

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**REIDSMITH**  
 ARCHITECTS  
 W. 4040 2807 F. 4040-801-9415 212 S. TRACY, BOZEMAN MT 59715  
 REIDSMITHARCHITECTS.COM

---

STRUCTURAL ENGINEER:  
 CONTRACTOR:  
 GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

---

**LEGAL DESCRIPTION:**  
 LOT 149AR AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 148A, 148B, 149A AND  
 149B OF MOUNTAIN VILLAGE LOCATED  
 WITHIN THE SW4 OF SEC 34 T43N R9E  
 NMPM SA, SANGRE DE CRISTO COUNTY CO PLAT BK  
 1 PG 2491 COR. 0.28AC

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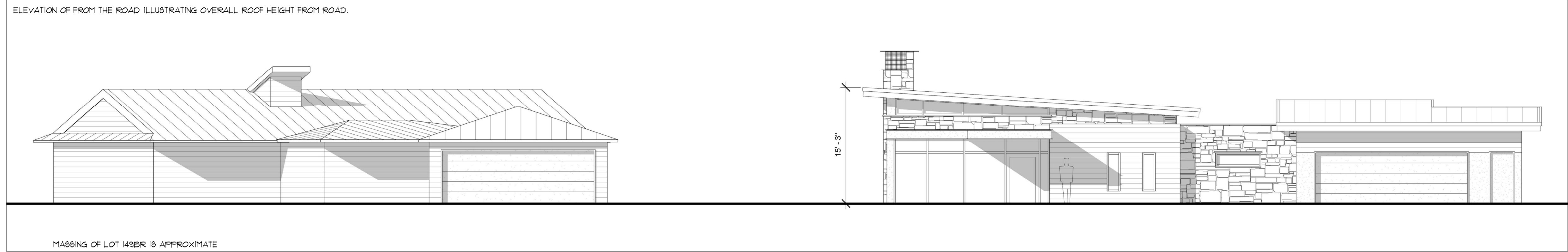
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A RESIDENCE FOR:  
**GEORGE & CYNTHIA**  
**BARUTHA**  
 255 COUNTRY CLUB DR, MOUNTAIN  
 VILLAGE, COLORADO 81435

---

DRAWING: **V1.1**  
 CONCEPTUAL WORKSESSION SET: 3/15/2017  
 DESIGN REVIEW BOARD SET: 4/26/2017  
 DATE:



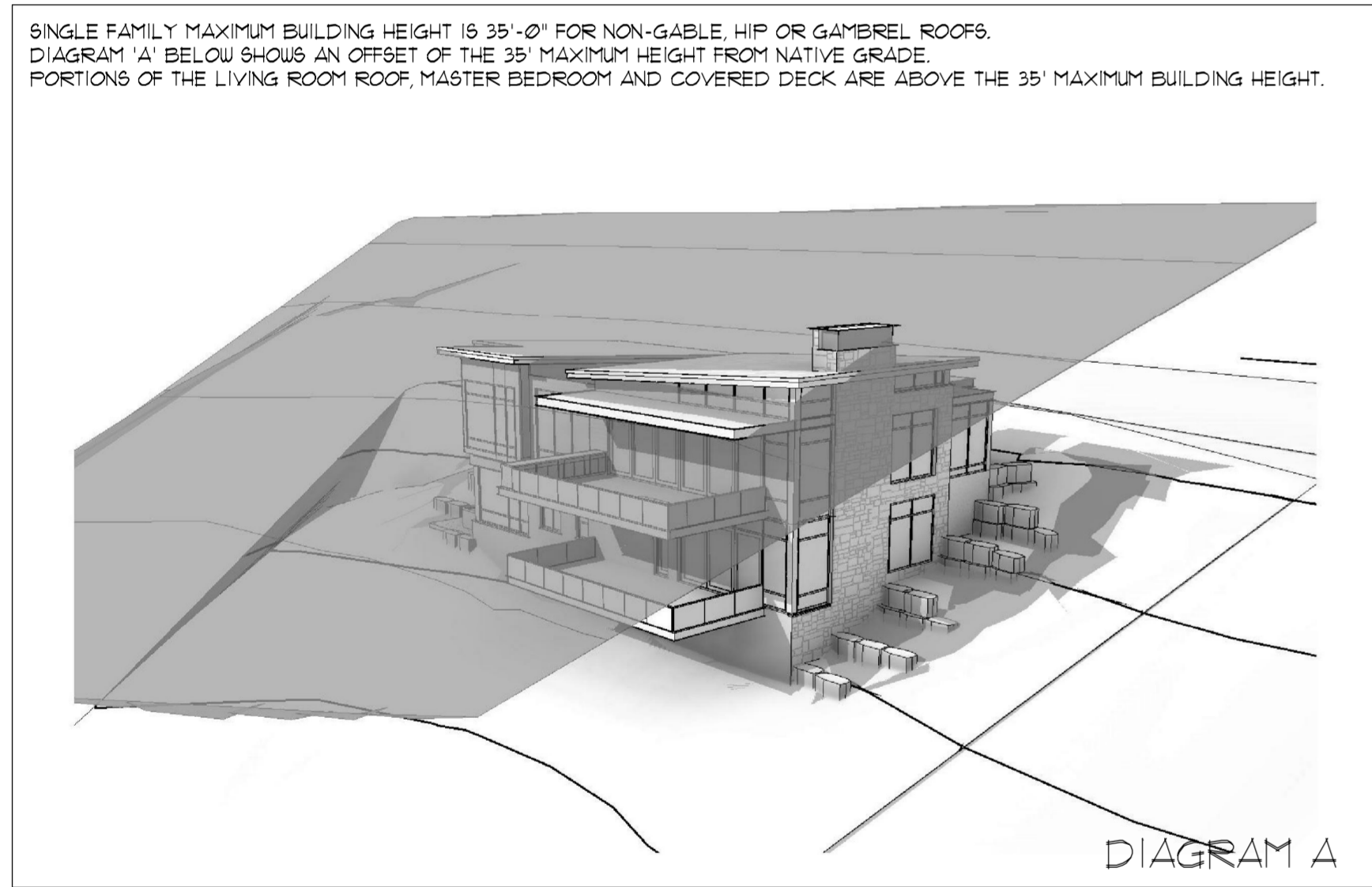


MASSING OF LOT 149BR IS APPROXIMATE

**VARIANCE REQUEST:**  
 WE ARE REQUESTING A HEIGHT VARIANCE OF 4'-6" ABOVE THE CDC MAXIMUM 35'-0". 14.6% OF THE PROPOSED ROOFS ARE ABOVE THE CDC MAXIMUM. THE AVERAGE HEIGHT OF 25'-6" IS WITHIN THE GUIDELINES. THE NATURAL GRADE FALLS STEEPLY CREATING A CHALLENGING PROFILE TO FOLLOW WITH BUILDING MASSES. THE DIAGRAMS BELOW ILLUSTRATE THAT THE PROPOSED ROOF FORMS WOULD BE COMPLIANT ON A LESS STEEP LOT AND THE PROPOSED ROOFS PROVIDE A LOWER PROFILE AND OBSTRUCT LESS VIEWS THAN ALTERNATIVE ROOF OPTIONS. WE FEEL THE REQUESTED VARIANCE IS JUSTIFIED DUE TO THE HARDSHIP FROM THE EXTREME SLOPE OF THE SITE.

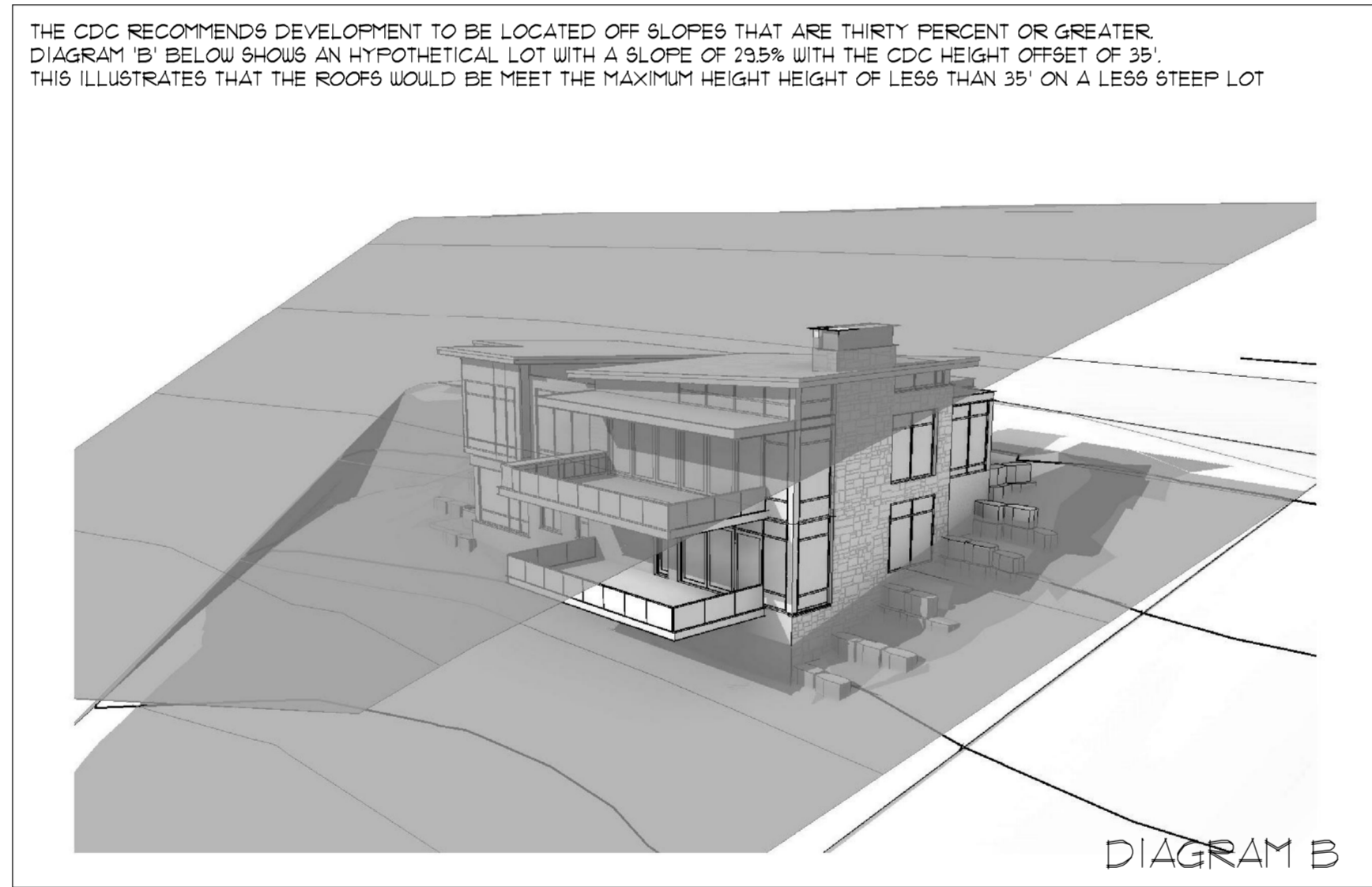


VIEW FROM THE GOLF COURSE TOWARDS LOT 149AR & LOT 149BR. APPROXIMATE BUILDING FORMS RELATIVE TO NEIGHBORING BUILDINGS - NOTE THE GROVE OF ASPENS ON THE SOUTH OF THE PROPERTY ARE TO REMAIN AS A SCREENING ELEMENT.



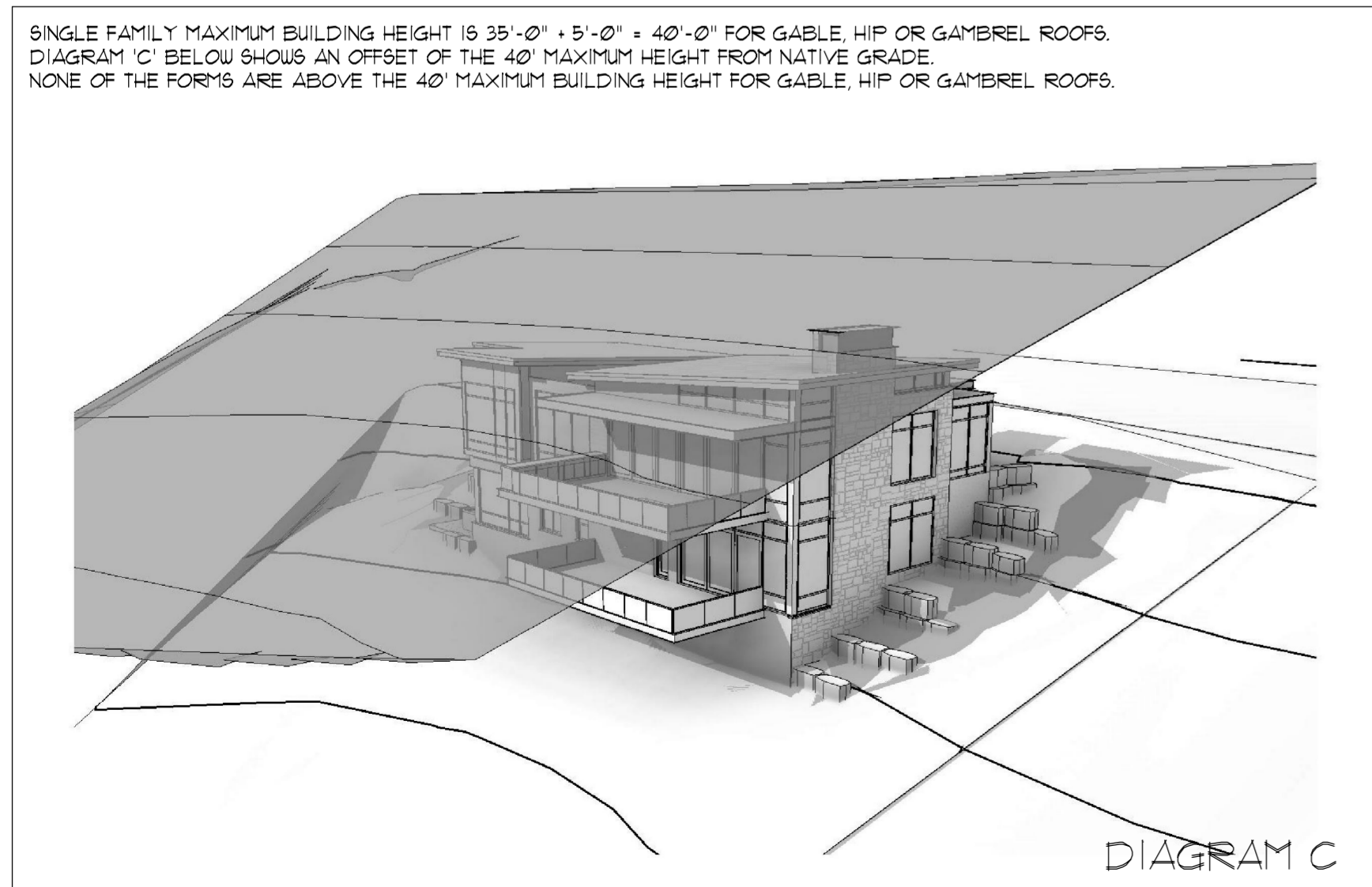
SINGLE FAMILY MAXIMUM BUILDING HEIGHT IS 35'-0" FOR NON-GABLE, HIP OR GAMBREL ROOFS. DIAGRAM 'A' BELOW SHOWS AN OFFSET OF THE 35' MAXIMUM HEIGHT FROM NATIVE GRADE. PORTIONS OF THE LIVING ROOM ROOF, MASTER BEDROOM AND COVERED DECK ARE ABOVE THE 35' MAXIMUM BUILDING HEIGHT.

DIAGRAM A



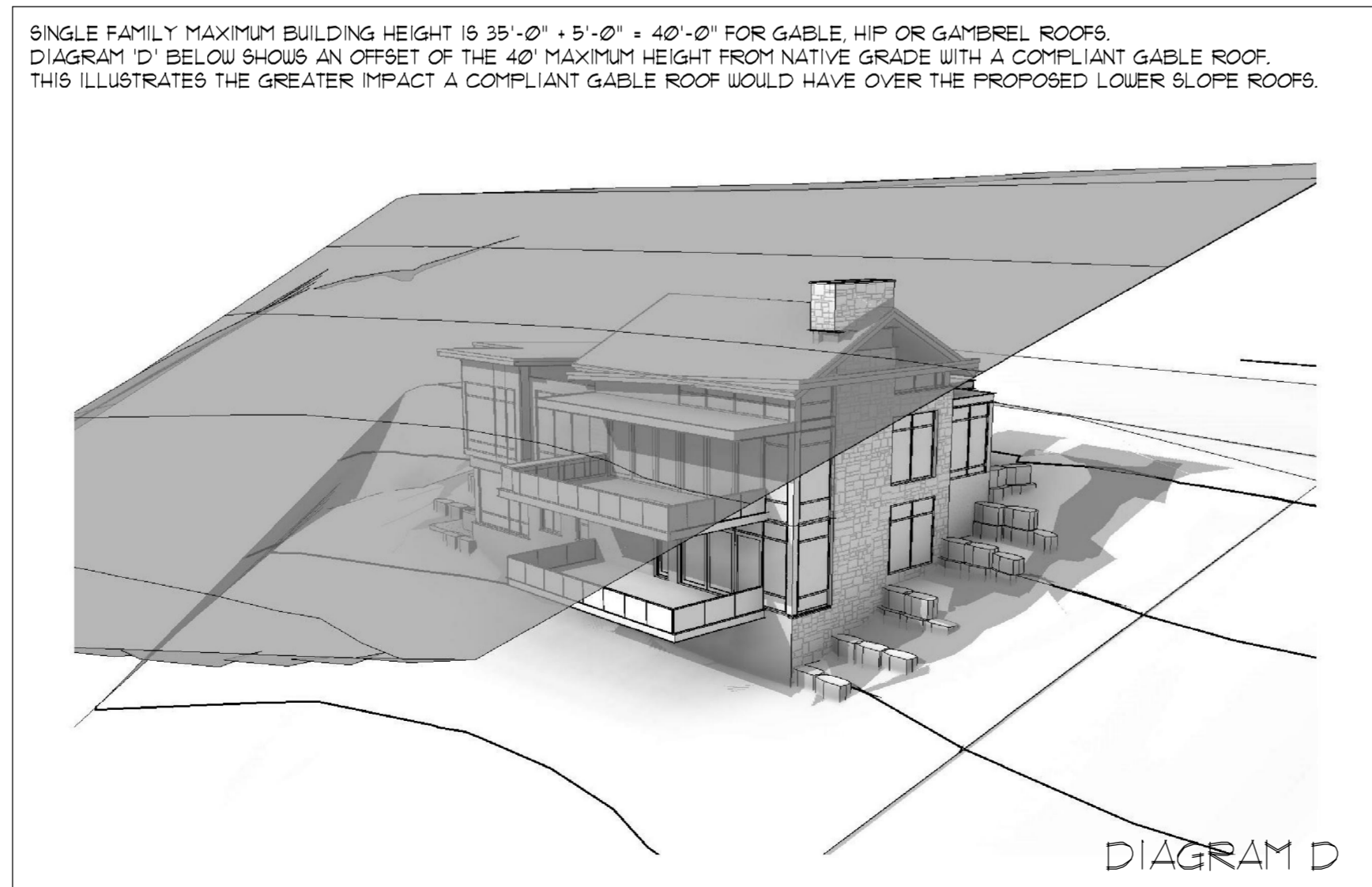
THE CDC RECOMMENDS DEVELOPMENT TO BE LOCATED OFF SLOPES THAT ARE THIRTY PERCENT OR GREATER. DIAGRAM 'B' BELOW SHOWS AN HYPOTHETICAL LOT WITH A SLOPE OF 29.5% WITH THE CDC HEIGHT OFFSET OF 35'. THIS ILLUSTRATES THAT THE ROOFS WOULD BE MEET THE MAXIMUM HEIGHT HEIGHT OF LESS THAN 35' ON A LESS STEEP LOT.

DIAGRAM B



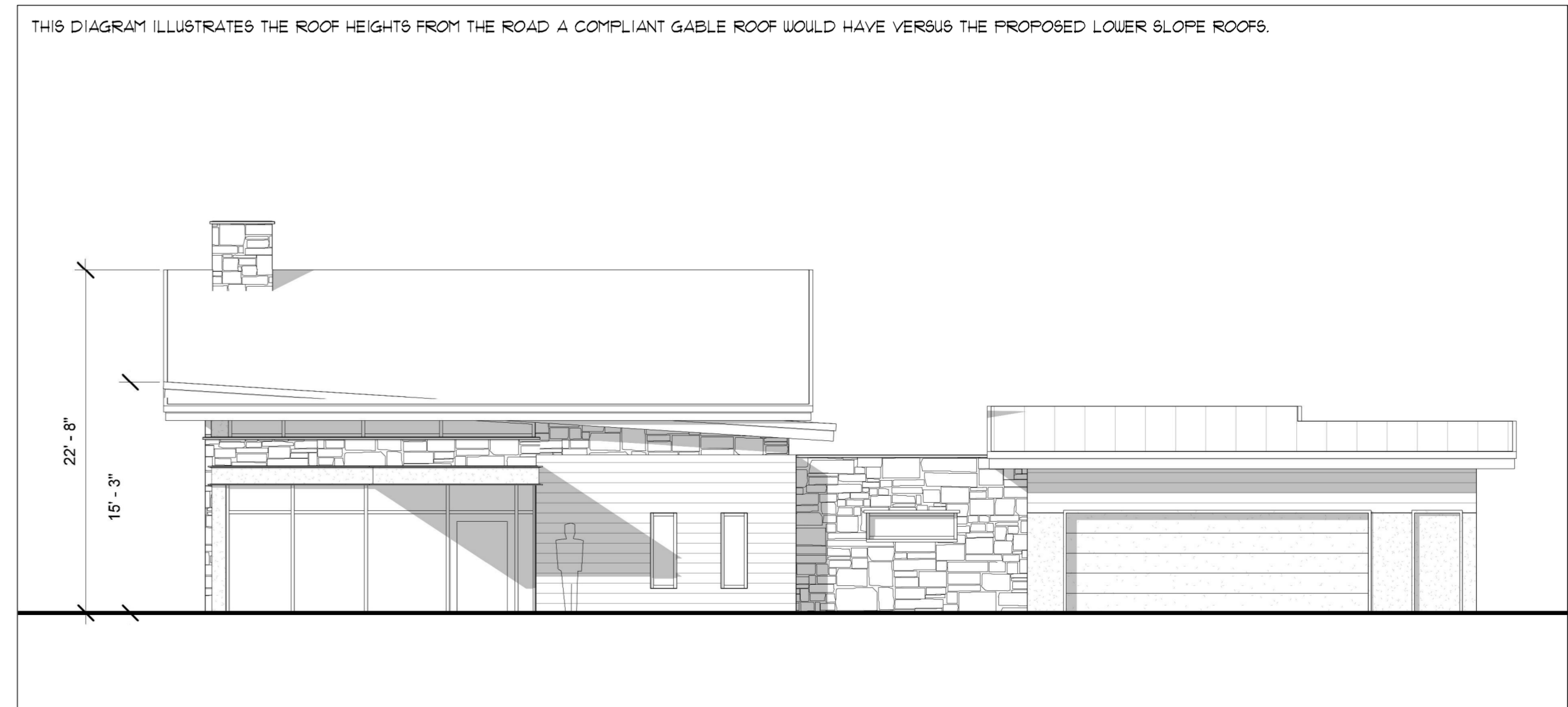
SINGLE FAMILY MAXIMUM BUILDING HEIGHT IS 35'-0" + 5'-0" = 40'-0" FOR GABLE, HIP OR GAMBREL ROOFS. DIAGRAM 'C' BELOW SHOWS AN OFFSET OF THE 40' MAXIMUM HEIGHT FROM NATIVE GRADE. NONE OF THE FORMS ARE ABOVE THE 40' MAXIMUM BUILDING HEIGHT FOR GABLE, HIP OR GAMBREL ROOFS.

DIAGRAM C



SINGLE FAMILY MAXIMUM BUILDING HEIGHT IS 35'-0" + 5'-0" = 40'-0" FOR GABLE, HIP OR GAMBREL ROOFS. DIAGRAM 'D' BELOW SHOWS AN OFFSET OF THE 40' MAXIMUM HEIGHT FROM NATIVE GRADE WITH A COMPLIANT GABLE ROOF. THIS ILLUSTRATES THE GREATER IMPACT A COMPLIANT GABLE ROOF WOULD HAVE OVER THE PROPOSED LOWER SLOPE ROOFS.

DIAGRAM D



THIS DIAGRAM ILLUSTRATES THE ROOF HEIGHTS FROM THE ROAD A COMPLIANT GABLE ROOF WOULD HAVE VERSUS THE PROPOSED LOWER SLOPE ROOFS.

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**REIDSMITH**  
 ARCHITECTS  
 W. 400 EAST 20TH F. 400-861-8415 312 S. TRACY, BOZEMAN MT 59716  
 REIDSMITHARCHITECTS.COM

STRUCTURAL ENGINEER:  
 CONTRACTOR:  
 GERBER CONSTRUCTION, INC.  
 238 E COLORADO AVE., SUITE 3  
 TELLURIDE, CO 81435  
 P: (970) 728-5205

**LEGAL DESCRIPTION:**  
 LOT 149AR AN AMENDMENT TO THE  
 FINAL PLAT OF LOTS 48A, 149B, 160 AND  
 161 OF MOUNTAIN VILLAGE LOCATED  
 WITHIN THE SW 4 OF SEC 84 T-43N R-07E  
 NMPM SA, SAGUOLA COUNTY CO PLAT BK  
 1 PG 2441 COR. 0-2826

BOARD LICENSED  
 GEORGE & CYNTHIA  
 BARUTHA  
 255 COUNTRY CLUB DR. MOUNTAIN  
 VILLAGE, COLORADO 81435

DRAWING DATE 3/15/2017  
 CONCEPTUAL WORKSESSION SET 4/26/2017  
 DESIGN REVIEW BOARD SET

**V1.2**

**RESOLUTION APPROVING A VARIANCE TO INCREASE THE MAXIMUM HEIGHT AS REQUIRED BY THE COMMUNITY DEVELOPMENT CODE FROM 35 FEET TO APPROXIMATELY 39 FEET AND SIX INCHES FOR LOT 149AR, 255 COUNTRY CLUB DR.**

**Resolution No. 2017-0620-\_\_**

**RECITALS:**

- A. George and Cynthia Barutha (“Owners”) is the owner of record of real property described as Lot 149AR (“Property”).
- B. The Owner has authorized Reid Smith, Principal of Reid Smith Architects, to submit application for a Class 4 Variance to allow the maximum height for Lot 149AR to be approximately 39 feet and six inches where 35 feet is the applicable maximum height (“Application 1”).
- C. Application 1 was submitted in compliance with the provisions of section 17.4.16 of the Community Development Code (“CDC”).
- D. The Owner has authorized Reid Smith, Principal of Reid Smith Architects, to submit a Class 3 Design Review application for a new home on Lot 149AR for approval by the Design Review Board (“Application 2”). Application 1 and Application 2 are collectively referred to as the “Applications”.
- E. The Application 2 was submitted in compliance with the provisions of section 17.4.11 of the CDC.
- F. The Design Review Board (“DRB”) considered Application 1, along with evidence and testimony, at a public meeting held on June 1, 2017. Upon concluding their review, the DRB recommended approval of Application 1 by a unanimous vote of 4 to 0 to the Town Council.
- G. The DRB considered Application 2, along with evidence and testimony, at a public meeting held on June 1, 2017. Upon concluding their review, the DRB approved Application 2 by a unanimous vote of 4 to 0, subject to conditions including the Town Council’s approval of Application 1.
- H. The Town Council considered and approved Application 1, along with evidence and testimony, at a public hearing on June 20, 2017.
- I. The public hearings referred to above were preceded by publication of public notice of such hearings on such dates and/or dates from which such hearings were continued on the Town website, and by mailing of public notice to property owners within four hundred feet (400’) of the Property, as required by the public hearing noticing requirements of the CDC.
- J. After the public hearings referred to above, the DRB and the Town Council each individually considered the Applications’ submittal materials, and all other relevant materials, public letters and public testimony, and approved the Applications with conditions as set forth in this Resolution.
- K. The Owner has addressed, or agreed to address, all conditions of approval of the Applications imposed by Town Council and Design Review Board.

- L. The Town Council finds the Applications meets the variance criteria for decision contained in CDC Section 17.4.16(D) as follows:

Variance Findings:

1. The strict application of the CDC building height regulations would result in exceptional and undue hardship upon the property owner in the development of the property because of special circumstances applicable to the lot including its steep topography or other extraordinary or exceptional physical conditions which in this case includes over 38 feet of elevation drop from the front of the lot to the back;
2. The variance can be granted without substantial detriment to the public health, safety and welfare due to the height variance will not be visible to the general public, is not out of scale with the other homes which front on Country Club Dr. and the request has been reviewed by the Telluride Fire District and Mountain Village Police Department and no concerns have been raised;
3. The variance can be granted without substantial impairment of the intent of the CDC, because the topography makes this an exceptional case;
4. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district because as stated above, the property is burdened by topography and lot configuration;
5. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use as the proposed development of the lot is 6% below the allowed building coverage and within the average building height requirements of the CDC, but because of the above restrictions on the property, particularly the topography, the proposed development cannot meet the maximum height requirement;
6. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
7. The variance is not solely based on economic hardship alone as the variance does based on any economic hardship; and
8. The proposed variance meets all applicable Town regulations and standards and the applicant has received design variations through the Design Review process as provided for in the CDC.

**NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES A VARIANCE TO ALLOW FOR THE MAXIMUM HEIGHT FOR A SINGLE FAMILY HOME TO BE LOCATED ON LOT 149AR TO BE APPROXIMATELY 39 FEET AND SIX INCHES WHERE 35 FEET IS THE APPLICABLE MAXIMUM HEIGHT AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO DEVELOPMENT OF THE HOME BEING IN SUBSTANTIAL CONFORMANCE TO THE APPROVAL OF APPLICATION 2 BY THE DESIGN REVIEW BOARD.**

**Be It Further Resolved** that Lot 149AR may be developed as submitted in accordance with Resolution NO. 2017-0620-\_\_\_\_ .

**Section 1. Resolution Effect**

- A. This Resolution shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the resolutions repealed or amended as herein provided and the same shall be construed and concluded under such prior resolutions.
- B. All resolutions, of the Town, or parts thereof, inconsistent or in conflict with this Resolution, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section 2. Severability**

The provisions of this Resolution are severable and the invalidity of any section, phrase, clause or portion of this Resolution as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Resolution.

**Section 3. Effective Date**

This Resolution shall become effective on June 20, 2017 (the "Effective Date") as herein referenced throughout this Resolution.

**Section 4. Public Hearing**

A public meeting on this Resolution was held on the 20<sup>th</sup> day of June, 2017 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**Approved** by the Town Council at a public hearing held on June 20, 2017.

**Town of Mountain Village, Town Council**

By: \_\_\_\_\_  
Dan Jansen, Mayor

**Attest:**

By: \_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved as to Form:

\_\_\_\_\_  
James Mahoney, Town Attorney



**PLANNING & DEVELOPMENT SERVICE**  
**PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**Agenda Item 11b**

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**TO:** Town Council  
**FROM:** Dave Bangert, Senior Planner/Forester  
**FOR:** Town Council meeting on June 20, 2017  
**DATE:** June 12, 2017

**RE:** Consideration of a Motion to Allow for temporary construction staging in the Country Club Drive Road Right-of-Way Adjacent to Lot 149AR

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**PROJECT GEOGRAPHY**

**Legal Description:** Lot 149AR  
**Address:** 255 Country Club Dr.  
**Applicant/Agent:** Reid Smith Architects  
**Owner:** George and Cynthia Barutha  
**Zoning:** Single-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.29 acres

**Adjacent Land Uses:**

- **North:** Single-Family
- **South:** Open Space
- **East:** Single-Family
- **West:** Single-Family

**ATTACHMENTS**

- Exhibit A: Construction Mitigation site plan

**BACKGROUND**

The applicant has submitted a Design Review Process development application in accordance with the Community Development Code (CDC). This application for a new single family home on Lot 149AR, 255 Country Club Drive received preliminary approval from the Design Review Board at their June 6, 2017 meeting. The applicant is proposing temporary construction staging in the Country Club Drive Right-of-Way in front of the new proposed single family home on Lot 149AR.

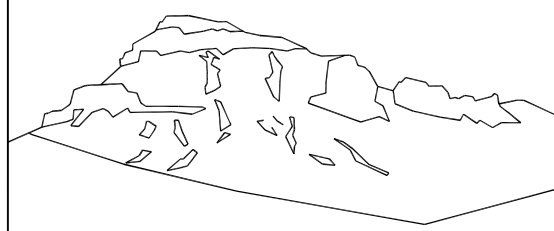
The Town owns the Country Club Drive Road Right-of-Way, with the Council allowed to grant a license agreement for temporary construction staging in the RROW at its sole discretion. Staff would note that the Public Works Department believes that the temporary construction staging will not be adversely affected by snow plowing activities over the winter, with the license

agreement protecting the Town from any damages to the Road Right-of-Way during the temporary use of the RRROW for construction staging.

**RECOMMENDATION**

Staff recommends the Town Council approve a motion to enter into a license agreement with the owner of Lot 149AR to allow for temporary construction staging in the Country Club Drive Road Right-of-Way, with the following proposed motion:

*“I move to pass a motion to enter into a license agreement with the owner of Lot 149AR to allow for temporary construction staging in the Country Club Drive Road Right-of-Way for the construction of a new single family residence located on Lot 149AR. Such license agreement shall be approved by the Town Attorney’s office and shall be executed by the Owner prior to issuance of a building permit”*



Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2017-04-25

Barutha Residence  
Lot 149 AR  
Mtn. Village, CO

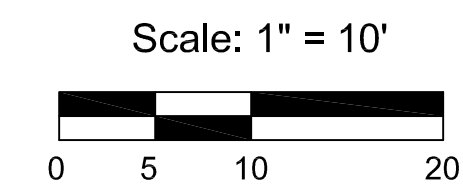
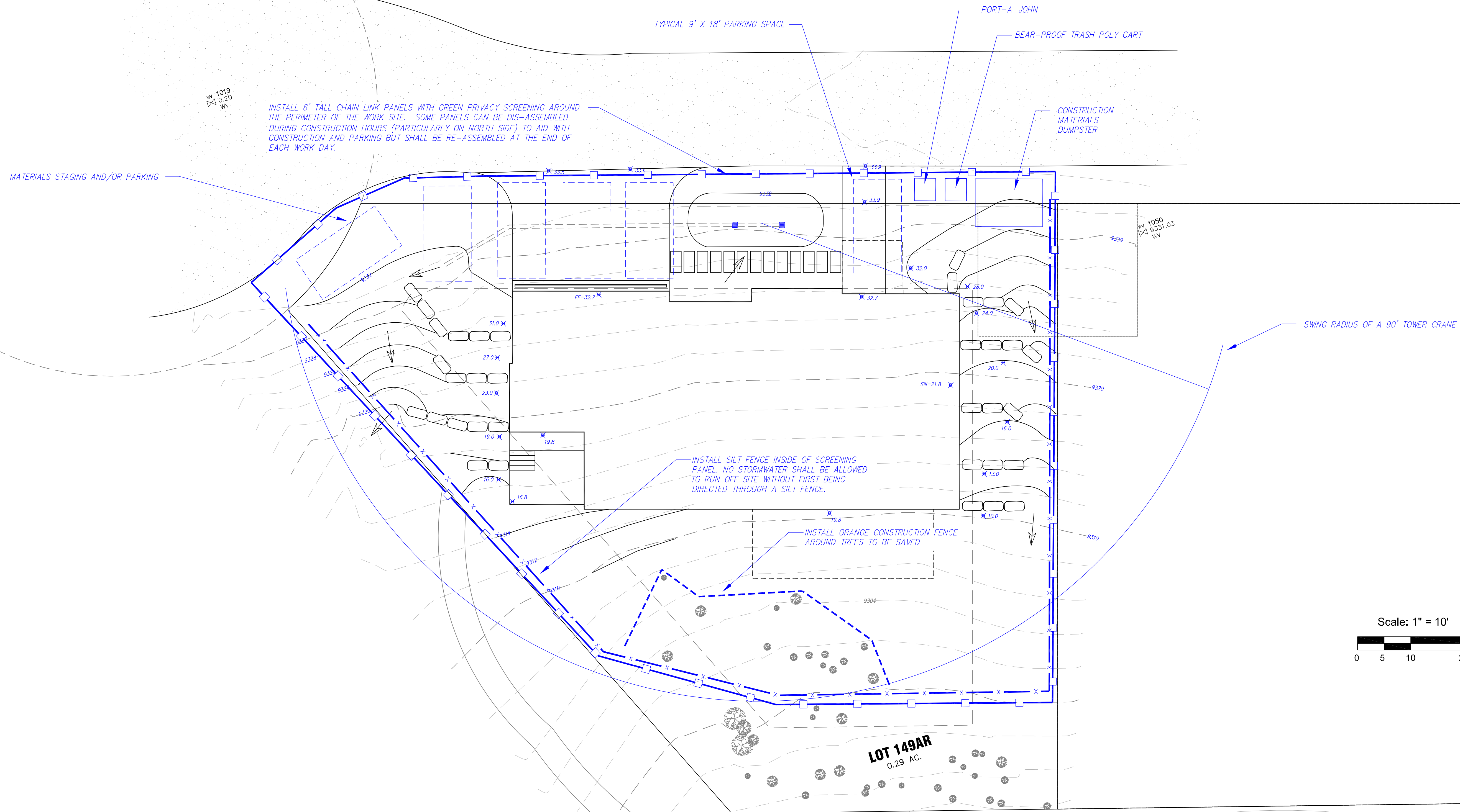
NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Construction  
Mitigation  
Plan

C3

ROAD CLOSURE NOTES:  
A PERMANENT CRANE WITH A 90' REACH IS SHOWN. IT WILL BE SET UP WITHIN THE PROPERTY LINES.  
THE CONCRETE PUMP TRUCK SHALL BE POSITIONED IN COUNTRY CLUB SO THAT AT LEAST ONE LANE  
WILL ALWAYS BE OPEN TO THE NORTH OF THE SITE.  
  
IF BOTH LANES HAVE TO BE CLOSED FOR ANY REASON, FLAGGERS SHALL BE POSITIONED ON EITHER  
SIDE OF THE WORK. UNDER NO CIRCUMSTANCES WILL COUNTRY CLUB BE CLOSED OVERNIGHT.



CONSTRUCTION MITIGATION NOTES:

THE CONSTRUCTION MITIGATION REQUIREMENTS LISTED IN SECTION 17.7.19 SHALL BE FOLLOWED. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO:

1. CONCRETE, GROUT, AND PAINT MUST HAVE A WASH-OUT AREA AWAY FROM WETLANDS AND STREAMS.
2. NO PAINT, STAINS, SOLVENTS, OR CHEMICALS MAY BE Poured OR DISPOSED OF ON THE PROPERTY. DISPOSAL OF THOSE ITEMS SHALL FOLLOW HAZARDOUS MATERIALS DISPOSAL PROCEDURES.
3. TREES TO BE SAVED SHALL BE SEPARATED BY THE CHAIN LINK AS SHOWN.
4. NO DOGS SHALL BE ALLOWED ON THE CONSTRUCTION SITE.
5. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR DUST AND AIRBORNE PARTICLE CONTROL.
6. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED TO PREVENT TRACKING OF SOIL, ROCKS, OR OTHER DEBRIS ONTO COUNTRY CLUB DRIVE. THE CONTRACTOR SHALL INSTALL CLEAN GRAVEL IN THE PARKING AREAS AND ADD AS NECESSARY THROUGHOUT THE DURATION OF THE PROJECT. IF DEBRIS IS TRACKED ONTO COUNTRY CLUB, IT MUST BE REMOVED BY THE END OF DAY.



**PLANNING & DEVELOPMENT SERVICE**  
**PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**Agenda Item 11c**

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**TO:** Town Council  
**FROM:** Dave Bangert, Senior Planner/Forester  
**FOR:** Town Council meeting on June 20, 2017  
**DATE:** June 12, 2017

**RE:** Consideration of a Resolution to Approve a Revocable Encroachment Agreement for the proposed parking, heated walkway and raised planter bed in the Country Club Drive Road Right-of-Way Adjacent to Lot 149AR.

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**PROJECT GEOGRAPHY**

**Legal Description:** Lot 149AR  
**Address:** 255 Country Club Dr.  
**Applicant/Agent:** Reid Smith Architects  
**Owner:** George and Cynthia Barutha  
**Zoning:** Single-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.29 acres

**Adjacent Land Uses:**

- **North:** Single-Family
- **South:** Open Space
- **East:** Single-Family
- **West:** Single-Family

**ATTACHMENTS**

- Exhibit A: Narrative
- Exhibit B: Plan Set
- 

**BACKGROUND**

The applicant has submitted a Design Review Process development application in accordance with the Community Development Code (CDC). This application for a new single family home on Lot 149AR, 255 Country Club Drive received preliminary approval from the Design Review Board at their June 6, 2017 meeting. The applicant is proposing the approval of parking, a heated walkway and raised planter bed in the Country Club Drive Right-of-Way in front of the new proposed single family home on Lot 149AR.

The Town owns the Country Club Drive Road Right-of-Way, with the Council allowed to grant revocable encroachments at its sole discretion. Staff would note that the Public Works



Department believes that the driveway, walkway and planter will not be adversely affected by snow plowing activities over the winter, with the encroachment agreement protecting the Town from any damages to driveway, walkway and planter installed in the Road Right-of-Way.

**RECOMMENDATION**

Staff recommends the Town Council approve the requested encroachment into the Country Club Drive Road Right-of-Way, with the following proposed motion:

*“I move to approve an a resolution for a revocable encroachment agreement into the Country Club Drive Road Right-of-Way for parking, walkway and planter bed for the adjacent new single family residence located on Lot 149AR”*

**RESOLUTION OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO TOWN COUNCIL  
APPROVING A REVOCABLE ENCROACHMENT AGREEMENT INTO THE TOUCHDOWN  
DRIVE RIGHT-OF-WAY FOR PARKING, LANDSCAPING AND WALKWAY ADJACENT  
NEW SINGLE FAMILY RESIDENCE LOCATED ON LOT 149AR**

**RESOLUTION NO. 2017-0620--\_\_**

**RECITALS:**

- A. The Town of Mountain Village (“Town”) is the owner of record of real property described as the Country Club Drive Right-of-Way; and,
- B. George and Cynthia Barutha (“Owners”) is the owner of record of real property described as Lot 149AR, Town of Mountain Village, CO;
- C. Right-of-way encroachments are a discretionary allowance of the Town Council; and
- D. The proposed revocable encroachment is needed to allow for the parking, landscaping and a walkway; and,
- E. The Town Council conducted a public meeting on June 20, 2017.

**Now, Therefore, Be It Resolved** that the Town Council hereby approves a revocable encroachment in the Country Club Drive Right-of-Way as set forth in Exhibit A with a condition that the Planning Division staff prepares a revocable encroachment agreement for execution by the Town Mayor and the Owner.

**Section 1. Resolution Effect**

- A. This Resolution shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the resolutions repealed or amended as herein provided and the same shall be construed and concluded under such prior resolutions.
- B. All resolutions, of the Town, or parts thereof, inconsistent or in conflict with this Resolution, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section 2. Severability**

The provisions of this Resolution are severable and the invalidity of any section, phrase, clause or portion of this Resolution as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Resolution.

**Section 3. Effective Date**

This Resolution shall become effective on June 20, 2017 (the “Effective Date”) as herein referenced throughout this Resolution.

**Section 4. Public Meeting**

A public meeting on this Resolution was held on the 20<sup>th</sup> day of June, 2017 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**Approved** by the Mountain Village Town Council at a public meeting on June 20, 2017.

**Town of Mountain Village, Town Council**

By: \_\_\_\_\_  
Dan Jansen, Mayor

**Attest:**

By: \_\_\_\_\_  
Jackie Kennefick, Town Clerk

**Approved as to form:**

By: \_\_\_\_\_  
James Mahoney, Assistant Town Attorney



**Business and Government Activity Report**  
**For the month ending: May 31st**

Activity	2017		2016		Variance	
	MONTH	YTD	MONTH	YTD	Variance	Variance %
<b>Cable/Internet</b>						
# Residential & Bulk Basic Cable	883		970		(87)	-9.0%
# Premium Channel Residential & Bulk Subscribers	504		504		0	0.0%
# Digital Subscribers	237		278		(41)	-14.7%
# Internet Subscribers	1,792		1,768		24	1.4%
Average # Phone Subscribers	99		100		(1)	-1.0%
<b>Village Court Apartments</b>						
Occupancy Rate %	98.19%	95.93%	97.74%	98.28%	-2.35%	-2.4%
# Vacated Units	3	26	2	10	16	160.0%
# Work Orders Completed	39	197	23	157	40	25.5%
# on Waiting List	42		65		(23)	-35.4%
<b>Public Works</b>						
Service Calls	362	1,235	402	2,068	(833)	-40.3%
Snow Fall Inches	11	116	15	142	(26)	-18.3%
Snow Removal - Streets & Prkg Lots Hours	50	1,221	27	2,000	(779)	-39.0%
Roadway Maintenance Hours	178	337	422	923	(587)	-63.5%
Water Billed Consumption Gal.	4,406,000	52,682,000	4,170,000	51,304,000	1,378,000	2.7%
Sewage Treatment Gal.	6,300,000	39,241,000	8,740,000	44,241,000	(5,000,000)	-11.3%
<b>Child Development Fund</b>						
# Infants & Toddlers Actual Occupancy	20.58	107.07	22.29	109.71	(2.64)	-2.4%
# Preschoolers Actual Occupancy	15.64	74.35	15.43	75.40	(1.05)	-1.4%
<b>Transportation and Parking</b>						
GPG (noon snapshot)	1,259	24,286	1,132	24,293	(7)	0.0%
GPG Parking Utilization (% of total # of spaces occupied)	9.1%	35.2%	8.2%	35.2%	0.0%	0.0%
HPG (noon snapshot)	256	6,442	559	8,076	(1,634)	-20.2%
HPG Parking Utilization (% of total # of spaces occupied)	8.1%	40.5%	17.6%	50.8%	-10.3%	-20.3%
Total Parking (noon snapshot)	4,077	49,419	3,606	49,693	(274)	-0.6%
Parking Utilization (% of total # of spaces occupied)	16.8%	40.7%	14.9%	41.0%	-0.3%	-0.7%
Paid Parking Revenues	\$23,745	\$129,464	\$10,922	\$80,885	\$48,579	60.1%
Bus Routes # of Passengers	4,485	7,901	4,339	8,009	(108)	-1.3%
Employee Shuttle # of Passengers	1,186	6,248	1,119	6,904	(656)	-9.5%
Employee Shuttle Utilization Rate %	44.3%	48.5%	49.7%	49.5%	-1.00%	-2.0%
Inbound (Vehicle) Traffic (Entrance) # of Cars	52,788	324,475	48,698	289,394	35,081	12.1%
TEMPORARY: police officers, 1 clerk, 1 planner PART TIME: 13 child care, 7 council, 1 judge, 2 admin, 3 police officer, 1 Planning Director, 1 VCA maintenance SEASONAL: 2 plazas, 5 recreation NEW HIRES: 2 day care, 17 gondola operators, 5 recreation, 1 equipment operator TERMS: 2 gondola operators, 1 Director Plazas & Environment						
<b>Human Resources</b>						
FT Year Round Head Count	82		78		4	5.1%
Seasonal Head Count (FT & PT)	7		6		1	16.7%
PT Year Round Head Count	25		24		1	4.2%
Gondola FT YR, Seasonal, PT YR Head Count	55		57		(2)	-3.5%
Total Employees	169		165		4	2.4%
Gondola Overtime Paid Hours	171	668	174	1275	(607)	-47.6%
Other Employee Overtime Paid	81	339	52	464	(126)	-27.0%
# New Hires Total New Hires	26	51	26	46	5	10.9%
# Terminations	3	44	4	36	8	22.2%
# Workmen Comp Claims	0	2	1	7	(5)	-71.4%
Workmen Comp Claims Costs	\$0	\$5,754	\$0	\$3,003	\$2,751	91.6%
<b>Marketing &amp; Business Development</b>						
Town Hosted Meetings	4	21	7	26	(5)	-19.2%
Email Correspondence Sent	9	27	11	32	(5)	-15.6%
E-mail List #	4,261		2,687		1,574	58.6%
Wifi Subscribers	18,251		10,301		7,950	77.2%
Press Releases Sent	5	8	5	11	(3)	-27.3%
<b>Gondola and RETA</b>						
<i>Current RETA revenues are unaudited</i>						
Gondola # of Passengers	51,804	1,070,713	44,307	1,046,109	24,604	2.4%
Chondola # of Passengers	0	92,368	0	85,398	6,970	8.2%
RETA fees collected by TMOVA	\$309,651	\$3,014,375	236,636	\$1,540,106	\$1,474,269	95.7%

Activity	2017		2016		Variance		
	MONTH	YTD	MONTH	YTD	Variance	Variance %	
<b>Police</b>							
Calls for Service	#	360	1,879	296	1,801	78	4.3%
Investigations	#	18	111	13	99	12	12.1%
Alarms	#	18	105	29	141	(36)	-25.5%
Arrests	#	0	4	1	10	(6)	-60.0%
Traffic Contacts	#	67	171	20	75	96	128.0%
Traffic Tickets Written	#	11	34	5	12	22	183.3%
Parking Tickets Written	#	250	1,472	223	1,657	(185)	-11.2%
Administrative Dismissals	#	2	19	15	65	(46)	-70.8%
<b>Building/Planning</b>							
Community Development Revenues		\$165,971	\$416,658	\$46,357	\$455,296	(\$38,638)	-8.5%
# Permits Issued		9	40	6	35	5	14.3%
Valuation of Building Permits Issued		\$1,891,150	\$12,413,229	\$4,031,180	\$13,615,184	(\$1,201,955)	-8.8%
# Inspections Completed		300	1,093	444	978	115	11.8%
# Design Review/Zoning Agenda Items		2	39	12	19	20	105.3%
# Staff Review Approvals		51	154	10	95	59	62.1%
<b>Recreation</b>							
Summer - May 1 - October 31							
Mile of Trails Maintained		6.6	6.6	6.6	6.6	0.00	0.0%
Adventure Rock Registrations		7	7	7	7	0	0.0%
Bike Park Waivers		105	105	129	129	(24)	-18.6%
Bike Park Trips		0	0	0	0	0	#DIV/0!
Disc Golf Registrations		0	0	0	0	0	#DIV/0!
Platform Tennis Registrations		238	238	0	0	238	#DIV/0!
<b>Plaza Services</b>							
Due to the timing of the packet, trash diversion rates are for the previous month.							
Snow Removal Plaza	Hours	30	1,651	23	1283	369	28.8%
Plaza Maintenance	Hours	360	1,827	244.75	1581	246	15.6%
Lawn Care	Hours	300	460	166	253	207	82.1%
Plant Care	Hours	394	708	381.5	610	98	16.1%
Irrigation	Hours	119	164	70.25	125	40	31.7%
TMV Trash Collection	Hours	82	423	83.75	498	(75)	-15.0%
Christmas Decorations	Hours	0	601	1	514	87	16.9%
Residential Trash	Pound	14,850	73,500	19,050	73,950	(450)	-0.6%
Residential Recycle	Pound	18,499	95,329	13,468	66,704	28,625	42.9%
Diversion Rate	%	55.47%	56.46%	41.42%	47.42%	9.04%	19.1%
<b>Vehicle Maintenance</b>							
# Preventive Maintenance Performed		19	87	10	82	5	6.1%
# Repairs Completed		26	107	18	128	(21)	-16.4%
Special Projects		4	13	3	18	(5)	-27.8%
# Roadside Assists		1	4	0	1	3	300.0%
<b>Finance</b>							
# Employee Based Business Licenses Issued		18	731	14	675	56	8.3%
# Privately Licensed Rentals		1	68	0	72	(4)	-5.6%
# Property Management Licensed Rentals		0	403	2	343	60	17.5%
# VRBO Listings for MV		455	388	388	67	17.3%	
# Paperless Billing Accts (YTD is total paperless customers)		17	720	3	585	135	23.1%
# of TMV AR Bills Processed		2,043	10,571	1,996	10,305	266	2.6%
<b>Accounts Receivable - Total Bad Debt Reserve/Allowance: \$12,819</b>							
Current	TMV Operating Receivables (includes Gondola funding)		Utilities - Cable and Water/Sewer		VCA - Village Court Apartments		<b>General Fund Investment Activity</b> Change in Value \$499,821 Ending Balance \$4,245,024 Investment Income \$5,125 Portfolio Yield 1.03%
	\$ 783,379	93.8%	\$ 127,460	75.5%	\$ (48,064)	103.1%	
	30+ Days	4,521 0.5%	30,617 18.1%	59	-0.1%		
	60+ Days	13,875 1.7%	5,886 3.5%	1,040	-2.2%		
	90+ Days	1,764 0.2%	4,957 2.9%	337	-0.7%		
	over 120 days	31,786 3.8%	10 0.0%	-	0.0%		
	Total	\$ 835,325 100.0%	\$ 168,931 100.0%	\$ (46,628)	100.0%		
Current	Other Billings - CDF, Construction Parking		Total All AR		Change Since Last Month - Increase (Decrease) in AR		<b>Other Statistics</b> Population (estimated) 1,393 (Active) Registered Voters 821 Property Valuation 294,011,170
	\$ 14,647	52.8%	\$ 877,423	89.0%	\$ (9,292)	-126.8%	
	30+ Days	1,567 5.6%	36,764 3.7%	3,140	42.9%		
	60+ Days	2,396 8.6%	23,197 2.4%	12,843	175.3%		
	90+ Days	800 2.9%	7,858 0.8%	5,291	72.2%		
	over 120 days	8,340 30.1%	40,136 4.1%	(4,654)	-63.5%		
	Total	\$ 27,750 100.0%	\$ 985,378 100.0%	\$ 7,328	100.0%		



## Memorandum

**To:** Town Council  
**From:** Kevin Swain, Finance Director  
**Date:** June 8, 2017  
**Re:** Town of Mountain Village Financial Statements through April 2017

### Mountain Village Financials Statements through April 2017

#### General Fund Summary

The General Fund reflects a surplus of \$2.4 million. Permit and use taxes are down from prior year and trailing budget. Sales taxes show an increase of 4% over prior year and 7% over budget. Revenues of \$5.4 million were over the budget by \$406,000 due mainly to property taxes, contributions, and sales taxes.

Total operating expenditures of \$2.5 million were under budget by \$204,200. Capital outlay through this period was for Sunset Plaza project, the voice recording system upgrade for the police, and some wayfinding.

Transfers to other funds include:

<b>Fund</b>	<b>This Month</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>Budget Variance</b>
Conference Center Subsidy	\$ 26,483	\$ 75,486	\$ 77,193	1,707
Affordable Housing Development Fund (Monthly Sales Tax Allocation)	\$ 5,837	\$ 192,552	\$ 216,200	23,649
Child Development Fund	\$ -	\$ 20,229	\$ -	(20,229)
Vehicle & Equipment Acquisition Fund	\$ 17,608	\$ 369,600	\$ 369,559	(41)
Capital Projects Fund (From GF)	\$ 5,930	\$ 11,000	\$ 22,558	11,558

Income transfers from other funds include:

<b>Fund</b>	<b>This Month</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>Budget Variance</b>
Overhead allocation from Broadband, W/S, Gondola, VCA and Parking Services	\$ 38,560	\$ 125,997	\$ 156,987	30,990
Debt Service Fund (Specific ownership taxes)	\$ 10,165	\$ 27,620	\$ 48,384	20,764
*Tourism Fund	\$ 4,858	\$ 31,129	\$ 42,174	11,046

\*This transfer is comprised of administrative fees, interest, and penalties collected.

**Vehicle and Equipment Acquisition Fund – No Fund Income Statement Attached**

A snowcat for the recreation department, snow blower, a transit bus, and shop equipment were purchased and the bobcat leases have been paid.

**Capital Projects Fund – No Fund Income Statement Attached**

\$22,558 was spent on the Meadows Improvement Plan.

**Historical Museum Fund – No Fund Income Statement Attached**

\$69,386 in property taxes were collected and \$67,998 was tendered to the historical museum. The county treasurer retained \$1,388 in treasurer’s fees.

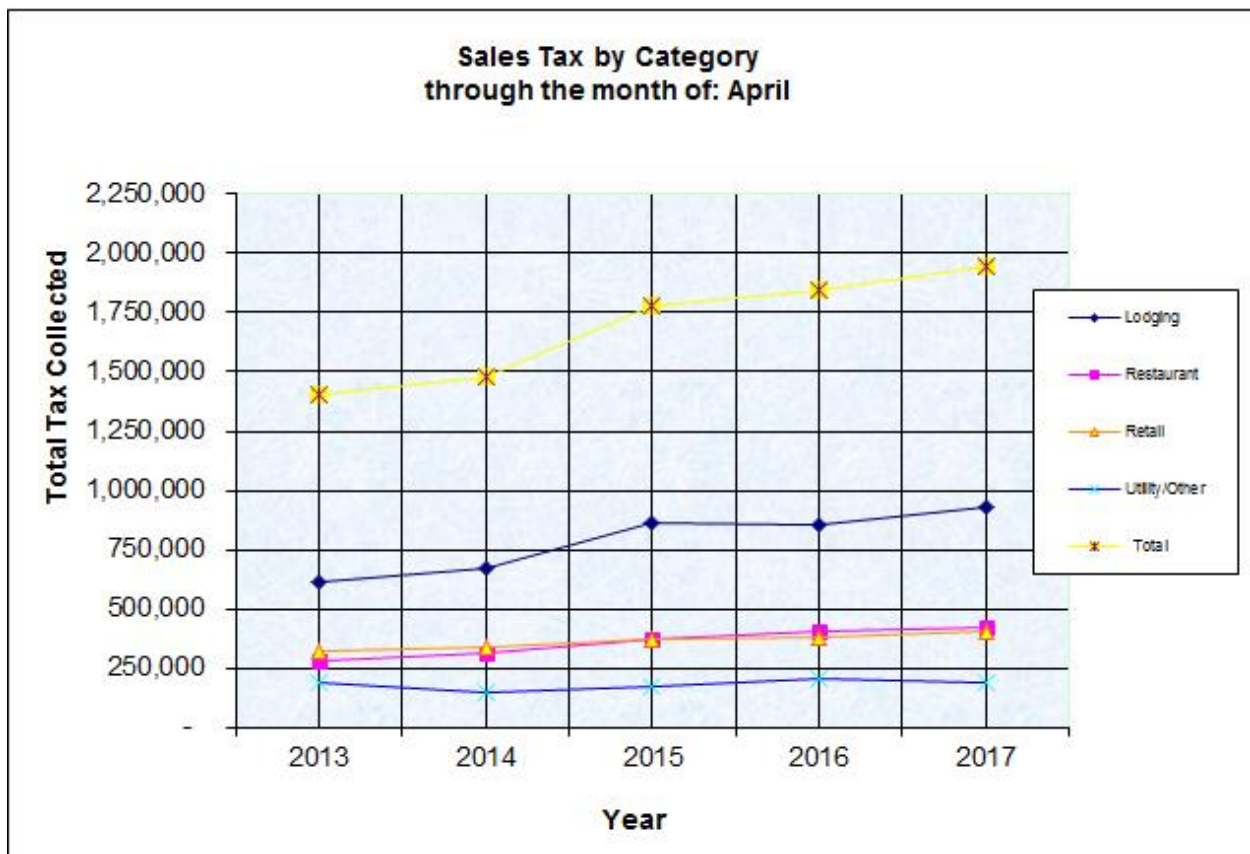
**Mortgage Assistance Fund – No Fund Income Statement Attached**

There has been no activity in this fund.

**Sales Tax**

Sales taxes of \$1.9 million are 5% over 2016 through this period and are over budget by 7%. Lodging shows the highest growth at 8.2%, followed by Retail at 6.75%.

Actual Sales Tax Base By Class, Through April 2017										
Category	Actual 2013	Actual 2014	PY % Increase	Actual 2015	PY % Increase	Actual 2016	PY % Increase	Actual 2017	PY \$ Variance	PY % Increase
	4.5%	4.5%	2013 to 2014	4.5%	2014 to 2015	4.5%	2015 to 2016	4.5%	2016 to 2017	2016 to 2017
Lodging	13,636,511	14,854,388	9%	19,150,296	29%	19,010,769	-1%	20,566,919	1,556,150	8.19%
Restaurant	6,221,523	7,058,014	13%	8,290,811	17%	9,066,646	9%	9,444,999	378,352	4.17%
Retail	7,214,821	7,590,416	5%	8,263,810	9%	8,439,833	2%	9,008,992	569,159	6.74%
Utility/Other	4,159,401	3,315,714	-20%	3,875,047	17%	4,577,098	18%	4,160,977	(416,121)	-9.09%
<b>Total</b>	<b>31,232,255</b>	<b>32,818,531</b>	<b>5%</b>	<b>39,579,965</b>	<b>21%</b>	<b>41,094,347</b>	<b>4%</b>	<b>43,181,888</b>	<b>2,087,541</b>	<b>5.08%</b>



## Tourism Fund

2017 restaurant taxes totaling \$188,891 have been collected and \$185,113 was tendered to the airline guarantee program. \$823,093 in lodging taxes were collected and \$811,429 was tendered to the airline guarantee program and to MTI. The Town retained \$15,442 in administrative fees, and penalties and interest of \$637.

Lodging taxes are exceeding prior year by 9% and exceeded budget by 18.5%. Restaurant taxes are ahead of prior year and budget by 4% and 17.4%, respectively.

Town of Mountain Village Colorado Lodging Tax Summary								
	2013	2014	2015	2016	2017	2016	2017	Budget
	Activity	Activity	Activity	Activity	Activity	Var %	Budget	Var %
	(4%)	(4%)	(4%)	(4%)	(4%)			
January	167,378	159,264	216,904	193,815	245,408	26.62%	172,098	29.87%
February	151,727	170,098	231,700	249,339	260,809	4.60%	222,721	14.60%
March	203,235	248,285	303,173	304,515	308,524	1.32%	269,099	12.78%
April	9,382	7,291	12,319	7,638	8,353	9.36%	6,769	18.96%
May	10,684	10,627	15,282	16,633	-	-100.00%	15,154	#DIV/0!
June	77,013	74,275	84,204	106,415	-	-100.00%	95,270	#DIV/0!
July	93,602	109,934	136,711	153,342	-	-100.00%	137,366	#DIV/0!
August	84,727	88,929	88,990	111,760	-	-100.00%	100,541	#DIV/0!
September	69,349	82,891	113,475	139,363	-	-100.00%	125,212	#DIV/0!
October	16,450	17,383	22,812	31,322	-	-100.00%	28,262	#DIV/0!
November	6,761	11,840	11,372	14,493	-	-100.00%	13,003	#DIV/0!
December	191,249	226,508	260,440	310,142	-	-100.00%	272,470	#DIV/0!
<b>Total</b>	<b>1,081,555</b>	<b>1,207,325</b>	<b>1,497,381</b>	<b>1,638,778</b>	<b>823,093</b>	<b>-49.77%</b>	<b>1,457,964</b>	<b>-77.13%</b>
<b>Tax Base</b>	<b>27,038,867</b>	<b>30,183,132</b>	<b>37,434,529</b>	<b>40,969,439</b>	<b>20,577,322</b>		<b>36,449,100</b>	

Town of Mountain Village Colorado Restaurant Tax Summary								
	2013	2014	2015	2016	2017	2016	2017	Budget
	Activity	Activity	Activity (2%)	Activity (2%)	Activity (2%)	Var %	Budget	Var %
	(2%)	(2%)						
January	34,448	38,239	46,261	48,594	53,677	10.46%	41,758	22.21%
February	41,121	48,466	53,871	60,243	59,783	-0.76%	51,768	13.41%
March	47,045	53,516	60,420	71,171	73,736	3.60%	61,158	17.06%
April	2,518	1,995	2,876	1,511	1,695	12.22%	1,298	23.42%
May	3,913	5,154	5,457	4,568	-	-100.00%	3,926	#DIV/0!
June	19,116	25,366	25,426	34,359	-	-100.00%	29,525	#DIV/0!
July	27,921	32,661	40,081	44,827	-	-100.00%	38,521	#DIV/0!
August	25,645	25,017	29,015	35,020	-	-100.00%	30,094	#DIV/0!
September	19,982	23,831	32,169	36,195	-	-100.00%	31,103	#DIV/0!
October	5,468	5,369	9,492	11,312	-	-100.00%	9,720	#DIV/0!
November	4,668	5,765	6,637	5,099	-	-100.00%	4,382	#DIV/0!
December	42,983	49,923	55,055	59,070	-	-100.00%	50,760	#DIV/0!
<b>Total</b>	<b>274,828</b>	<b>315,303</b>	<b>366,759</b>	<b>411,969</b>	<b>188,891</b>	<b>-54.15%</b>	<b>354,013</b>	<b>-87.42%</b>
<b>Tax Base</b>	<b>13,741,420</b>	<b>15,765,152</b>	<b>18,337,941</b>	<b>20,598,437</b>	<b>9,444,560</b>		<b>17,700,650</b>	

Business license fees of \$293,559 are over budget (19%) and prior year (9%). \$275,945 was remitted to MTI and \$25,403 in admin fees and penalties were transferred to the General Fund.



**Town of Mountain Village Monthly Revenue and Expenditure Report  
April 2017**

	2017					2016	2015	2014	
	Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
			(\$)	(%)					
<b>General Fund</b>									
<b>Revenues</b>									
Charges for Services	\$ 126,938	\$ 109,650	\$ 17,288	15.77%	\$ 301,829	\$ 174,891	\$ 130,919	\$ 57,886	\$ 70,014
Contributions	29,709	29,709	-	0.00%	89,745	60,036	14,562	25,539	1,923
Fines and Forfeits	892	1,750	(858)	-49.03%	6,077	5,185	3,258	2,164	1,618
Interest Income	22,965	13,385	9,580	71.57%	45,000	22,035	35,608	42,649	28,222
Intergovernmental	223,215	192,716	30,499	15.83%	379,327	156,112	190,706	217,392	211,345
Licenses and Permits	104,555	112,443	(7,888)	-7.02%	261,655	157,100	114,580	67,384	48,172
Miscellaneous Revenues	28,728	34,498	(5,770)	-16.73%	141,918	113,190	31,236	21,653	27,489
Taxes and Assessments	4,883,220	4,520,216	363,004	8.03%	8,658,505	3,775,285	4,458,407	4,622,377	4,301,061
<b>Total Revenues</b>	<b>5,420,222</b>	<b>5,014,367</b>	<b>405,855</b>	<b>8.09%</b>	<b>9,884,056</b>	<b>4,463,834</b>	<b>4,979,276</b>	<b>5,057,044</b>	<b>4,689,844</b>
<b>Operating Expenses</b>									
Legislation & Council	14,010	19,270	(5,260)	-27.30%	101,202	87,192	17,788	5,282	3,171
Town Manager	79,119	80,544	(1,425)	-1.77%	252,730	173,611	71,990	73,161	72,495
Administrative Services	123,094	130,625	(7,531)	-5.77%	400,214	277,120	118,874	97,449	115,459
Finance	338,226	345,624	(7,398)	-2.14%	826,053	487,827	328,504	354,324	334,734
Technical	86,028	89,265	(3,237)	-3.63%	202,960	116,932	74,563	72,846	73,204
Human Resources	100,079	104,696	(4,617)	-4.41%	312,984	212,905	101,126	82,563	87,559
Town Attorney	153,320	176,495	(23,175)	-13.13%	530,929	377,609	196,447	192,436	137,233
Marketing and Business Development	83,349	98,713	(15,364)	-15.56%	440,388	357,039	98,779	84,366	57,413
Municipal Court	8,931	10,575	(1,644)	-15.55%	31,624	22,693	8,975	8,585	9,568
Police Department	256,893	257,456	(563)	-0.22%	848,278	591,385	235,976	245,578	216,960
Community Services	14,635	16,104	(1,469)	-9.12%	51,674	37,039	14,108	15,999	14,815
Community Grants and Contributions	16,000	16,000	-	0.00%	126,000	110,000	26,000	20,000	59,000
Roads and Bridges	214,342	233,461	(19,119)	-8.19%	1,139,163	924,821	211,898	217,624	207,430
Vehicle Maintenance	136,218	144,569	(8,351)	-5.78%	445,862	309,644	151,488	142,686	143,632
Municipal Bus/Dial-A-Ride	64,480	45,698	18,782	41.10%	172,974	108,494	49,773	25,499	22,267
Employee Shuttle	12,026	24,935	(12,909)	-51.77%	84,265	72,239	16,846	18,591	20,374
Parks & Recreation	109,144	157,950	(48,806)	-30.90%	625,185	516,041	128,092	130,517	113,205
Plaza and Environmental Services	419,583	464,540	(44,957)	-9.68%	1,534,129	1,114,546	530,810	364,869	346,597
Public Refuse Removal and Residential Trash Billing Services	12,666	15,613	(2,947)	-18.88%	54,559	41,893	13,846	15,405	11,813
Building/Facility Maintenance	61,287	60,843	444	0.73%	202,630	141,343	47,108	49,138	37,521
Planning & Development Services	2,992	2,938	54	1.84%	9,149	6,157	2,272	2,156	1,785
Building Division	84,714	90,468	(5,754)	-6.36%	286,943	202,229	86,084	55,602	61,599
Housing Division Office	6,523	6,793	(270)	-3.97%	22,303	15,780	6,383	5,804	5,715
Planning and Zoning Division	115,413	124,112	(8,699)	-7.01%	463,650	460,658	87,591	74,823	90,945
Contingency	-	-	-	#DIV/0!	92,119	85,596	-	-	-
<b>Total Operating Expenses</b>	<b>2,513,072</b>	<b>2,717,287</b>	<b>(204,215)</b>	<b>-7.52%</b>	<b>9,257,967</b>	<b>6,850,793</b>	<b>2,625,321</b>	<b>2,355,303</b>	<b>2,244,494</b>
Surplus / Deficit	2,907,150	2,297,080	610,070	26.56%	626,089	(2,386,959)	2,353,955	2,701,741	2,445,350
Capital Outlay	55,595	55,600	(5)	-0.01%	1,131,138	1,075,543	4,301	60,620	63,157
Surplus / Deficit	2,851,555	2,241,480	610,075	27.22%	(505,049)	(3,356,604)	2,349,654	2,641,121	2,382,193
<b>Other Sources and Uses</b>									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	29,834	10,568
Transfer (To) From Affordable Housing	(216,200)	(192,552)	(23,649)	12.28%	(418,127)	(201,927)	(205,093)	(203,826)	(163,390)
Transfer (To) From Broadband	-	-	-	#DIV/0!	-	-	-	111,951	35,795
Transfer (To) From Child Development	-	(20,229)	20,229	-100.00%	(145,268)	(68,075)	(6,167)	(3,345)	(15,325)
Transfer (To) From Capital Projects	(22,558)	(11,000)	(11,558)	105.07%	(300,000)	(342,174)	-	-	-
Transfer (To) From Debt Service	48,384	27,620	20,764	75.18%	83,909	(73,078)	44,943	47,830	45,568
Transfer (To) From Overhead Allocation	156,987	125,997	30,990	24.60%	477,782	320,795	-	138,212	150,555
Transfer (To) From Parking Services	-	-	-	#DIV/0!	(147,759)	(147,759)	(7,273)	55,755	(24,907)
Transfer (To) From Conference Center	(77,193)	(75,486)	(1,707)	2.26%	(220,010)	(220,010)	(68,554)	(43,689)	(50,465)
Transfer (To) From Tourism	42,174	31,129	11,046	35.48%	13,102	(35,281)	12,746	48,082	32,603
Transfer (To) From Vehicle/Equipment	(369,559)	(369,600)	41	-0.01%	(692,868)	(323,309)	-	(45,146)	(80,882)
Transfer (To) From Water/Sewer	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>(437,965)</b>	<b>(484,120)</b>	<b>46,155</b>	<b>-9.53%</b>	<b>(1,349,239)</b>	<b>(1,090,818)</b>	<b>(229,398)</b>	<b>135,657</b>	<b>(59,879)</b>

2017						2016	2015	2014
Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD

Surplus / Deficit \$ 2,413,590 \$ 1,757,360 \$ 656,230 37.34% \$ (1,854,288) \$ (4,447,422) \$ 2,120,256 \$ 2,776,778 \$ 2,322,314

<u>Beginning Fund Balance Components</u>	<u>Actual YTD</u>	<u>Annual Budget</u>
Emergency Reserve	\$ 3,240,288	\$ 3,256,401
Unreserved	6,206,027	4,900,429
<b>Beginning Fund Balance</b>	<b>\$ 9,446,315</b>	<b>\$ 8,156,830</b>

<u>YTD Ending Fund Balance Components</u>		
Emergency Reserve	\$ 3,240,288	\$ 3,256,401
Health Care Premium Savings Reserve	50,000	50,000
Facility Maint Reserve	155,000	155,000
Unreserved	8,414,617	2,841,141
<b>Ending Fund Balance</b>	<b>\$ 11,859,905</b>	<b>\$ 6,302,542</b>

**Revenues**

Taxes & Assessments - Property taxes are over budget 18%. Specific Ownership taxes collected are exceeding budget, 24%. Sales tax revenues are 7% over budget and 5% over prior year. Construction use tax is trailing prior year and budget.  
 Licenses & Permits - Construction permits are under budget \$32,600 but electrical and plumbing permits are over budget \$16,700 and \$10,300.  
 Intergovernmental - Intergovernmental revenues are over budget due to county road and bridge tax collections.  
 Charges for Services - DRB fees are over budget \$9,200 and prior year \$1,000. Energy Mitigation fees are over budget mainly due to last year's carry forward. Plan review fees are lagging budget \$34,400.  
 Fines & Forfeitures - Under budget due to a building construction fines refund.  
 Investment Income - Interest is exceeding budget and under prior year.  
 Miscellaneous - Under budget in finance charges and other miscellaneous revenues.  
 Contributions - Received are an environmental incentive contribution (2016 unused funds, returned, \$29,800) and See Forever contribution for plaza snowmelt.

**Top Ten Budget Variances**

**Under Budget**

Parks and Recreation - \$48,806 Under budget in ice rink electric, gasoline, and labor costs.  
 Plaza and Environmental Services - \$44,957 Natural gas is under budget due to overcharged services in 2016 and electric is under budget.  
 Town Attorney - \$23,175 Litigation is running over budget but is offset by extraordinary and general legal lagging budget.  
 Road & Bridge - \$19,119 Gasoline and sand/de-icer are under budget.  
 Marketing and Business Development - \$15,364 Under budget in personnel costs due to a vacancy.  
 Employee Shuttle - \$12,909 Gasoline is under budget.  
 Planning & Zoning - \$8,699 Savings in employee costs.

**Over Budget**

Municipal Bus Service - \$18,782 Over budget due to 1/2 of the SMART contribution start up costs.  
 Building/Facility Maintenance - \$444 Over budget in worker's compensation premiums and retirement contributions.  
 Planning & Development - \$44 Communications are over budget.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
April 2017**

	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Tourism Fund</b>									
<b>Revenues</b>									
Business License Fees	\$ 293,559	\$ 247,685	\$ 45,874	19%	\$ 277,546	\$ (16,013)	\$ 267,309	\$ 246,895	\$ 244,133
Lodging Taxes - Condos/Homes	476,863	365,977	110,886	30%	772,721	295,858	436,849	442,548	267,612
Lodging Taxes - Hotels	346,230	297,940	48,290	16%	685,243	339,013	318,459	321,210	317,325
Lodging Taxes - Prior Year	692	-	692	#DIV/0!	-	(692)	786	4,600	781
Penalties and Interest	8,426	3,215	5,211	162%	10,000	1,574	6,345	16,186	5,937
Restaurant Taxes	188,891	154,684	34,207	22%	354,013	165,122	181,519	163,428	142,217
Restaurant Taxes - Prior Year	-	-	-	#DIV/0!	-	-	85	568	88
<b>Total Revenues</b>	<b>1,314,661</b>	<b>1,069,502</b>	<b>245,160</b>	<b>23%</b>	<b>2,099,523</b>	<b>784,862</b>	<b>1,211,352</b>	<b>1,195,434</b>	<b>978,093</b>
<b>Tourism Funding</b>									
Additional Funding	-	-	-	#DIV/0!	40,000	40,000	25,000	-	-
Airline Guaranty Funding	588,768	476,910	111,858	23%	1,061,335	472,567	548,458	537,211	426,461
MTI Funding	683,719	561,463	122,256	22%	982,585	298,866	625,148	610,141	519,029
<b>Total Tourism Funding</b>	<b>1,272,487</b>	<b>1,038,373</b>	<b>234,114</b>	<b>82%</b>	<b>2,083,921</b>	<b>811,434</b>	<b>1,198,605</b>	<b>1,147,352</b>	<b>945,490</b>
Surplus / Deficit	42,174	31,129	11,046	35%	15,602	(26,572)	12,746	48,082	32,603
<b>Administrative Fees</b>									
Audit Fees	-	-	-	#DIV/0!	2,500	2,500	-	-	-
<b>Total Administrative Fees</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>	<b>2,500</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>-</b>
Surplus / Deficit	42,174	31,129	11,046	35%	13,102	(29,072)	12,746	48,082	32,603
<b>Other Sources and Uses</b>									
Transfer (To) From Other Funds	(42,174)	(31,129)	(11,046)	35%	(13,102)	29,072	(12,746)	(48,082)	(32,603)
<b>Total Other Sources and Uses</b>	<b>(42,174)</b>	<b>(31,129)</b>	<b>(11,046)</b>	<b>35%</b>	<b>(13,102)</b>	<b>29,072</b>	<b>(12,746)</b>	<b>(48,082)</b>	<b>(32,603)</b>
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -

**Town of Mountain Village Monthly Revenue and Expenditure Report  
April 2017**

	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Parking Services Fund</b>									
<b>Revenues</b>									
Contributions/Shared Facility Expenses	\$ 621	\$ 6,492	\$ (5,871)	-90%	\$ 11,895	\$ 11,274	\$ 5,432	\$ 1,321	\$ 1,389
Fines and Forfeits	10,260	17,545	(7,285)	-42%	40,000	29,740	20,225	16,484	5,660
Gondola Parking Garage	15,710	29,942	(14,232)	-48%	89,825	74,115	13,270	73,342	48,437
Heritage Parking Garage	83,836	34,935	48,901	140%	98,752	14,916	55,639	71,372	69,199
Parking Meter Revenues	5,658	1,198	4,460	372%	7,061	1,403	1,054	3,626	3,392
Parking Permits	2,990	2,424	566	23%	12,000	9,010	2,950	4,380	4,920
Special Event Parking	20,000	20,000	-	0%	41,000	21,000	60	-	-
<b>Total Revenues</b>	<b>139,075</b>	<b>112,536</b>	<b>26,539</b>	<b>24%</b>	<b>300,533</b>	<b>161,458</b>	<b>98,630</b>	<b>170,525</b>	<b>132,997</b>
<b>Operating Expenses</b>									
Other Operating Expenses	963	1,888	(925)	-49%	29,730	28,767	3,124	695	212
Personnel Expenses	36,511	51,834	(15,323)	-30%	135,212	98,701	43,651	45,547	46,319
Gondola Parking Garage	8,720	11,556	(2,836)	-25%	57,445	48,725	15,674	13,785	19,842
Surface Lots	4,784	6,307	(1,523)	-24%	21,760	16,976	3,413	14,038	3,681
Heritage Parking Garage	32,983	34,587	(1,604)	-5%	100,225	67,242	25,797	20,153	49,594
Meadows Parking	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Operating Expenses</b>	<b>83,961</b>	<b>106,172</b>	<b>(22,211)</b>	<b>-21%</b>	<b>344,372</b>	<b>260,411</b>	<b>91,659</b>	<b>94,218</b>	<b>119,648</b>
Surplus / Deficit	55,114	6,364	48,750	766%	(43,839)	(98,953)	6,971	76,307	13,349
<b>Capital</b>									
Capital	4,800	4,800	-	0%	74,800	70,000	4,800	10,895	27,742
Surplus / Deficit	50,314	1,564	48,750	3117%	(118,639)	(168,953)	2,171	65,412	(14,393)
<b>Other Sources and Uses</b>									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Overhead Allocation	(9,707)	(9,707)	-	0%	(29,120)	(19,413)	(9,444)	(9,657)	(10,514)
Transfer (To) From General Fund	-	-	-	#DIV/0!	147,759	147,759	7,273	(55,755)	24,907
<b>Total Other Sources and Uses</b>	<b>(9,707)</b>	<b>(9,707)</b>	<b>-</b>	<b>0%</b>	<b>118,639</b>	<b>128,346</b>	<b>(2,171)</b>	<b>(65,412)</b>	<b>14,393</b>
Surplus / Deficit	\$ 40,607	\$ (8,143)	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -

Parking revenues are over budget \$26,500. HPG revenues are over budget and prior year 140% and 50%. This is primarily because there are no free hours at that garage anymore. Expenditures are under budget primarily due to personnel costs, shared costs, and GPG maintenance.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2017					2016	2015	2014	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Gondola Fund</b>									
<b>Revenues</b>									
Event Operations Funding	\$ 5,148	\$ -	\$ 5,148	#DIV/0!	\$ -	\$ (5,148)	\$ 4,944	\$ 5,425	\$ 3,825
Event Operations Funding - SMC/TOT	-	-	-	#DIV/0!	36,000	36,000	-	-	-
Operations Grant Funding	36,940	40,000	(3,060)	-7.65%	150,100	113,160	21,376	35,355	20,712
Capital/MR&R Grant Funding	88,000	88,000	-	0.00%	88,000	-	252,952	-	-
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Miscellaneous Revenues	-	-	-	#DIV/0!	-	-	158	100	607
Sale of Assets	1,672	-	1,672	#DIV/0!	-	(1,672)	-	-	558
TMVOA Operating Contributions	1,009,538	1,177,392	(167,854)	-14.26%	3,692,959	2,683,421	1,044,937	1,239,575	1,104,691
TMVOA Capital Contributions	291,244	295,100	(3,856)	-1.31%	2,002,000	1,710,756	387,350	46,549	236,613
TSG 1% Lift Sales	163,196	156,187	7,009	4.49%	200,000	36,804	152,913	-	119,195
<b>Total Revenues</b>	<b>1,595,738</b>	<b>1,756,679</b>	<b>(160,941)</b>	<b>-9.16%</b>	<b>6,169,059</b>	<b>4,573,321</b>	<b>1,864,629</b>	<b>1,327,004</b>	<b>1,486,201</b>
<b>Operating Expenses</b>									
Overhead Allocation Transfer	14,393	16,667	(2,274)	-13.64%	50,000	35,607	16,966	13,579	16,217
MAARS	18,570	22,200	(3,630)	-16.35%	81,158	62,588	18,644	19,426	18,879
Chondola	74,395	92,092	(17,697)	-19.22%	280,760	206,365	83,312	89,301	94,104
Grant Success Fees	-	-	-	#DIV/0!	14,286	14,286	-	-	-
Operations	548,026	625,499	(77,473)	-12.39%	1,817,820	1,269,794	553,354	544,698	510,315
Maintenance	392,716	424,974	(32,258)	-7.59%	1,268,239	875,523	383,058	454,782	404,915
FGOA	168,394	192,147	(23,753)	-12.36%	456,582	288,188	168,993	158,669	205,158
Major Repairs and Replacements	163,294	167,100	(3,806)	-2.28%	570,000	406,706	172,626	46,549	219,876
Contingency	-	-	-	#DIV/0!	110,214	110,214	-	-	-
<b>Total Operating Expenses</b>	<b>1,379,788</b>	<b>1,540,679</b>	<b>(160,891)</b>	<b>-10.44%</b>	<b>4,649,059</b>	<b>3,269,271</b>	<b>1,396,953</b>	<b>1,327,004</b>	<b>1,469,464</b>
Surplus / Deficit	215,950	216,000	(50)	-0.02%	1,520,000		467,676	-	16,737
<b>Capital</b>									
Capital Outlay	215,950	216,000	(50)	-0.02%	1,520,000	1,304,050	467,676	-	16,737
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -

The gondola fund is \$160,900 under budgeted expenditures.

MARRS is under budget with small savings in employee costs. Chondola expenses are under budget due mainly to employee costs and utilities. Gondola operations is under budget in worker's compensation, admin charges, and group insurance. Maintenance is under budget with savings in employee costs. FGOA costs are under budget with savings mainly in electricity. MR&R expense is for grant funded cabin refurbishments and wayfinding. Capital purchases were for gondola cabins and the generator.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Child Development Fund</b>									
<b>Revenues</b>									
Daycare Fees	\$ 92,092	\$ 84,329	7,763	9.21%	\$ 256,560	\$ 164,468	\$ 93,050	\$ 79,971	\$ 79,889
Fundraising Revenues - Daycare	1,184	636	548	86.16%	8,500	7,316	1,115	1,384	990
Fundraising Revenues - Preschool	-	-	-	0.00%	3,500	(52,890)	-	374	680
Grant Revenues - Daycare	24,250	10,269	13,981	136.15%	15,000	(9,250)	14,799	11,241	7,471
Grant Revenues - Preschool	13,000	3,036	9,964	328.19%	5,000	(8,000)	7,783	7,631	2,404
Preschool Fees	56,390	57,831	(1,441)	-2.49%	181,475	181,475	56,427	55,338	56,287
<b>Total Revenues</b>	<b>186,916</b>	<b>156,101</b>	<b>30,815</b>	<b>19.74%</b>	<b>470,035</b>	<b>283,119</b>	<b>173,174</b>	<b>155,939</b>	<b>147,721</b>
<b>Operating Expenses</b>									
Daycare Other Expense	20,108	21,129	(1,021)	-4.83%	79,586	59,478	26,742	17,064	20,779
Daycare Personnel Expense	99,745	106,731	(6,986)	-6.55%	338,257	238,512	107,898	94,396	88,113
Preschool Other Expense	10,570	10,196	374	3.67%	38,168	27,598	9,501	10,711	8,541
Preschool Personnel Expense	45,762	38,274	7,488	19.56%	159,292	113,530	35,200	37,113	45,613
<b>Total Operating Expenses</b>	<b>176,185</b>	<b>176,330</b>	<b>(145)</b>	<b>-0.08%</b>	<b>615,303</b>	<b>439,118</b>	<b>179,341</b>	<b>159,284</b>	<b>163,046</b>
Surplus / Deficit	10,731	(20,229)	30,960	-153.05%	(145,268)		(6,167)	(3,345)	(15,325)
<b>Other Sources and Uses</b>									
Contributions	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	-	20,229	20,229	100.00%	145,268	145,268	6,167	3,345	15,325
<b>Total Other Sources and Uses</b>	<b>-</b>	<b>20,229</b>	<b>20,229</b>	<b>100.00%</b>	<b>145,268</b>	<b>145,268</b>	<b>6,167</b>	<b>3,345</b>	<b>15,325</b>
Surplus / Deficit	\$ 10,731	\$ -	\$ (10,731)	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -

Child Development revenues are \$30,815 over budget. Daycare fees are over budget 9.2%. Preschool fees are under budget 2.5%. Enrollment is up in daycare in large part because another facility in the area closed down. Operating expenses are \$145 under budget, although preschool is running over budget. The fund has not required funds from the General Fund through this period.

Grant funds receipts are over budget due to the director securing a grant from the Buell Foundation.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Water &amp; Sewer Fund</b>									
<b>Revenues</b>									
Mountain Village Water and Sewer	\$ 756,816	\$ 711,883	\$ 44,933	6.31%	\$ 2,372,479	\$ 1,615,663	\$ 666,995	\$ 662,593	\$ 629,581
Other Revenues	3,478	4,599	(1,121)	-24.37%	24,050	20,572	2,858	3,126	3,010
Ski Ranches Water	48,456	47,933	523	1.09%	151,593	103,137	43,715	42,173	40,271
Skyfield Water	6,276	6,258	18	0.29%	25,442	19,166	5,779	6,276	5,459
<b>Total Revenues</b>	<b>815,026</b>	<b>770,673</b>	<b>44,353</b>	<b>5.76%</b>	<b>2,573,564</b>	<b>1,758,538</b>	<b>719,347</b>	<b>714,168</b>	<b>678,321</b>
<b>Operating Expenses</b>									
Mountain Village Sewer	148,478	136,254	12,224	8.97%	508,283	359,805	128,383	125,578	117,976
Mountain Village Water	261,009	281,296	(20,287)	-7.21%	1,053,029	792,020	246,080	250,247	234,129
Ski Ranches Water	3,150	7,548	(4,398)	-58.27%	41,263	38,113	5,165	6,369	9,582
Contingency	-	-	-	#DIV/0!	32,051	32,051	-	-	-
<b>Total Operating Expenses</b>	<b>412,637</b>	<b>425,098</b>	<b>(12,461)</b>	<b>-2.93%</b>	<b>1,634,626</b>	<b>1,221,989</b>	<b>379,628</b>	<b>382,194</b>	<b>361,687</b>
Surplus / Deficit	402,389	345,575	56,814	16.44%	938,938		339,719	331,974	316,634
<b>Capital</b>									
Capital Outlay	29,782	30,000	(218)	-0.73%	787,513	757,731	99,686	71,987	77,995
Surplus / Deficit	372,607	315,575	57,032	18.07%	151,425		240,033	259,987	238,639
<b>Other Sources and Uses</b>									
Overhead Allocation Transfer	(48,201)	(48,201)	-	0.00%	(144,604)	(96,403)	(45,818)	(40,714)	(44,251)
Mountain Village Tap Fees	158,168	35,000	123,168	351.91%	35,000	(123,168)	20,784	956	8,143
Grants	-	-	-	#DIV/0!	-	-	-	-	-
Ski Ranches Tap Fees	6,320	5,000	1,320	26.40%	5,000	(1,320)	-	-	5,000
Skyfield Tap Fees	-	-	-	#DIV/0!	2,000	2,000	-	-	-
Sale of Assets	352	-	352	#DIV/0!	-	(352)	-	-	-
Telski Tap Fee/Water Credit	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>116,639</b>	<b>(8,201)</b>	<b>124,840</b>	<b>-1522.25%</b>	<b>(102,604)</b>	<b>(219,243)</b>	<b>(25,034)</b>	<b>(39,758)</b>	<b>(31,108)</b>
Surplus / Deficit	\$ 489,246	\$ 307,374	\$ 181,872	59.17%	\$ 48,821		\$ 214,999	\$ 220,229	\$ 207,531

MV Excess and snow making water fees exceeded budget, \$14,200 and \$29,400. Ski Ranches and Skyfield revenues are on budget. Other revenues are under budget in maintenance fees and late charges. Sewer expenditures are over budget in regional sewer charges. MV water is under budget mainly in insurance and electricity. Ski Ranches water costs are under budget with savings in S&W. Capital costs were for a vehicle and lift 7 water line. Tap fees have met the annual budget and continue to be billed.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2017				2016	2015	2014		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Broadband Fund</b>									
<b>Revenues</b>									
Cable User Fees	\$ 305,927	\$ 304,572	\$ 1,355	0.44%	\$ 917,150	\$ 611,223	\$ 285,538	\$ 279,298	\$ 272,968
Internet User Fees	317,366	274,534	42,832	15.60%	827,231	509,865	288,812	260,590	234,400
Other Revenues	19,685	20,447	(762)	-3.73%	62,764	49,800	15,396	21,888	21,771
Phone Service Fees	12,964	11,572	1,392	12.03%	35,281	15,596	12,278	12,240	11,803
<b>Total Revenues</b>	<b>655,942</b>	<b>611,125</b>	<b>44,817</b>	<b>7.33%</b>	<b>1,842,426</b>	<b>1,186,484</b>	<b>602,024</b>	<b>574,016</b>	<b>540,942</b>
<b>Operating Expenses</b>									
Cable Direct Costs	272,574	252,438	20,136	7.98%	753,800	481,226	262,891	217,719	192,899
Phone Service Costs	8,136	9,939	(1,803)	-18.14%	29,700	21,564	9,007	9,170	6,441
Internet Direct Costs	78,800	80,249	(1,449)	-1.81%	236,400	157,600	78,800	36,000	36,000
Cable Operations	165,452	185,127	(19,675)	-10.63%	581,102	415,650	174,548	161,024	181,541
Contingency	-	-	-	#DIV/0!	3,000	3,000	-	-	-
<b>Total Operating Expenses</b>	<b>524,962</b>	<b>527,753</b>	<b>(2,791)</b>	<b>-0.53%</b>	<b>1,604,002</b>	<b>1,079,040</b>	<b>525,246</b>	<b>423,913</b>	<b>416,881</b>
Surplus / Deficit	130,980	83,372	47,608	57.10%	238,424		76,778	150,103	124,061
<b>Capital</b>									
Capital Outlay	-	-	-	#DIV/0!	111,500	111,500	47,649	51,585	-
Surplus / Deficit	130,980	83,372	47,608	57.10%	126,924		29,129	98,518	124,061
<b>Other Sources and Uses</b>									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	-	-	-	#DIV/0!	-	-	-	(111,951)	(35,795)
Overhead Allocation Transfer	(47,298)	(47,298)	-	0.00%	-	47,298	(42,398)	(36,567)	(38,266)
<b>Total Other Sources and Uses</b>	<b>(47,298)</b>	<b>(47,298)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>47,298</b>	<b>(42,398)</b>	<b>(148,518)</b>	<b>(74,061)</b>
Surplus / Deficit	\$ 83,682	\$ 36,074	\$ 47,608	131.97%	\$ 126,924		\$ (13,269)	\$ (50,000)	\$ 50,000
<b>Beginning (Available) Fund Balance</b>	\$ 125,019	\$ 125,019	\$ -						
<b>Ending (Available) Fund Balance</b>	\$ 208,701	\$ 161,093	\$ 47,608						

Cable user revenues are over budget and over prior year. The prior year variance is mainly due to increased rates. Internet revenues are over budget and prior year 15.6% and 9%. Other revenues are under budget 4% due primarily to equipment rental and late charges. Direct costs for cable are over budget and prior year due to increasing and newly added programming costs. Internet costs are meeting budget. Phone service revenues are over budget by 12%, while phone service expenses are under budget by 18%. Cable operating expenses are under budget with savings in DVR's, headend maintenance, and modems.



**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2017				Annual Budget	Budget Balance	2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
<b>Telluride Conference Center Fund</b>									
<b>Revenues</b>									
Beverage Revenues	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Catering Revenues	-	-	-	#DIV/0!	-	-	-	-	-
Facility Rental	-	-	-	#DIV/0!	-	-	-	-	-
Operating/Other Revenues	-	-	-	#DIV/0!	-	-	-	-	920
<b>Total Revenues</b>	-	-	-	#DIV/0!	-	-	-	-	920
<b>Operating Expenses</b>									
General Operations	-	-	-	#DIV/0!	15,000	15,000	-	27	-
Administration	46,629	44,922	1,707	3.80%	85,010	38,381	43,554	43,663	41,694
Marketing	25,000	25,000	-	0.00%	100,000	75,000	25,000	-	2,000
Contingency	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Operating Expenses</b>	71,629	69,922	1,707	2.44%	200,010	128,381	68,554	43,689	43,694
Surplus / Deficit	(71,629)	(69,922)	(1,707)	2.44%	(200,010)		(68,554)	(43,689)	(42,774)
Capital Outlay/ Major R&R	5,564	5,564	-	0.00%	20,000	14,436	-	-	7,691
Surplus / Deficit	(77,193)	(75,486)	(1,707)	2.26%	(220,010)		(68,554)	(43,689)	(50,465)
<b>Other Sources and Uses</b>									
Damage Receipts	-	-	-	#DIV/0!	-	-	-	-	-
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	77,193	75,486	1,707	2.26%	220,010	142,817	68,554	43,689	50,465
Overhead Allocation Transfer	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	77,193	75,486	1,707	74.00%	220,010	142,817	68,554	43,689	50,465
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -		\$ -	\$ -	\$ -

Expenses to date are HOA dues and contracted marketing expenses.

**Town of Mountain Village Monthly Revenue and Expenditure Report**  
**April 2017**

	2017				2016	2015	2014		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Affordable Housing Development Fund</b>									
<b>Revenues</b>									
Contributions	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Rental Income	4,160	4,076	84	2.06%	12,778	8,618	4,630	4,202	3,494
Sales Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Revenues</b>	<b>4,160</b>	<b>4,076</b>	<b>84</b>	<b>2.06%</b>	<b>12,778</b>	<b>8,618</b>	<b>4,630</b>	<b>4,202</b>	<b>3,494</b>
<b>Operating Expenses</b>									
Community Garden	-	-	-	#DIV/0!	750	750	-	2,337	-
HA Consultant	4,900	4,900	-	0.00%	50,000	45,100	-	-	-
RHA Funding	50,000	50,000	-	0.00%	87,776	37,776	44,250	41,069	34,640
Town Owned Properties	10,621	11,470	(849)	-7.41%	9,987	(634)	9,302	9,273	9,243
Density bank	8,856	8,856	-	0.00%	11,013	2,157	8,856	8,856	8,856
<b>Total Operating Expenses</b>	<b>74,377</b>	<b>75,226</b>	<b>(849)</b>	<b>-1.13%</b>	<b>159,526</b>	<b>85,149</b>	<b>62,408</b>	<b>61,535</b>	<b>52,739</b>
Surplus / Deficit	(70,217)	(71,150)	(933)	1.31%	(146,748)	(76,531)	(57,778)	(57,334)	(49,245)
<b>Other Sources and Uses</b>									
Transfer (To) From MAP	-	-	-	#DIV/0!	(60,000)	-	-	-	-
Transfer (To) From General Fund - Sales Tax	216,200	192,552	23,649	12.28%	418,127	201,927	205,093	203,826	163,390
Transfer (To) From Capital Projects Fund (1)	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From VCA	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>216,200</b>	<b>192,552</b>	<b>23,649</b>	<b>12.28%</b>	<b>358,127</b>	<b>201,927</b>	<b>205,093</b>	<b>203,826</b>	<b>163,390</b>
Surplus / Deficit	\$ 145,984	\$ 121,402	\$ (24,582)	-20.25%	\$ 211,379	\$ 125,395	\$ 147,315	\$ 146,493	\$ 114,145
<b>Beginning Fund Equity Balance</b>	<b>\$ 1,149,533</b>	<b>\$ 1,149,533</b>	<b>\$ -</b>						
<b>Ending Equity Fund Balance</b>	<b>\$ 1,295,517</b>	<b>\$ 1,270,935</b>	<b>\$ 24,582</b>						

1. For Meadows Improvement Plan

Expenses consist of HOA dues, maintenance, and utilities on town owned property and fees associated with the housing consultation venture.

**Town of Mountain Village Monthly Revenue and Expenditure Report**

April 2017

	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Vary (\$)	Budget Var (%)	Annual Budget	Budget Balance	Actual	Actual	Actual
<b>Village Court Apartments</b>									
<b>Operating Revenues</b>									
Rental Income	\$ 747,208	\$ 745,065	\$ 2,143	0%	\$ 2,225,944	\$ 1,478,736	\$ 761,303	\$ 756,714	\$ 747,142
Other Operating Income	31,220	25,550	5,671	22%	87,225	56,005	20,203	27,539	41,755
Less: Allowance for Bad Debt	-	(3,638)	3,638	-100%	(10,914)	(10,914)	(1,917)	(3,372)	(3,289)
<b>Total Operating Revenue</b>	<b>778,429</b>	<b>766,977</b>	<b>11,451</b>	<b>1%</b>	<b>2,302,255</b>	<b>1,523,826</b>	<b>779,588</b>	<b>780,880</b>	<b>785,608</b>
<b>Operating Expenses</b>									
Office Operations	54,784	64,610	9,825	15%	201,796	147,012	63,883	56,517	60,367
General and Administrative	107,506	92,932	(14,574)	-16%	131,668	24,162	86,452	91,773	98,471
Utilities	136,152	153,540	17,388	11%	394,463	258,311	137,398	136,115	125,428
Repair and Maintenance	134,032	129,402	(4,630)	-4%	389,516	255,484	141,816	126,984	120,170
Major Repairs and Replacement	44,595	40,684	(3,911)	-10%	126,997	82,402	83,008	37,101	107,442
Contingency	-	-	-	0%	12,554	12,554	5,920	-	-
<b>Total Operating Expenses</b>	<b>477,070</b>	<b>481,168</b>	<b>4,098</b>	<b>1%</b>	<b>1,256,994</b>	<b>779,924</b>	<b>518,476</b>	<b>448,490</b>	<b>511,877</b>
<b>Surplus / (Deficit) After Operations</b>	<b>301,359</b>	<b>285,809</b>	<b>15,550</b>	<b>5%</b>	<b>1,045,261</b>		<b>261,113</b>	<b>332,390</b>	<b>273,731</b>
<b>Non-Operating (Income) / Expense</b>									
Investment Earning	66	(500)	(566)	-113%	(1,500)	(1,566)	(24)	(24)	(86)
Debt Service, Interest	100,208	101,601	1,392	1%	406,401	306,193	104,388	106,185	87,906
Debt Service, Fees	-	-	-	#DIV/0!	-	-	-	2,750	3,350
Debt Service, Principal	-	-	-	#DIV/0!	357,073	357,073	-	-	8,504
<b>Total Non-Operating (Income) / Expense</b>	<b>100,275</b>	<b>101,101</b>	<b>826</b>	<b>1%</b>	<b>761,974</b>	<b>661,699</b>	<b>104,364</b>	<b>108,911</b>	<b>99,674</b>
<b>Surplus / (Deficit) Before Capital</b>	<b>201,084</b>	<b>184,708</b>	<b>16,376</b>	<b>9%</b>	<b>283,287</b>		<b>156,748</b>	<b>223,479</b>	<b>174,057</b>
Capital Spending	-	-	-	#DIV/0!	-	-	-	-	-
<b>Surplus / (Deficit)</b>	<b>201,084</b>	<b>184,708</b>	<b>16,376</b>	<b>9%</b>	<b>283,287</b>		<b>156,748</b>	<b>223,479</b>	<b>174,057</b>
<b>Other Sources / (Uses)</b>									
Transfer (To)/From General Fund	(37,388)	(37,388)	-	0%	(112,163)	(113,131)	(36,205)	(37,695)	(41,307)
Sale of Assets	968	-	968	0%	-	-	-	-	-
Grant Revenues	-	-	-	0%	-	-	-	-	-
Transfer From AHDF	-	-	-	0%	-	36,420	-	-	-
<b>Total Other Sources / (Uses)</b>	<b>(36,420)</b>	<b>(37,388)</b>	<b>968</b>	<b>0%</b>	<b>(112,163)</b>	<b>36,420</b>	<b>(36,205)</b>	<b>(37,695)</b>	<b>(41,307)</b>
<b>Surplus / (Deficit)</b>	<b>164,665</b>	<b>147,321</b>	<b>17,344</b>	<b>12%</b>	<b>171,124</b>		<b>120,544</b>	<b>185,784</b>	<b>132,750</b>

Rent revenues are over budget less than 1% and down from previous year. Other revenues are over budget 22% due mainly to laundry revenues, \$3,500, and pet fees, \$2,800. Office operations are under budget 15%. This is primarily due to employee costs. General and administrative is over budget 16% due primarily to legal fees. Utilities are 11% under budget, the savings are in electricity. Maintenance is over budget and prior year in snow removal due to heavier snowfall and more area being covered. MR&R is over budget in (unbudgeted) water leak damage. Expenses include roof repairs, carpet replacement, appliances, vinyl replacement, and the bobcat lease.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
April 2017**

	2017				Annual Budget	Budget Balance	2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
<b>Debt Service Fund</b>									
<b>Revenues</b>									
Abatements	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Contributions	-	-	-	#DIV/0!	204,490	204,490	-	-	-
Miscellaneous Revenue	-	-	-	#DIV/0!	-	-	-	-	-
Property Taxes	2,467,054	2,017,615	449,439	22.28%	3,481,092	1,014,038	2,084,517	2,680,085	2,751,910
Reserve/Capital/Liquidity Interest	1,417	659	758	115.06%	1,530	113	369	645	1,643
Specific Ownership Taxes	48,384	27,620	20,764	75.18%	83,909	35,525	44,943	47,830	45,568
<b>Total Revenues</b>	<b>2,516,855</b>	<b>2,045,894</b>	<b>470,961</b>	<b>140.00%</b>	<b>3,771,021</b>	<b>1,254,166</b>	<b>2,129,828</b>	<b>2,728,560</b>	<b>2,799,121</b>
<b>Debt Service</b>									
<b>2001/2011 Bonds - Gondola - Paid by contributions from TMVOA and TSG</b>									
2001/2011 Bond Issue - Interest	-	-	-	#DIV/0!	89,525	89,525	-	-	-
2001/2011 Bond Issue - Principal	-	-	-	#DIV/0!	115,000	115,000	-	-	-
<b>2005 Bonds - Telluride Conference Center - (refunding portion of 1998)</b>									
2005 Bond Issue - Interest	-	-	-	#DIV/0!	34,000	34,000	-	-	-
2005 Bond Issue - Principal	-	-	-	#DIV/0!	680,000	680,000	-	-	-
<b>2006/2014 Bonds - Heritage Parking</b>									
2014 Bond Issue - Interest	1,056	1,056	-	0.42%	267,236	266,180	-	-	-
2014 Bond Issue - Principal	250,000	250,000	-	#DIV/0!	505,000	255,000	-	-	-
<b>2007 Bonds - Water/Sewer (refunding 1997)</b>									
2007 Bond Issue - Interest	-	-	-	#DIV/0!	89,513	89,513	-	-	-
2007 Bond Issue - Principal	-	-	-	#DIV/0!	1,705,000	1,705,000	-	-	-
<b>2009 Bonds - Telluride Conference Center (refunding 1998 bonds)</b>									
2009 Bond Issue - Interest	-	-	-	#DIV/0!	12,400	12,400	-	-	-
2009 Bond Issue - Principal	-	-	-	0.00%	310,000	310,000	-	-	-
<b>Total Debt Service</b>	<b>251,056</b>	<b>251,056</b>	<b>-</b>	<b>0.00%</b>	<b>3,807,674</b>	<b>3,556,618</b>	<b>-</b>	<b>-</b>	<b>-</b>
Surplus / (Deficit)	2,265,799	1,794,838	470,961	26.24%	(36,653)		2,129,828	2,728,560	2,799,121
<b>Operating Expenses</b>									
Administrative Fees	250	250	-	0.00%	17,000	16,750	250	900	-
County Treasurer Collection Fees	74,015	61,898	12,117	19.58%	102,342	28,327	62,563	80,407	82,533
<b>Total Operating Expenses</b>	<b>74,265</b>	<b>62,148</b>	<b>12,117</b>	<b>19.50%</b>	<b>119,342</b>	<b>45,077</b>	<b>62,813</b>	<b>81,307</b>	<b>82,533</b>
Surplus / (Deficit)	2,191,534	1,732,690	458,843	26.48%	(155,995)		2,067,015	2,647,253	2,716,588
<b>Other Sources and Uses</b>									
Transfer (To) From General Fund	(48,384)	(27,620)	(20,764)	75.18%	(83,909)	(35,525)	(44,943)	(47,830)	(45,568)
Transfer (To) From Other Funds	-	-	-	#DIV/0!	-	-	-	-	-
Bond Premiums	-	-	-	#DIV/0!	-	-	-	-	-
Proceeds From Bond Issuance	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>(48,384)</b>	<b>(27,620)</b>	<b>(20,764)</b>	<b>75.18%</b>	<b>(83,909)</b>	<b>(35,525)</b>	<b>(44,943)</b>	<b>(47,830)</b>	<b>(45,568)</b>
Surplus / (Deficit)	\$ 2,143,150	\$ 1,705,071	\$ 438,080	25.69%	\$ (239,904)		\$ 2,022,072	\$ 2,599,423	\$ 2,671,020
<b>Beginning Fund Balance</b>	<b>\$ 947,096</b>	<b>\$ 947,096</b>	<b>\$ -</b>						
<b>Ending Fund Balance</b>	<b>\$ 3,090,246</b>	<b>\$ 2,652,167</b>	<b>\$ 438,080</b>						

## Local Government Sign-On Letters to Support Paris Climate Agreement

### 1) Mayors National Climate Action Agenda

As of June 5, 211 mayors have signed in support of a letter generated by this group, including 9 from Colorado (Aspen, Boulder, Breckenridge, Denver, Edgewater, Lafayette, Lakewood, Longmont, and Vail).

For more information, see blog post updated June 5, [211 US Climate Mayors commit to adopt, honor and uphold Paris Climate Agreement goals](http://www.climate-mayors.org/), from the Mayors National Climate Action Agenda <http://www.climate-mayors.org/>.

#### The statement:

The President's denial of global warming is getting a cold reception from America's cities.

As 211 US Mayors representing 54 million Americans, we will adopt, honor, and uphold the commitments to the goals enshrined in the Paris Agreement. We will intensify efforts to meet each of our cities' current climate goals, push for new action to meet the 1.5 degrees Celsius target, and work together to create a 21st century clean energy economy.

We will continue to lead. We are increasing investments in renewable energy and energy efficiency. We will buy and create more demand for electric cars and trucks. We will increase our efforts to cut greenhouse gas emissions, create a clean energy economy, and stand for environmental justice. And if the President wants to break the promises made to our allies enshrined in the historic Paris Agreement, we'll build and strengthen relationships around the world to protect the planet from devastating climate risks.

The world cannot wait — and neither will we.

#### To sign on:

If you would like to sign this statement, or require further information about the Climate Mayors (MNCAA) and its activities please email [info@climate-mayors.org](mailto:info@climate-mayors.org) or visit <http://www.climate-mayors.org>.

### 2) World Wildlife Fund

As of June 5, over 1,000 U.S. governors, mayors, county commissions, businesses, investors, and colleges and universities have signed on to this letter, including 65 mayors and county commissions, of which 5 are from Colorado (Aspen, Boulder, Denver, Lakewood, and Longmont).

For more information, see [State, local, and business leaders will continue to support US climate action to meet the Paris Agreement](#), blog post, World Wildlife Fund, June 5, 2017. [View the full statement, quotes, and list of signatories.](#)"

#### The full statement:

We, the undersigned mayors, governors, college and university leaders and businesses are joining forces for the first time to declare, that we will continue to support climate action to meet the Paris Agreement.

In December 2015 in Paris, world leaders signed the first global commitment to fight climate change. The landmark agreement succeeded where past attempts failed because it allowed each country to set its own emission reduction targets and adopt its own strategies for reaching them. In addition, nations – inspired by the actions of local and regional governments, along with businesses – came to recognize that fighting climate change brings significant economic and public health benefits.

The Trump administration’s announcement undermines a key pillar in the fight against climate change and damages the world’s ability to avoid the most dangerous and costly effects of climate change. Importantly, it is also out of step with what is happening in the United States.

In the U.S., it is local and state governments, along with businesses, that are primarily responsible for the dramatic decrease in greenhouse gas emissions in recent years. Actions by each group will multiply and accelerate in the years ahead, no matter what policies Washington may adopt.

In the absence of leadership from Washington, states, cities, colleges and universities and businesses representing a sizeable percentage of the U.S. economy will pursue ambitious climate goals, working together to take forceful action and to ensure that the U.S. remains a global leader in reducing emissions.

It is imperative that the world know that in the U.S., the actors that will provide the leadership necessary to meet our Paris commitment are found in city halls, state capitals, colleges and universities and businesses. Together, we will remain actively engaged with the international community as part of the global effort to hold warming to under 2°C and to accelerate the transition to a clean energy economy that will benefit our security, prosperity, and health.

**To sign on:**

To join the statement, please email Elan Strait ([Elan.Strait@wwfus.org](mailto:Elan.Strait@wwfus.org)).

Agenda Item 14a

To: Honorable Mayor Jansen and Mountain Village Town Council  
From: Jim Loebe, Transit & Recreation Director  
Date: May 6, 2017  
Re: Transit & Recreation Semi-Annual Report

The Transit Department currently is comprised of four functions with budgets in the Gondola Fund, General Fund, and Parking Services Fund:

1. Gondola Operations & Maintenance
2. Municipal Bus services
3. Commuter Shuttle program
4. Parking Services

The Transportation Department management team includes:

- Larry Forsythe, Gondola Maintenance Manager
- Rob Johnson, Transit Operations Manager (Gondola Ops, Municipal Bus, Commuter Shuttles and Parking)

The Parks & Recreation Department operates within the General Fund and is staffed by four full time year round employees and 2.25 FTE seasonal employees.

## Town of Mountain Village

### GONDOLA OPERATIONS & MAINTENANCE

#### Winter Season 2016-17

#### VISION

To make every guest's experience as unique and unparalleled as the services we provide so they want to return. Our mission is: ride by ride, courteous, friendly, safe, and reliable transportation to meet the needs of the community. Undertake a comprehensive maintenance program to ensure the highest degree of safety and reliability for system users and employees.

#### DEPARTMENT GOALS

1. Keep gondola downtime to a minimum through training and teamwork.
2. Safely transport all guests and employees by attending to every cabin and every guest.
3. Provide excellent guest services by interacting with every guest in a professional manner.
4. Control costs by performing routine audits of the department's financial performance.
5. Provide a clean, trash free environment at the gondola terminals.
6. Keep up with all mandated maintenance procedures and inspections in order to be in compliance with all applicable rules and regulations.

#### PERFORMANCE MEASUREMENTS

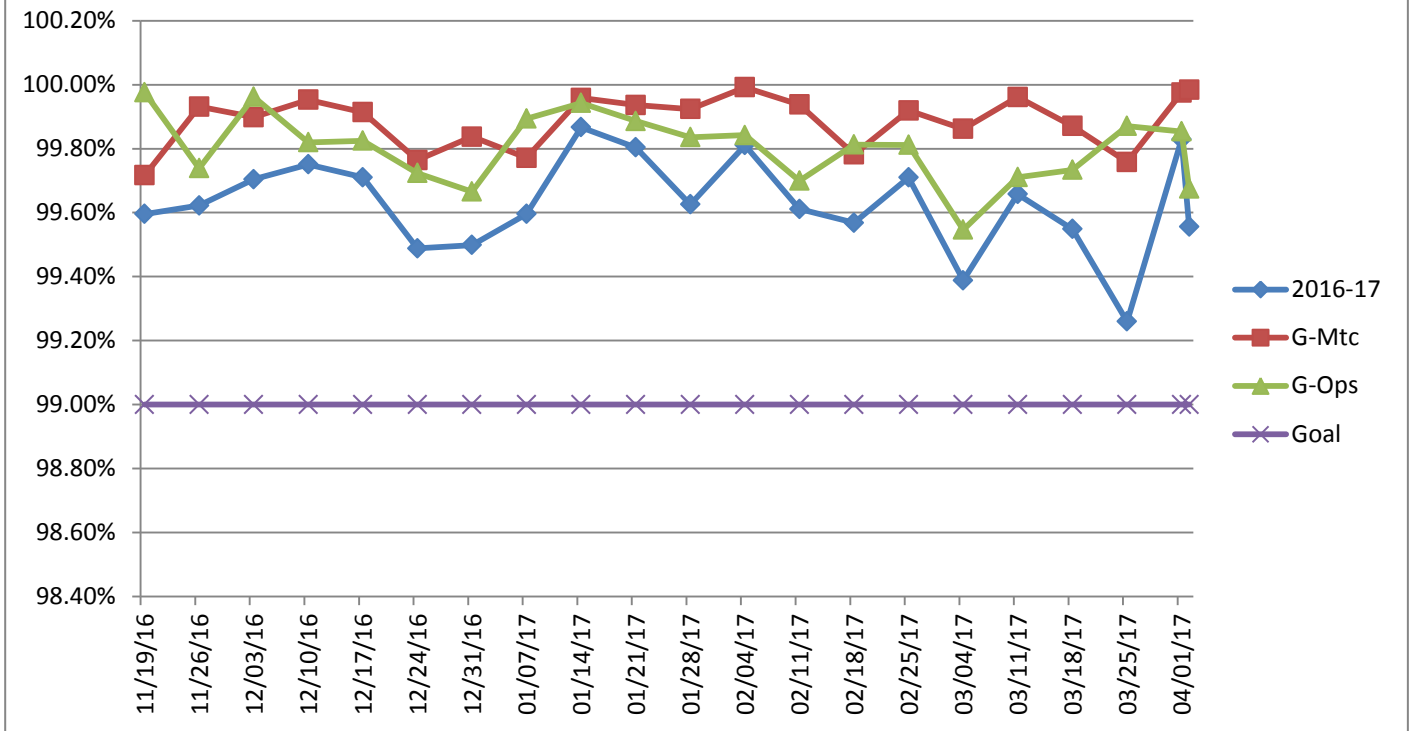
- 1a. Operations availability: SUMMER > 99.67% and WINTER > 99.75% of operating hours.
- 1b. Maintenance related availability > 99.75% of operating hours.
- 1c. Total gondola availability > 99.0% of operating hours (includes weather and power outage events)
- 2a. The number of riders are tallied and the data is tracked and reported.
- 2b. There are no (0) passenger injuries from operating incidents.
- 2c. There are no (0) employee injuries from operating incidents.
3. Customer satisfaction: score above 4.0 rating on customer surveys.
4. The department operates at or below budget.
5. Provide > 36 man-hours per year labor allocated to trash and litter pick-up at the terminals.
6. CPTSB Inspection Results and Reporting Requirements: Licenses received and maintained in good standing and zero (0) late or failure to report incidents.

#### PERFORMANCE REPORT

- 1a. Operations Availability: The Gondola Operations department met the 99.75% WINTER availability goal 15 of the 21 operating weeks during the winter season, with an overall achievement of 99.80%.
- 1b. Maintenance Availability: The Gondola Maintenance department met the 99.75% WINTER availability goal 21 of the 21 operating weeks during the winter season, with an overall achievement of 99.89%.
- 1c. Overall Gondola Availability: Total gondola availability exceeded the 99.0% availability goal all 21 weeks of the winter season with an overall achievement of 99.63% for the season.



### Gondola Availability: Winter 2016-2017

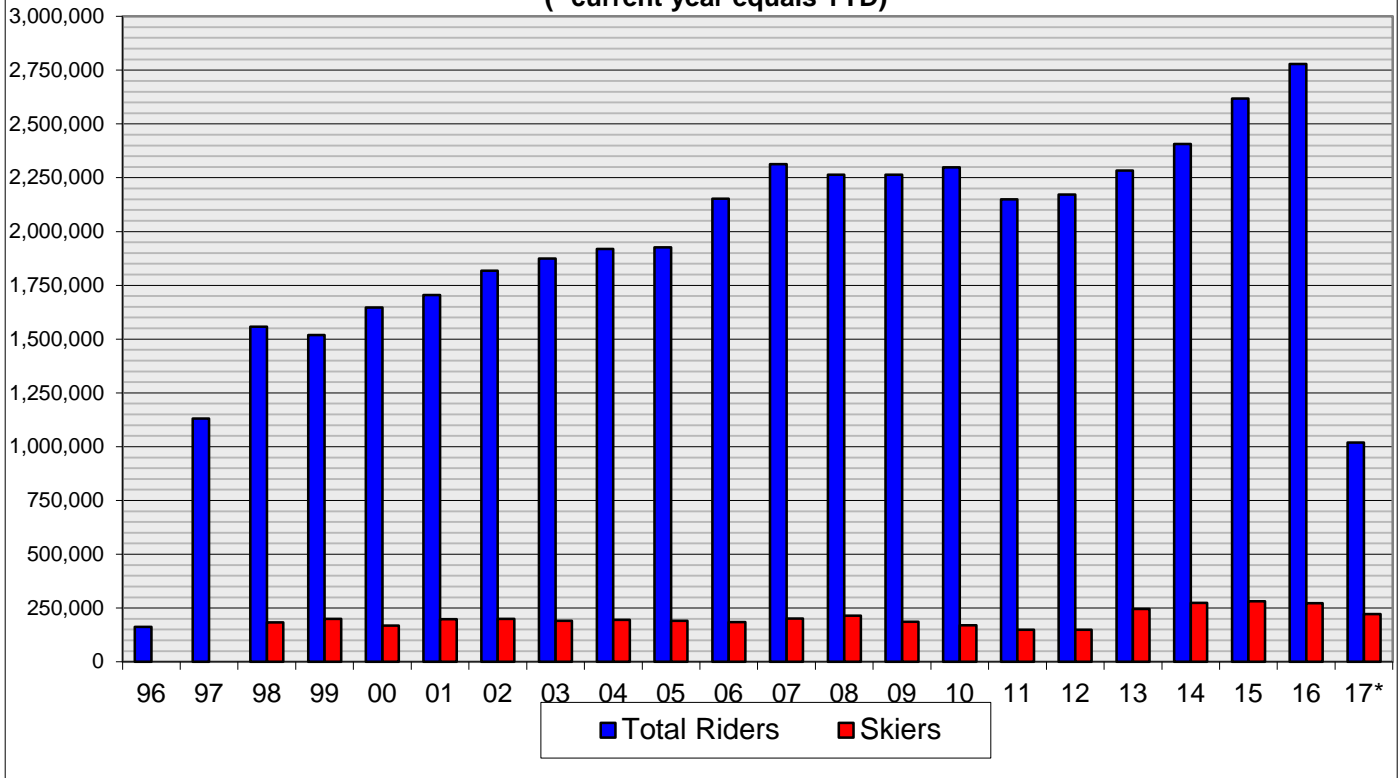


2a. Ridership: Gondola 2016-17 winter season ridership was up by 1.5% over the previous winter season. Total passengers for 2016 numbered 2,778,910. Chondola ridership decreased slightly and skier usage decreased 5.8%.

	Winter 2016/17	Winter 2015/16	DIFF	YTD %
Gondola Total	1,373,525	1,353,740	19,785	1.5%
Skier use	271,471	288,081	(16,610)	(5.8%)
Chondola	118,226	120,410	(2,184)	(1.8%)

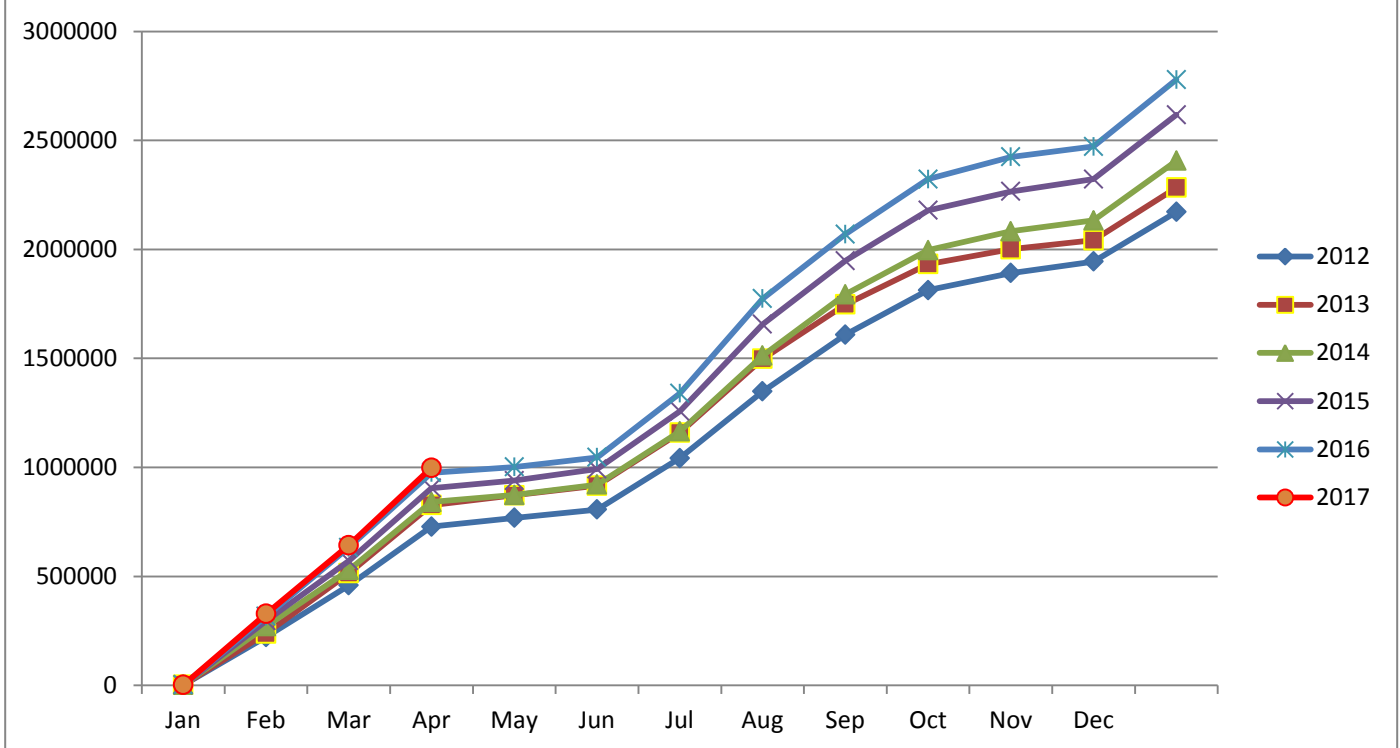
## ANNUAL GONDOLA RIDERSHIP

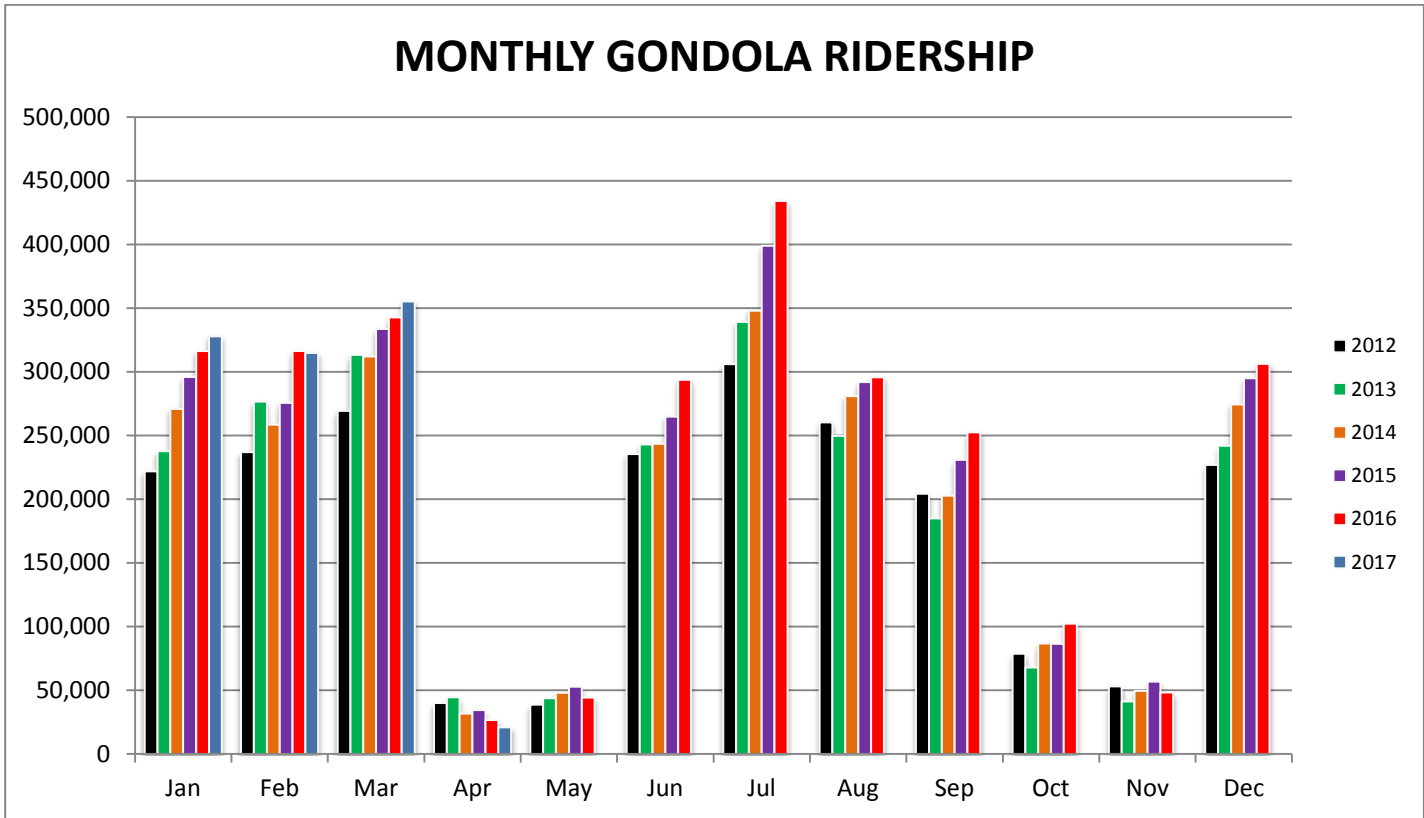
(\* current year equals YTD)



## Cumulative Gondola Ridership Comparisons

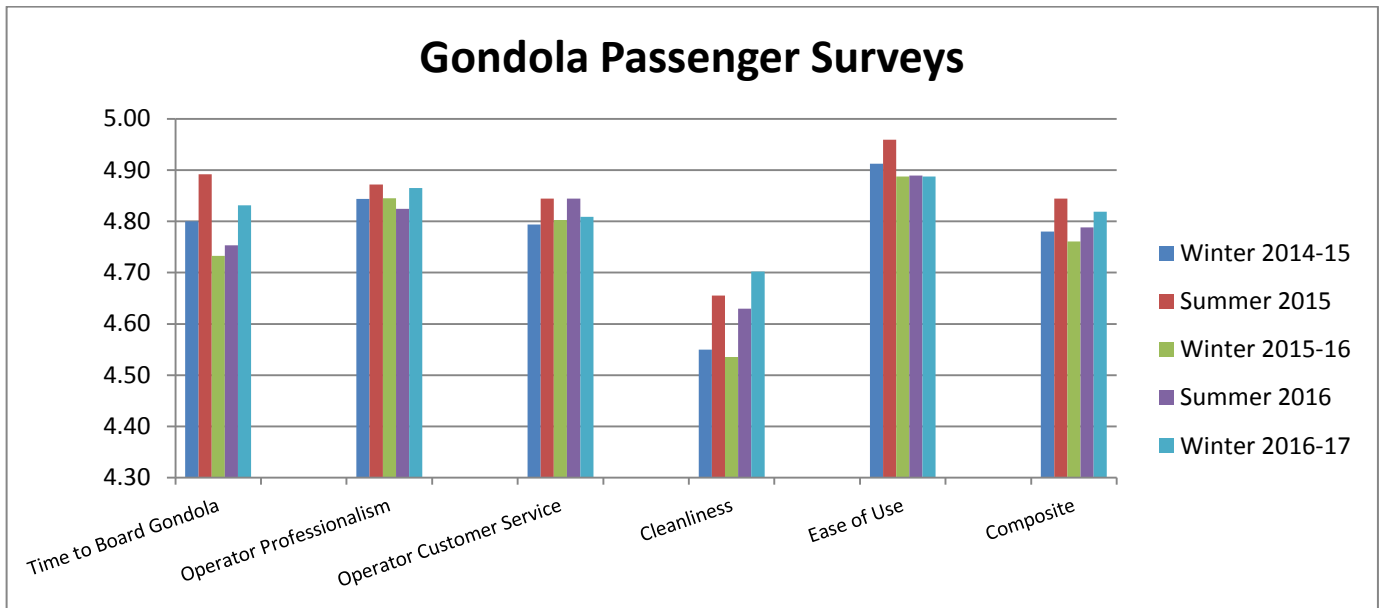
(\* current year equals YTD)





- 2b. Passenger injuries: There were zero (0) passenger injuries during the winter season.
- 2c. Employee injuries: Gondola Operations incurred two workman’s compensation claims that resulted in an expense to the Town of Mountain Village during the winter season. Gondola Maintenance incurred one worker’s compensation claim this winter that resulted in an expense to the Town.
- 3. Customer satisfaction: The gondola received a composite score of 4.82 on the 2016-2017 Gondola Passenger Survey.

GONDOLA RIDER SURVEYS	Winter 16/17 Visitors	Winter 16/17 Residents	Winter 16/17 Total
Wait time to load cabin	4.91	4.76	4.83
Operator professionalism	4.88	4.85	4.87
Operator customer service	4.84	4.78	4.81
Cabin cleanliness	4.80	4.61	4.70
Ease of use	4.88	4.89	4.89
<b>TOTAL</b>	<b>4.86</b>	<b>4.78</b>	<b>4.82</b>



4. **Budget:** The Gondola Fund ended 2016 under budget for total expenses. YTD (4/30/17), the Gondola Fund expenses are tracking under budget.
5. **Terminal Clean-up:** Gondola Operations allocated 14.0 man-hours to terminal cleanup during the winter season; the department is on track to meet or exceed the 36 man-hour goal for FY-2017.
6. **CPTSB Compliance:** All required licenses have been received and maintained in good standing and there have been zero (0) instances of late or failure to report incidents.

### CUSTOMER CONTACTS:

- Compliments – “I love the gondola. I wish we had one in my town.” “Your staff are like old friends and the new additions are good too.” “Your staff is very courteous.” “Free gondola. Too cool.” “Bob is the man.” “Love the job your staff is doing.” “The gondola crew is very helpful.”

During the winter the gondola was reviewed 92 times on Trip Advisor. The Trip Advisor posts rate a service on a scale from one to five with one being terrible and five being excellent. The gondola received 86 posts rating it a five, 5 posts rating it a four, and one post rating it a three. Representative posts include, “What more could you ask for? Easy on and easy off. Attendants are friendly. A lovely view day or night...we very much enjoyed the ride;” This is a wonderful treat for the entire family. It is free to ride and a great way to see the vast beauty of Telluride. There is friendly staff at every stop to answer questions and give directions or suggestions for local activities. This is the number one thing on your list when visiting Telluride;” “Runs frequently and efficiently. Perfect way to get to the mountain! The cars are spacious and comfortable. The views spectacular;” “Once you land in Telluride or the Mountain Village, you really don't need a car. This was so handy to get around, and it runs really late, too.”

- Complaints – “An operator at Station Telluride berated our group because we did not understand a cabin’s loading capacity.” “Yesterday a total failure of organizing gondola riders going to Town Hall. Line half way down the stairs and no single line and no person organizing people into groups of eight. Where is the staffing for the known crowds at this time of year.” “We need a line for workers.” “The singles line is not being managed properly.” “Some of your operators need to be more respectful of mothers with small children.” “Why can’t we enter and exit Station Mountain Village from the north side doors. I can’t think of a valid reason why we cannot enter or exit from those doors.” A parent with Ski PE reported an abusive operator working at Station Telluride during first chairs and the beginning of Ski PE.

**COST PER RIDE:**

**2016 ANNUAL COST PER PASSENGER TRIP**

Cost per Ride:	# passenger trips	2016 O&M \$/passenger Trip	2016 Fully Loaded \$/passenger trip
Gondola Rider	2,778,910	\$1.19	\$1.44
Chondola Rider	114,737	\$3.92	-

*Gondola \$ /passenger trip = (G-Ops + G-Mtc + FGOC + MARRS) ÷ total riders..... [Capital & Major Repairs not included]*

*Gondola Fully Loaded \$ /passenger trip = ( O&M costs + capital & major repairs 15-year amortized expenses) ÷ total riders*

*Chondola \$ cabin passenger trip = (Chondola \$\$ x 2) ÷ total riders..... [Chondola costs split 50 /50 with TSG*

**OTHER:**

- **Extended Gondola Hours:** The gondola operated for 7 extra hours on 4 days for New Year’s Eve, and the Lifestylez Group during the winter season.
- **Operating Schedule:** The gondola closed for the winter season on April 2, 2017, concurrent with the closing of the Telluride Ski Area. The gondola is scheduled to reopen for the summer season on Thursday, May 25, 2017. Extended hour dates currently scheduled for the summer season include Mountain Film, Bluegrass, The Ride, Telluride Film Festival, and Blues & Brews (gondola and Meadows bus services are open to the public during all extended hour events).
- **Operator Recruitment & Retention:** Employee retention for the winter season was at 67.4%. Employee retention for the 2015-2016 winter season was 84.0%. Negative factors driving retention at this point are the overall low unemployment rate and the shortage of affordable housing in the area.

# Town of Mountain Village

## MUNICIPAL BUS

### WINTER SEASON 2016-17: Nov 1 – Apr 30

#### VISION

To make every guest's experience as unique as the services we provide so they want to return. Our mission is: ride by ride, courteous, friendly, safe, and reliable transportation to meet the needs of the community.

#### DEPARTMENT GOALS

1. Safely transport all guests and employees without incidents/accidents.
2. Provide excellent guest services by interacting with every guest in a professional manner.
3. Operate a fiscally responsible department through auditing, inventory management and scheduling management.
4. Provide a clean, trash free natural environment at the Meadows and Town Hall parking lots.

#### PERFORMANCE MEASUREMENTS

- 1a. Number of vehicle accidents: no vehicle accidents
- 1b. Number of worker's comp claim: no worker comp claims
- 2a. Number of rides: track ridership data
- 2b. Customer satisfaction: score above 4.0 on customer service surveys
- 2c. On-Time bus stop departures > 90.0%
3. The department operates at or below budget
4. Allocate > 12 man-hours per year to trash and litter pick-up at the Meadows and Town Hall parking lots

#### PERFORMANCE REPORT

1a. NUMBER OF VEHICLE ACCIDENTS: The municipal bus program had one (1) vehicle accident during the winter season.

1b. NUMBER OF WORKER'S COMP CLAIMS: The municipal bus program had zero (0) worker's comp claims during the winter season.

2a. RIDERSHIP DATA:

#### WINTER SEASON BUS RIDERSHIP: Nov 1 – Apr 30

	2016/17	2016/15	DIFF	% DIFF
Meadows Bus	3,350	1,266	2,084	164.6%
Village Center	0	658	-658	-100.0%
Telluride Loop*	5,694	6,595	-901	-13.7%
<b>TOTAL RIDERS</b>	<b>9,044</b>	<b>8,519</b>	<b>525</b>	<b>6.2%</b>

\* Telluride's Galloping Goose bus service also operated on the TMV – Telluride loop; Goose ridership data not included.

2b. CUSTOMER SATISFACTION: Supervisory staff conducts periodic rider surveys; rider surveys for winter 2016/17 had an overall score of 4.57.

**WINTER SEASON: Nov 1 – Apr 30**

<b>MUNICIPAL BUS SURVEYS</b>	<b>Summer 2014</b>	<b>Winter (SPR) 2015</b>	<b>Summer 2015</b>	<b>Winter (SPR) 2016</b>	<b>Summer 2016</b>	<b>Winter (Fall) 2017</b>
Bus Punctuality	3.35	4.07	4.79	4.12	4.67	4.41
Driver Skill	3.54	4.52	4.79	4.41	4.74	4.68
Driver Courtesy	3.66	4.74	4.83	4.69	4.70	4.76
Vehicle Cleanliness	3.11	3.85	4.55	3.71	4.28	4.19
Overall Satisfaction	3.69	4.26	4.83	4.43	4.70	4.81
Location of Stops & Routes	3.35	4.44	4.83	4.27	4.69	4.83
<b>Composite Score</b>	<b>3.47</b>	<b>4.29</b>	<b>4.76</b>	<b>4.27</b>	<b>4.62</b>	<b>4.57</b>

2c. ON-TIME BUS DEPARTURES: TMV bus service is scheduled to operate on the Telluride loop in the spring and fall shoulder seasons and the Meadows loop during the summer gondola operating season. The bus does not run during the winter months when the Chondola is open for public operations. The November on-time departure rate was 94.7%. The April on-time departure rate was 93.6%. The composite on-time departure rate for the period November 1 through April 30 was 94.0%.

3. BUDGET: FY-2016 bus expenses were \$795.76 over budget. YTD 2017 bus expenses are tracking under budget.

4. CLEAN-UP: The municipal bus crew spent 6.0 man-hours cleaning up trash and litter at the bus stops, Town Hall parking lot and Meadows parking lot during the winter season; this puts the department on track to meet or exceed the 12 man-hour goal for FY-2017.

**CUSTOMER CONTACTS:**

- Compliments: “Thanks for coming to Lawson.” “The bus is my only transportation during the offseason.” “Thanks for being here.”
- Complaints: “Schedules need to be in the bus stops at all times.” “I don’t understand your bus schedules. There has to be a better way to make schedules.” The bus needs to be mopped more.” Why are dogs allowed on the bus? I don’t like dogs on the bus.” “The bus left the market early and I missed it. I was 50 yards away and could not get the driver’s attention.” “The bus is late sometimes. The route should be adjusted if there is road construction.”

**OTHER TRANSIT NEWS:**

- The municipal bus service between Telluride and Mountain Village began on October 17, 2016 for the fall shoulder season and continued until the gondola opened on November 18<sup>th</sup>. The Meadows route service then operated until the Chondola opened for public operation on November 23, 2016. The municipal bus began Telluride loop operations for the spring shoulder season on April 3, 2017.
- The Meadows bus will begin running for the summer season when the gondola opens on May 25<sup>th</sup>.
- A new bus was purchased and delivered in April, 2017.

# Town of Mountain Village

## COMMUTER SHUTTLE PROGRAM

### Winter Season Report: Nov 1, 2016 – April 30, 2017

#### Vision

It is the intent of the Town of Mountain Village to provide safe and reliable transportation for Town employees and the general public. The shuttle program was initially implemented for groups of three (3) or more Town employees who work similar shifts and who commute in similar directions from the same location or on the same general route. In an effort to offset costs associated with the program and as a result of the need for regional transit services, the program is also available to the public. This service is considered a significant privilege for those who are able to use it. This privilege is subsidized by the Town and is partially offset by a per-ride charge to the riders.

#### Department/Program Goals

1. Provide Town employees with a regional public transportation service that meets employees and town scheduling requirements.
2. Operate the Town commuter shuttle program to maximize cost effectiveness.
3. Emphasize driver training to provide safe commuter shuttle services.
4. Operate the commuter shuttle program within budget.

#### Performance Measures

1. Route and Ridership statistics: track ridership data.
2.
  - a. Percent of capacity utilization per route greater than 50%.
  - b. Cost per rider metrics less than the \$2.50 per rider Town subsidy.
3.
  - a. Driver training records: 100% driver training compliance
  - b. Vehicle accidents: No vehicle accidents.
4. Department year end expenditures totals did not exceed the adopted budget.

#### Performance Measure 1: Ridership

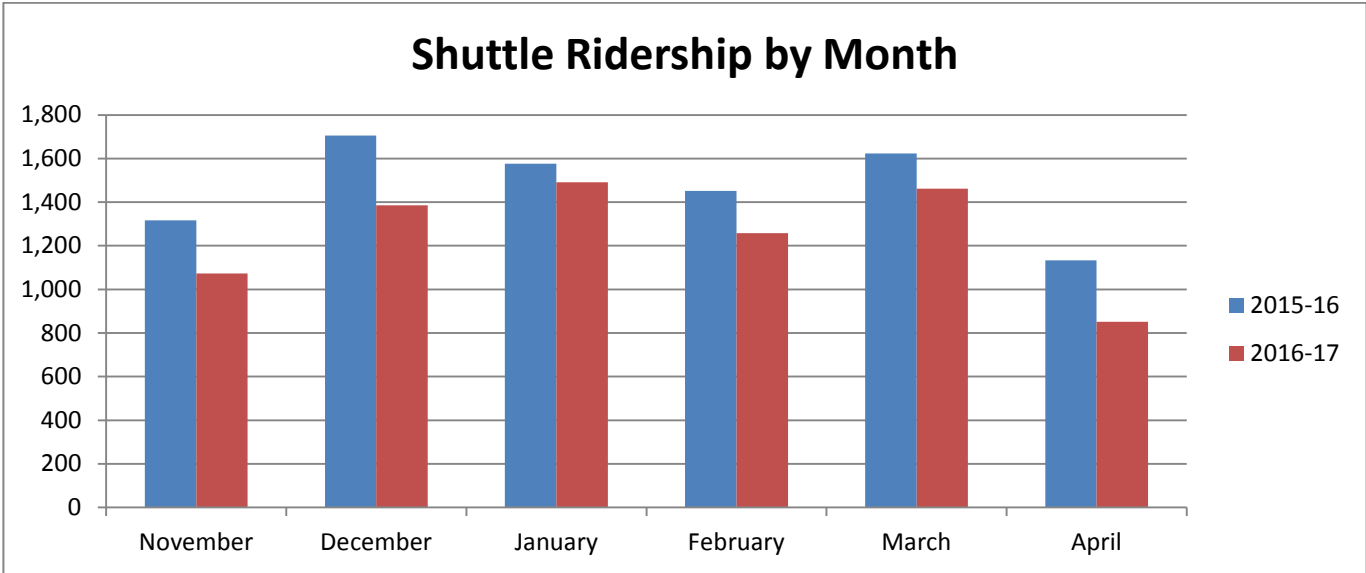
During the winter season of 2016-2017, the number of vehicle trips decreased by 14.99%, the number of seats available for passengers decreased by 16.15%, and the number of passengers transported decreased by 17.13% compared to the 2015-2016 winter season. The decrease in vehicle trips and number of passengers transported can be attributed to more Town employees being hired that live in the local area and to lower fuel prices. The decrease in seats available is attributable to less trips and the use of smaller more fuel efficient vehicles. Two Ford Transit Connect vans were purchased and placed into service in December of 2016.

#### Commuter Shuttle Ridership

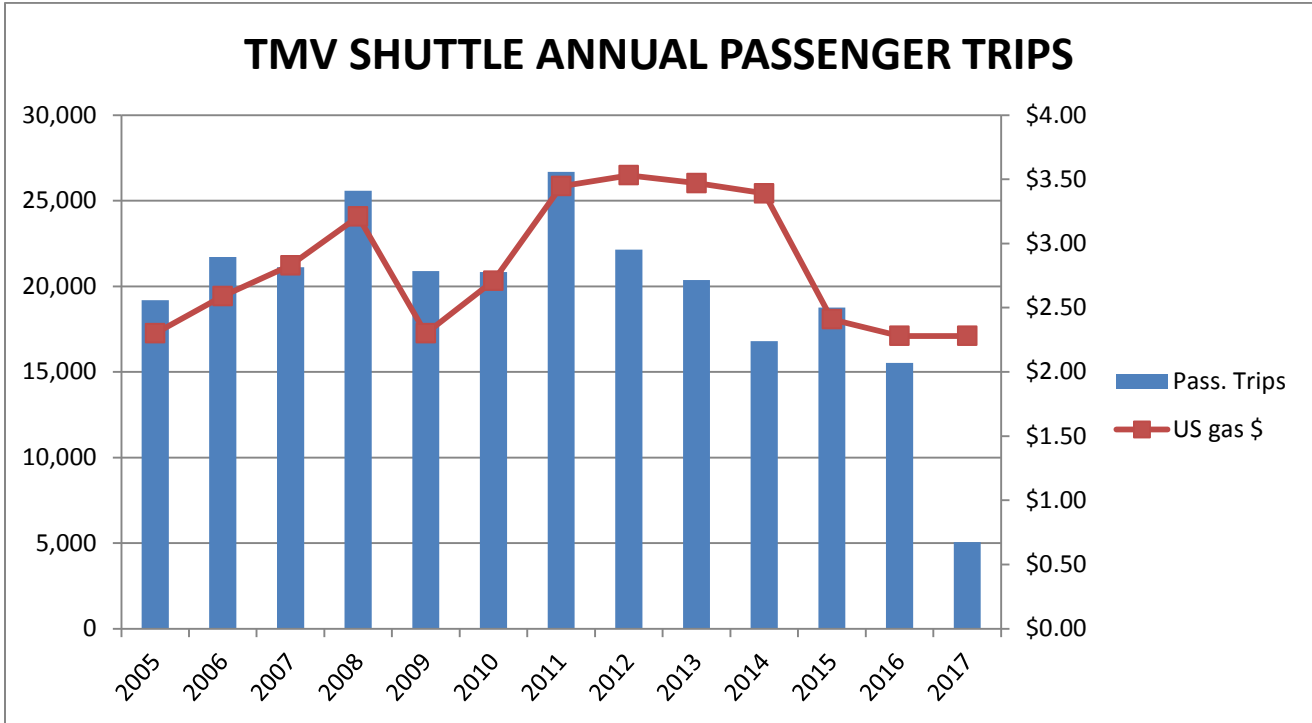
Period	# of Trips	# of Seats	# of Passengers	Utilization
Nov. 2016 – Apr. 2017	1,574	14,926	7,520	50.38%
Nov. 2015 – Apr. 2016	1,810	17,337	8,808	50.80%
Difference	-236	2,411	-1,288	-0.42%



% Difference	-14.99%	-16.15%	-17.13%	-0.84%
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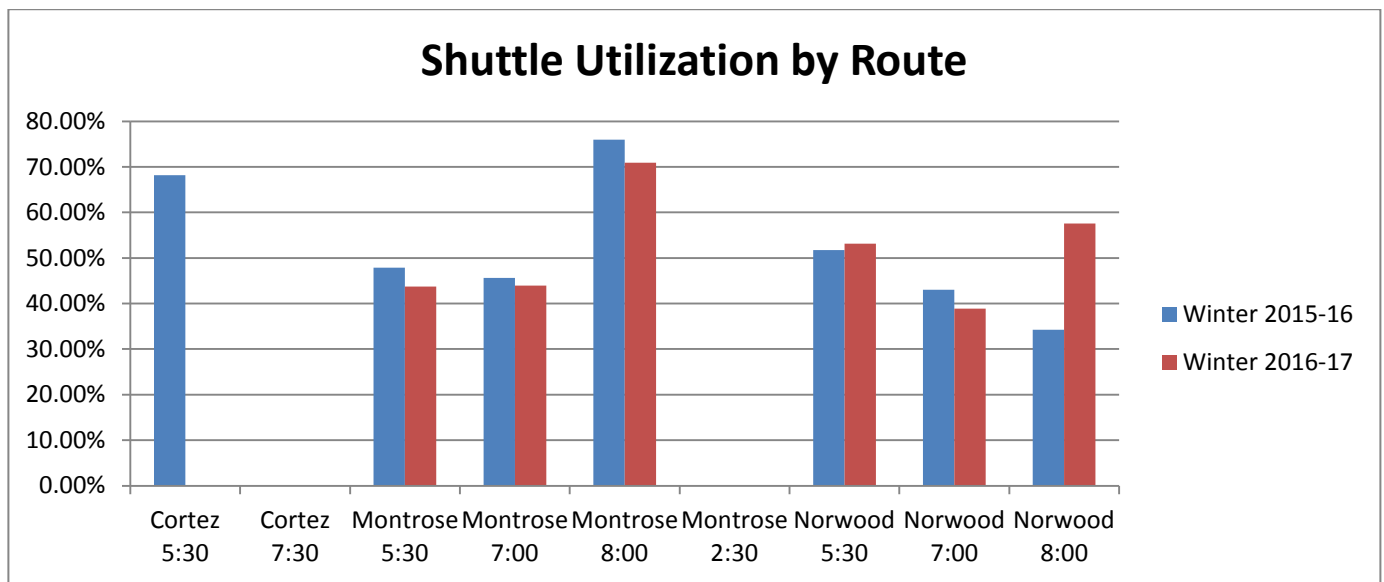


Shuttle ridership by month is impacted by several factors including number of Town employees living locally, the number of seasonal Town and public riders, and the cost of fuel. Other things being equal, higher gasoline costs equate to higher shuttle passenger numbers. April traditionally has fewer shuttle passengers due to no seasonal workers being transported and full time year round employees taking vacation when the mountain closes.



**Performance Measure 2a: Shuttle Utilization by Route**

Overall shuttle utilization for the 2016-2017 winter season was 50.38% compared to overall shuttle utilization for the 2015-2016 winter season of 50.80%. Please note that utilization was zero for the winter 2016-17 season for the Cortez shuttles and the Montrose evening shuttle. The Cortez shuttles did not operate because of a lack of TMV employees from Cortez. A TMV employee driver was not available. The evening Montrose shuttle did not operate due to a lack of demand. The early Cortez and the evening Montrose shuttles are expected to be operating for the summer 2017 season.



**Performance Measure 2b: Cost Per Rider Subsidy**

The gross cost per passenger trip for the 2016-2017 winter season was \$2.49 (this analysis does not include vehicle depreciation or vehicle maintenance labor costs). After factoring in van rider revenues, TMV’s gross subsidy comes to \$0.36 per passenger trip. TMVOA’s contribution for Gondola employee ridership costs are based on the percentage of shuttle riders employed on the Gondola. Gondola employees were 14.30% of shuttle riders for the winter season. After TMVOA’s contribution, TMV’s net subsidy is \$0.31 per rider. Total cost per passenger trip for the 2015-16 winter season was \$2.68 and the net TMV subsidy per rider was \$0.74.

COST PER RIDER	Nov-Dec 2016	Jan-Apr 2017	Winter Season Total
Expenditures	7,099	11,659	18,759
Van Rider Revenue	6,599	9,431	16,030
Net Expenses	500	2,228	2,729
Riders	2,458	5,062	7,520
Total Cost Per Passenger Trip	\$2.89	\$2.30	\$2.49
Gross TMV Subsidy/Rider	\$0.20	\$0.44	\$0.36

Net TMV Subsidy/Rider*	\$0.17	\$0.38	\$0.31
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\*Net TMV subsidy is less TMVOA's contribution for 14.30% of total ridership.

**Performance Measure 3a: Training**

All new TMV employee shuttle participants who elect to drive are required to complete shuttle driver training prior to driving. Semi-annual refresher training is completed by all shuttle drivers. Training is typically completed before June 1 and December 1 of each year.

**Performance Measure 3b: Vehicle Accidents**

The shuttle program had zero accidents during the 2016-2017 winter season.

**Performance Measure 4: Budget**

Total Commuter Shuttle expenses were under budget for fiscal year 2016 and are tracking under budget YTD for fiscal year 2017.

TOWN OF MOUNTAIN VILLAGE  
PARKING SERVICES SEMI-ANNUAL REPORT  
Winter Season 2016-2017

**DEPARTMENT MISSION**

Provide excellent parking services to the residents, guests and employees of the Mountain Village.

**DEPARTMENT GOALS**

1. Manage HPG, surface lots and GPG to minimize on-street overflow parking
2. Maximize parking revenues
3. Provide user friendly parking opportunities
4. Continue moving towards self-sustainability
5. Provide a clean, trash free natural environment at the GPG and HPG parking lots.

**DEPARTMENT PERFORMANCE MEASURES**

- 1a. Track parking usage at all lots and on-street overflow
- 1b. Track % utilization of parking spaces used to capacity
2. Operate within adopted budget
3. Respond to all complaints and call center reports within 24-hours
4. Each year, the enterprise operates with a reduced transfer from the General Fund
5. Allocate > 36 man-hours per year to trash and litter pick-up at the GPG and HPG.

Summary:

Total noon parking counts were up 0.2% this winter as compared to winter 2015-16. Winter season revenues were up 36.3% from the same period last year primarily due to the change in the fee structure in HPG. Winter 2016-17 overall parking utilization was 44.3% as compared to the winter season of 2015-16 when overall utilization was 43.9%. GPG accounts for the majority of the available parking space. GPG utilization increased to 39.8% in the 2016-17 winter season from 37.9% in the 2015-16 winter season.

**WINTER SEASON NOON PARKING COUNTS (Nov 1 – Apr 30)**

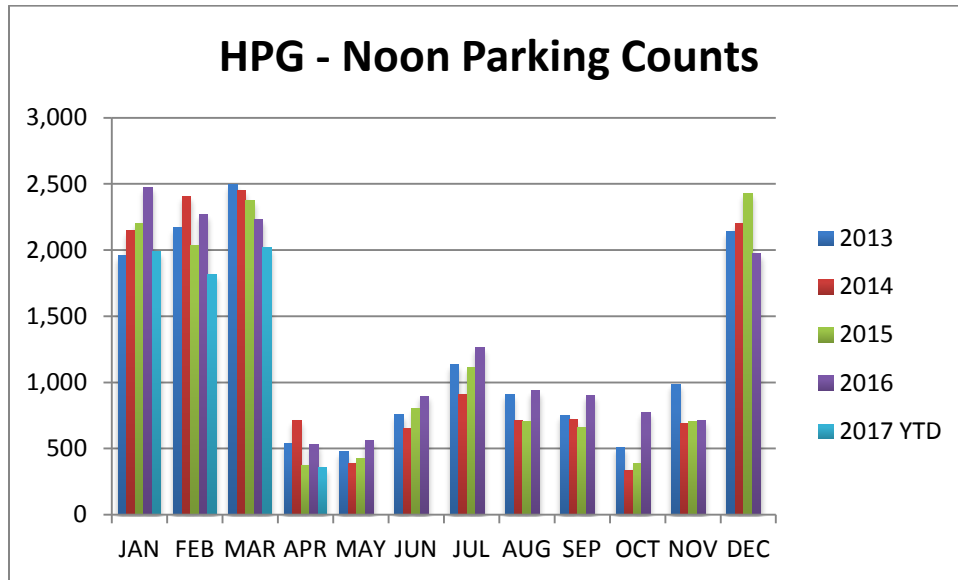
	HPG	GPG	Street	UMVB	NVCP	THP	SVC	Meadows	TOTAL
2016/17	8,874	33,109	0	4,318	2,428	4,079	1,881	10,931	65,620
2015/16	10,649	31,864	0	3,917	2,331	4,572	1,611	10,533	65,477
diff	-1,775	1,245	0	401	97	-493	270	398	143
% diff	-16.7%	3.9%	0%	10.2%	4.2%	-10.8%	16.8%	3.8%	0.2%
cap utilization	106	460	-	40	25	60	18	110	819
%	46.3%	39.8%	-	59.6%	53.7%	37.6%	57.7%	54.9%	44.3%

**WINTER SEASON PARKING REVENUE (Nov1 – Apr 30)**

	HPG	GPG	NVC	permits	event fees	TOTAL
2016/17	\$117,421	\$23,350	\$8,892	\$8,485	\$20,000	\$178,148
2015/16	\$77,894	\$40,926	\$2,118	\$9,660	\$60	\$130,698
diff \$\$	\$39,527	(\$17,576)	\$6,774	(\$1,175)	\$19,640	\$47,490
%	50.7%	-42.9%	319.8%	-12.2%	33,233.3%	36.3%

Heritage Parking Garage:

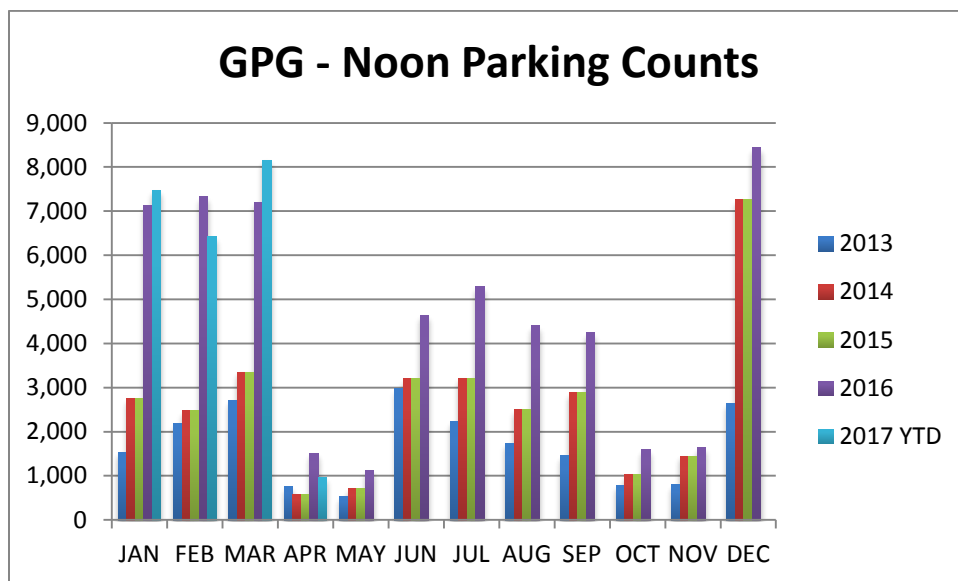
The Heritage Parking Garage (HPG) daily noon parking counts decreased by 16.7% but revenues increased by 50.7% from the previous winter season. The increased revenues are the result of the removal of free two hour parking. The net yield for winter 2016-2017 at the HPG was \$13.23 per parked car as compared to \$7.31 for the same time period during the winter of 2015-2016.



Gondola Parking Garage:

Winter season noon parking counts at the GPG increased 3.9% from the same time period last year. At the same time, revenues were down 42.9% with a \$0.70 yield per parked vehicle as compared to \$1.28 for the same time period for the winter of 2015-2016. GPG revenues decreased by \$17,576. The Mountain Lodge purchases overnight parking tickets for their guests in 1,000 ticket increments for \$17,500. They purchased 1,000 tickets during the 2015-2016 winter season. A similar purchase was not made in the winter of 2016-2017. They delayed their purchase until the beginning of the 2017 summer season. Revenues were essentially flat except for this one transaction.

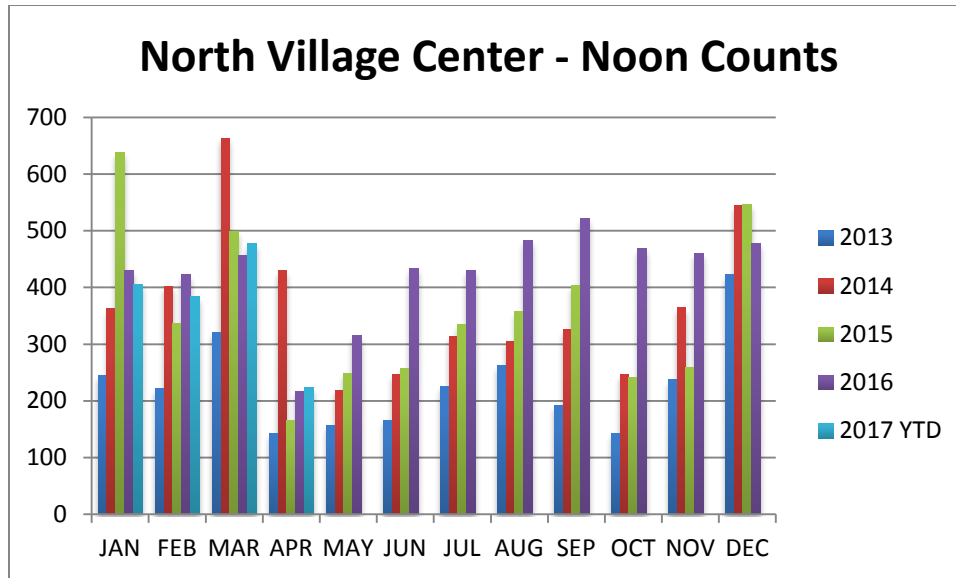
Residential permit holders continue to enjoy free, day-use parking anywhere at the GPG.



North Village Center Surface Lot:

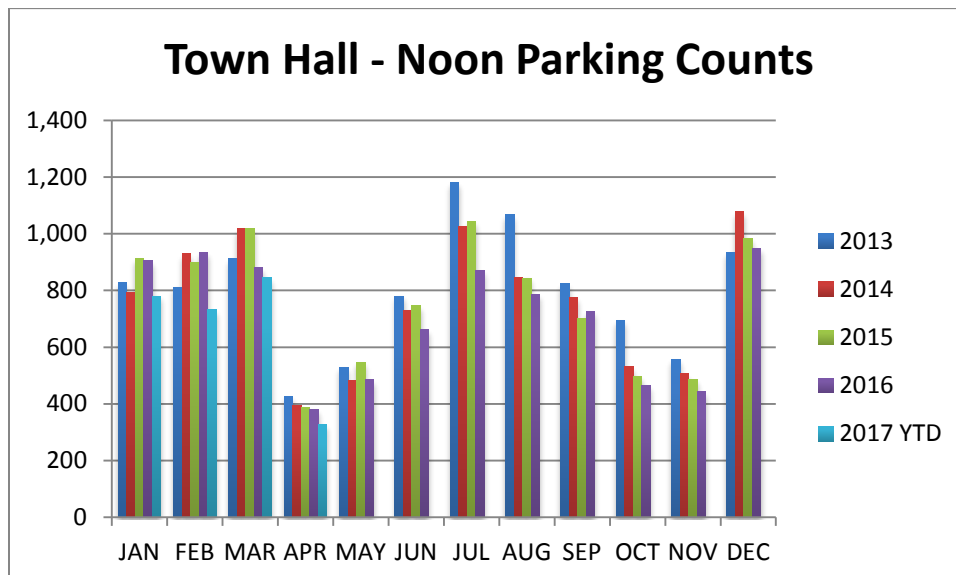
Overall noon parking counts were up 4.2% from the previous winter season at the NVC and gross revenues were up 319.8%. The yield per parked vehicle for the 2016-2017 winter season was \$3.66 as compared to \$0.91 for the same time period in the winter of 2015-2016. Correction of the 2015-2016 technical problems with the NVC parking meter and changing of the rates to exclude two free hours in 2016-2017 resulted in increased revenues.

Residential parking permit holders use this lot free of charge.



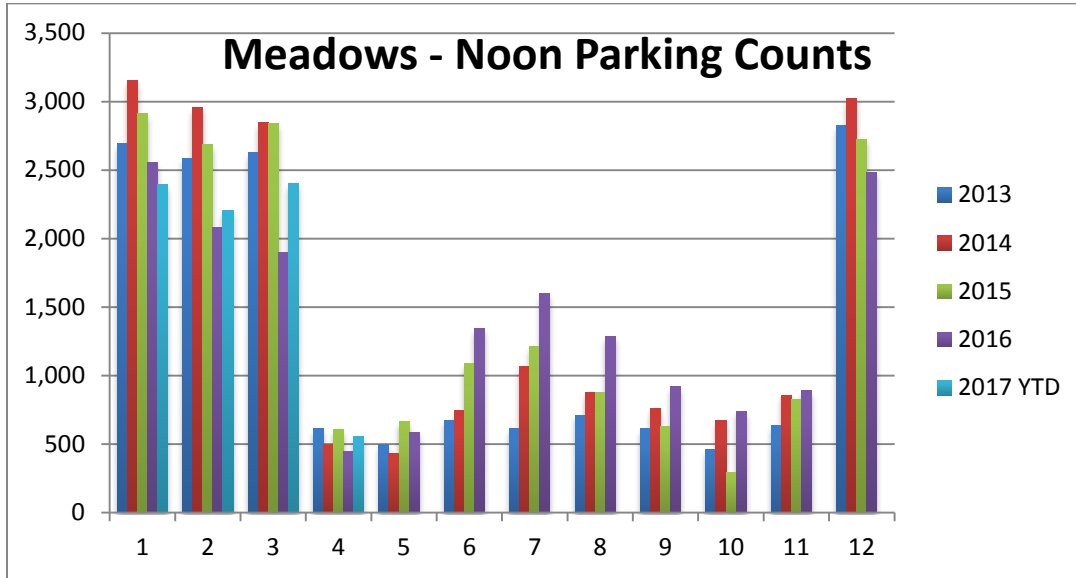
Town Hall Parking:

Winter parking usage at the Town Hall surface lot decreased 10.8% from the previous year. Free, day-use residential permit parking continues to be provided along the rock wall.



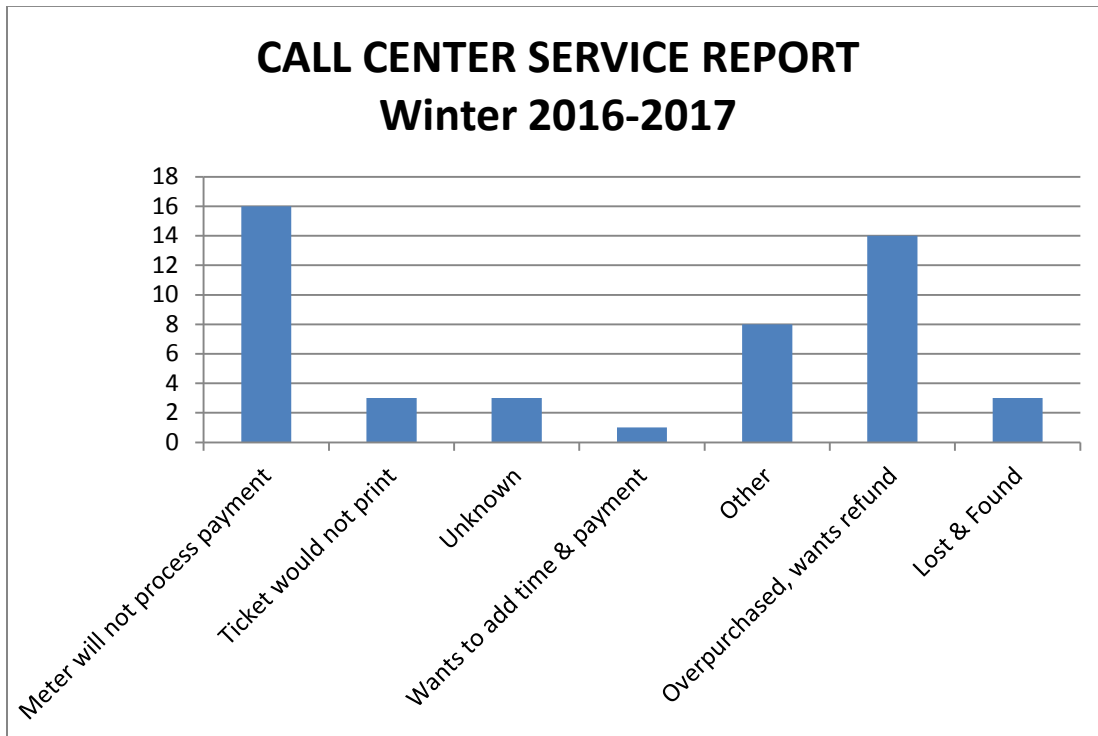
Meadows Parking:

Winter parking usage at the Meadows lot increased 3.8% from the previous winter.



Calls for Service:

Best Connections answering service handles customer complaint calls for service. During the winter season BC logged 45 calls received and resolved by the service center with 16,844 meter transactions for a 0.26% ratio of complaint calls to meter transactions. User complaints with the meters at the GPG, HPG and NVC lots through the winter season were generally due to guests not understanding how to use the meters.



Parking Services Budget:

The Parking Fund generated a \$93,784 surplus in 2016. Parking revenue 2017 YTD is consistent with budget projections. Parking related YTD expenses are tracking under budget.

PARKING SERVICES FUND: Year End Net General Fund Transfer: to = surplus / (from) = (deficit)

	2011	2012	2013	2014	2015	2016
Total revenues	273,323	297,222	323,395	397,500	502,091	407,432
Total expenses	(351,062)	(259,665)	(281,338)	(328,928)	(280,298)	(286,610)
Subtotal surplus / (deficit)	(77,738)	37,557	42,057	68,572	221,793	120,822
Overhead & asset sales	(36,827)	(33,458)	(30,777)	(31,821)	(30,285)	(27,038)
Surplus/Deficit	(114,565)	4,099	11,280	36,751	191,508	93,784
Transfer to / (from) G.F.	(114,565)	4,099	11,280	36,751	191,508	-

Beginning in 2016, Parking Services Fund surpluses are no longer transferred to the General Fund. Transfers from the General Fund will be made to the Parking Services Fund to cover deficits.

Parking Rate Plan:

The Parking Committee’s vision is to manage a comprehensive parking plan that provides consistent and fair parking options to guests, residents, business owners and employees of the Mountain Village. TMV parking services are generally well received in that overflow parking is avoided (except Bluegrass), HPG is better utilized providing convenient customer access to Mountain Village Center businesses, and revenues are collected at GPG and HPG to help offset Parking Services O&M expenses.

The following parking rate schedule was in effect for the winter season:

	GPG	HPG	NVC	Short Term (Wells Fargo)	SVC (Blue Mesa)	Town Hall	Meadows
Day Rate \$:	Free	\$2 Per Hour \$35 max per 24-hr period	\$2 Per Hour (MV resident permit free-Free to the public after 6PM)	Free	Free	Free	Free
Limit:	14 days	7 days	7 am – 2 am	30 minutes 7 am – 2 am	30 minutes 7 am – 2 am	60 minutes 7 am – 2 am	8 am – 8 pm
Overnight	\$25.00 valid for 24 hrs	same as day rate	NO	NO	NO	NO	BY PERMIT ONLY 8 pm – 8 am

Parkmobile App:

TMV launched the Parkmobile mobile parking payment app at the beginning of the winter season. The rollout went very smooth and parking staff received positive feedback from users throughout the course of the winter, with the ability to extend time remotely being the most commented upon feature. Utilization varies from lot to lot and month to month, with the app accounting for 15.7% of winter season parking revenues.



Heritage Cellular Voice and Data Service Improvements:

A cellular voice and data boosting system was added to HPG this winter which has improved both voice and data service throughout the garage. Initially proposed by the PD to help improve the performance of their mobile parking enforcement tools, the system also enables our public users to download the parking app and initiate parking sessions while down in the garage, where previously users had to exit the garage in order to get cell service. Voice and data coverage throughout the garage also affords an extra level of safety for our guests and employees.

Parking Lot Trash:

Town staff participated in 20.00 hours of trash and litter pick-up at the GPG and HPG during the winter season; this puts the department on track to meet or exceed the 36 man-hour goal for FY-2017.

**TOWN OF MOUNTAIN VILLAGE  
PARKS & RECREATION  
Winter Season 2016-17**

**VISION**

The Mountain Village Parks and Recreation Department provides accessible, affordable and diverse recreational opportunities to all Mountain Village residents and visitors.

**DEPARTMENT GOALS**

1. Establish effective relationships with stakeholders for recreation venues.
2. Manage a fiscally responsible department by balancing expenses with revenue and grant acquisitions to remain within budget.
3. All recreation venues are prepared by the beginning of their respective seasons.
4. Perform departmental operations with attention to safety.
5. Provide a clean, weed free natural environment along the hike and bike trails.

**DEPARTMENT PERFORMANCE MEASURES**

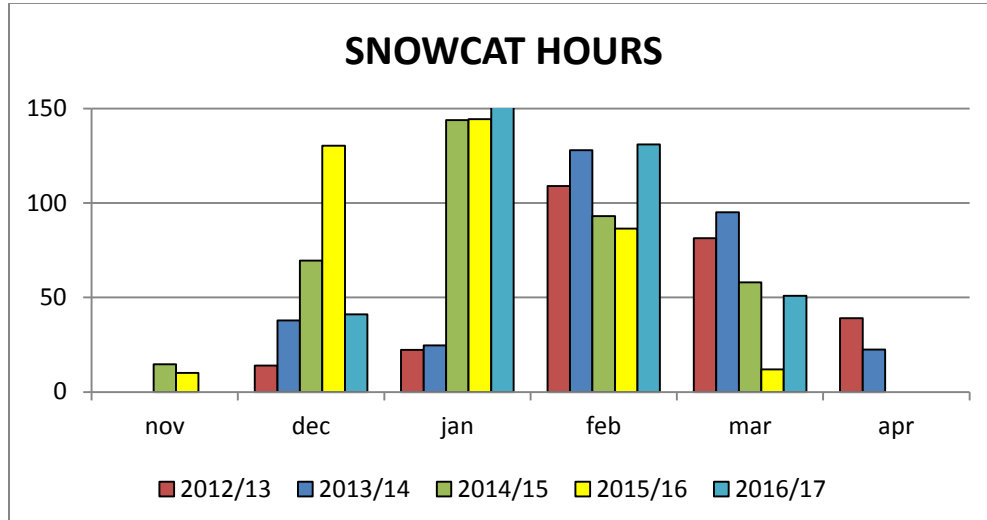
1. Manage stakeholder agreements with TSG, TMVOA & USFS.
2. Perform department functions within adopted budget.
3. 100% of recreational venues operational at the beginning of their respective seasons.
4. No worker comp claims.
5. Allocate > 20 man-hours of weed control activities along the hike and bike trails.

**WINTER 2016-17 PARKS & RECREATION ACHIEVEMENTS**

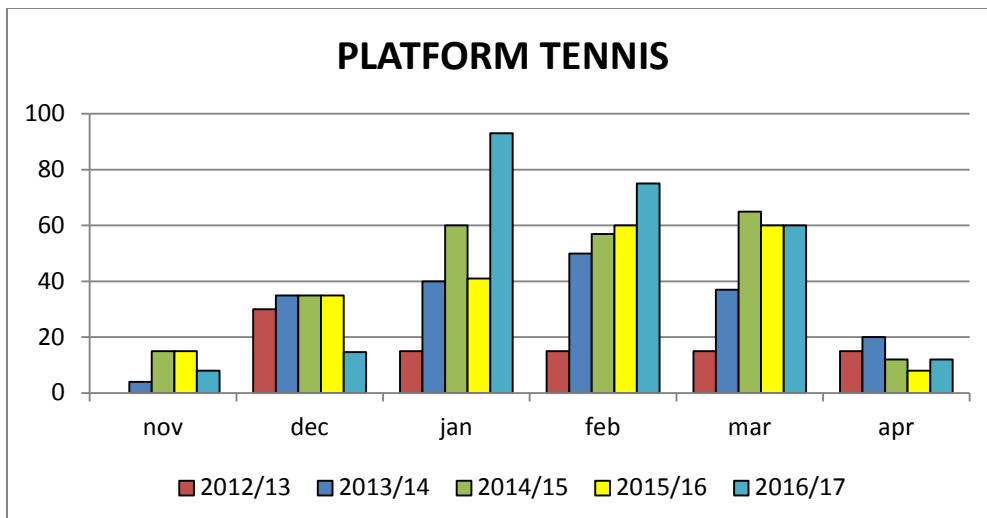
1. Stakeholder relations:
  - o Coordinated with TSG with winter trail opening and closings.
  - o Working with TSG and TMVOA on a long term plan for the tennis facility.
  - o Provided Nordic grooming for Town of Telluride on the Valley Floor per continuing IGA.
  - o Collaborated with USFS and regional partners to help fund "Rec Ranger" program for summer 2017 season.
  - o Continued coordination with USFS for trail maintenance on public lands.
  - o Working with TSG on summer Bike Park construction activities and eventual hand-off of operations.
  - o Worked with Hotel Madeline on skate center lease agreement.
2. The 2016 year-end expenses were under budget. YTD 2017 expenses are tracking under budget.
3. All winter venues were ready to open at beginning of their respective seasons. The ice rink opened the day before Thanksgiving. With a lack of early snow, the nordic trails weren't ready for traffic until late December, and not until January 7<sup>th</sup> on the Valley Floor. Snowshoe trail packing occurred after each snow event throughout the winter season. Rec staff built and maintained the Village Pond (aka Frozen Fun ice skating venue again this winter. It was in operation from Christmas Day until February 12<sup>th</sup> .
4. No Workers Compensation claims YTD resulting in TMV costs.
5. No weed control was conducted during the winter season. Weed control typically is allocated in July & August.

## OTHER WINTER VENUE OBSERVATIONS

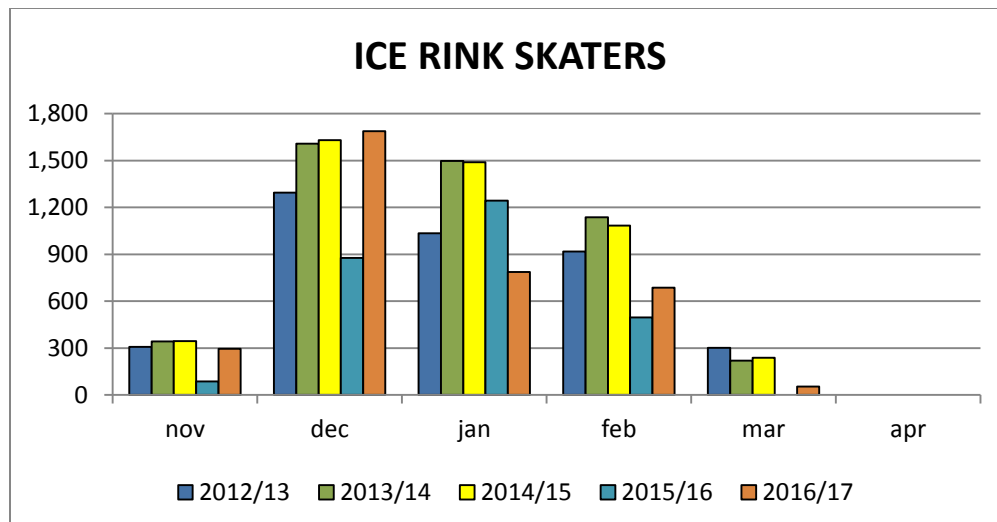
- Snowcat Grooming:** Nordic grooming got off to a slow start this year with adequate snowfall not arriving until well into December. Mother Nature made up for lost time in January and February giving us a nice base that lasted well into March. On March 11<sup>th</sup>, maintenance activities ceased on the Valley Floor when conditions were no longer suitable for grooming. Mountain Village trails stayed open a few days longer, shutting down on March 14<sup>th</sup>. The new snowcat performed almost flawlessly during its debut season.



- Paddle Tennis:** Paddle court usage was up 20% from the winter 15/16 season.



- Ice Rink Activity:** Ice rink usage was up 29.7% from winter season 2015-16 with a total of 3509 visitors. Numbers are still down when compared to the winters of 2013/14 and 2014/15 when the rink was seeing 4800 visitors per season. The large swing in numbers is believed to be related to the change in operators and their associated counting methodologies. By the first of March, with the days getting longer and the sun angle getting higher, the compressors struggled to keep up and the rink began opening up later in the day. The rink was shut down for the season on March 7<sup>th</sup>.



## UPCOMING PARKS & REC PROJECTS

- **Summer Venue Schedule:** All summer venues (Disc Golf, Adventure Rock, Reflection Plaza AstroTurf, hike & bike trails) are projected to be available upon the opening of the Gondola on May 25<sup>th</sup> except for the Bike Park which is scheduled to open on Monday, June 19<sup>th</sup>. The USFS cross country trails in Prospect Basin will remain closed for elk calving until July 1<sup>st</sup>.
- **Boulevard Trail:** Improvements will be ongoing along Boulevard Trail this summer with staff soliciting bids for improved surface between the 68 Bridge and Touchdown. Rec staff will be treating the sides of the trail along the entire natural surface portion in order to get it back to its original width. Another retaining wall is being contemplated between the two walls built last fall.
- **Paddle Courts:** The paddle courts are scheduled to be resurfaced in early June.
- **Sidewalk Repairs:** On-going concrete sidewalk repair in the Meadows and along the Blvd Trail is scheduled for this summer; some of the problem areas pose trip hazards that will be addressed with this project, especially sections leading into bridges.
- **Bike Park:** The TMV is operating the Bike Park again this summer season with a one-year extension to the license agreement that expired last year. The berms that were removed last fall by TSG in order to facilitate more efficient snowmaking activities will be rebuilt as soon as the snow melts. The Bike Park is scheduled to open the Monday after Bluegrass.
- **USFS Summer Trail Maintenance:** Rec staff, as a part of an MOU with the USFS will continue assisting with maintenance activities on public lands within TSG 's special use permit area, namely on Prospect and Village Trails, with a higher priority on Ridge Trail.
- **Disc Golf:** With the majority of improvement projects completed last summer, it will be business as usual on the disc golf course. Several tee boxes will be realigned before opening and the standard maintenance will take place. Two disc golf rangers will in place for opening day in order to enforce course rules.
- **Tennis Courts:** Rec staff will be assisting TSG with pre-season and on-going maintenance at the tennis facility. On the list for this year is installing permanent pickle ball nets, more active promotion and management of the venue, and cosmetic improvements including a massive de-weeding effort and scheduled mowing and trimming around the facility.



**TOWN OF MOUNTAIN VILLAGE  
TOWN MANAGER  
CURRENT ISSUES AND STATUS REPORT  
JUNE 2017**

**1. Great Services Award Program**

- **Great Services Award** (three way tie for the month of May so all were awarded)
  - **Jodi Miller – Police Department** – volunteered to take over employee clean-up day upon Deanna’s departure. She spent a great deal of time and effort on the clean-up day from organizing pickup areas for tools, trash and recycling receptacles, preparing for a BBQ for all participants and soliciting door prizes on her days off – **WINNER FOR MAY**
  - **Bill Kight – Marketing and Business Development** – one of the hardest workers we’ve ever worked with. He goes above and beyond on a daily basis and is doing an amazing job. He needs to work less but the effort is noticed. His efforts for Mountain Film. He single handedly staffed an information table the entire weekend on Mountain Village’s environmental efforts including all of our incentive programs and highlighting the gondola’s contribution to getting cars off the road – **WINNER FOR MAY**
  - **Nick Allen – Village Court Apartments** – Nick goes beyond his described work duties with a smile and positive attitude. VCA staff and residents (even the most difficult) praise Nick and the efforts he puts into making VCA a wonderful place to live. He gives 100% towards his workmanship even when performing the unwanted duties. His honesty and morals are appreciated – **WINNER FOR MAY**

**2. San Miguel Authority for Regional Transportation (SMART)**

- Interviews for the Executive Director position will be conducted on June 29<sup>th</sup> and Loebe and I will be participating. If no clear exceptional candidate is interviewed we will resume our search with the head hunters for additional candidates.

**3. Intergovernmental Agreements**

- The Intergovernmental Agreement (“IGA”) with San Miguel Regional Housing Authority (“SMRHA”) will automatically renew annually unless the Town provides notice 120 days prior to the year-end that we wish to terminate. SMRHA has provided very good service to all three governmental agencies and I recommend no action, allowing the agreement to automatically renew
- The IGA with Marketing Telluride Inc. (“MTI”) also known as the Telluride Tourism Board (“TTB”) will automatically renew unless Town of Mountain Village, San Miguel County Commissioners and Town of Telluride jointly deliver written notice to MTI not less than 120 days prior the year end. TTB is providing excellent service and value to all three governmental agencies and I recommend no action, allowing the agreement to automatically renew

#### **4. Director of Planning and Development Services**

- Conducted final interviews for the Director position on May 25<sup>th</sup>
- Michelle Haynes, Town of Telluride's current Director of Planning, has accepted our offer and will begin on July 17<sup>th</sup>. We will arrange a public opportunity for a meet and greet as soon as possible once she comes on board
- Scheduled a lunch meeting with Michelle on June 14<sup>th</sup> to answer questions on orient her on the most pressing current issues and what she can expect

#### **5. Miscellaneous**

- Attended the candidates' forum where 9 of the 10 candidates were present. The event was live streamed and is available in the archived section of the website
- Attended the Telluride Tourism Board's annual meeting where once again it showed another record year in 2016 with strong bookings for the upcoming summer 2017
- Participated in the employee's spring clean-up day along with other staff and cleaned up trash on the trail from Town Hall to the Village Center
- Attended the quarterly Gondola Committee and Subcommittee meeting

**TOWN OF MOUNTAIN VILLAGE**  
**Town Council Regular Meeting**  
**June 20, 2017**  
**8:30 a.m.**

During Mountain Village government meetings and forums, there will be an opportunity for the public to speak. If you would like to address the board(s), we ask that you approach the podium, state your name and affiliation, and speak into the microphone. Meetings are filmed and archived and the audio is recorded, so it is necessary to speak loud and clear for the listening audience. If you provide your email address below, we will add you to our distribution list ensuring you will receive timely and important news and information about the Town of Mountain Village. Thank you for your cooperation.

**NAME: (PLEASE PRINT!!)**

RICHARD CHILD	EMAIL:
Heather Sargent KOTO	EMAIL:
ROBERT STEPHAMIN	EMAIL: TSG
Douglas Toole	EMAIL:
Kim Holby	EMAIL:
STEVE EVANS	EMAIL:
MK	EMAIL:
Bill Knight	EMAIL:
Tim Royce	EMAIL:
Doug Kelly	EMAIL:
Charlie & Steve Evans	EMAIL:
Amy Lutz	EMAIL:
Aaron Benitez	EMAIL:
Michelle Hogarth	EMAIL:
BRUCE BROWN	EMAIL:
Michelle Haynes	EMAIL:
Bill Jensen	EMAIL:
Greg Pack	EMAIL:
Jodi Repola	EMAIL:
Kim Hewson	EMAIL:
JOHN FISHER	EMAIL:
DAVID B	EMAIL:
DON ORR	EMAIL:
JOHN BENNETT	EMAIL: DAVID GERBER
John Jett	EMAIL:
Reggy Mullin	EMAIL:
JACKSON TROST	
GEORGE BARUTHA	

**TOWN OF MOUNTAIN VILLAGE**  
**Town Council Regular Meeting**  
**June 20, 2017**  
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During Mountain Village government meetings and forums, there will be an opportunity for the public to speak. If you would like to address the board(s), we ask that you approach the podium, state your name and affiliation, and speak into the microphone. Meetings are filmed and archived and the audio is recorded, so it is necessary to speak loud and clear for the listening audience. If you provide your email address below, we will add you to our distribution list ensuring you will receive timely and important news and information about the Town of Mountain Village. Thank you for your cooperation.


**NAME: (PLEASE PRINT!!)**

Kim Montgomery	EMAIL:
Jim Mahoney	EMAIL:
Laila Benitez	EMAIL:
Cath Vett	EMAIL:
Dan Jansen	EMAIL:
Marty McKinley	EMAIL:
Michelle Sherry	EMAIL:
Bruce MacIntyre	EMAIL:
Jackie Kennefick	EMAIL:
Susan Johnston	EMAIL:
Christina Meindler	EMAIL:
✓ Steve Lehane	EMAIL:
✓ Tim Johnson	EMAIL:
✓ NATHAN O. PEPPLE	EMAIL: NATHAN.PEPPLE@AECOM.COM
✓ Kenneth Goldsworthy	EMAIL:
Peter Hayes	EMAIL:
Todd Brown	EMAIL:
Pam Pettee	EMAIL:
Ken Guglielmo	EMAIL:
Drew Lloyd	EMAIL:
Ann Brady	EMAIL:
Paul Reed	EMAIL:
Delanie Young	EMAIL:
Jonathan Webber	EMAIL:
Jack Gilbride	EMAIL:
Peter Janner	
Carly May	



**Addition of 70 Units  
CUP for 48 Units on 1001R  
Alternative Parking Requirements**

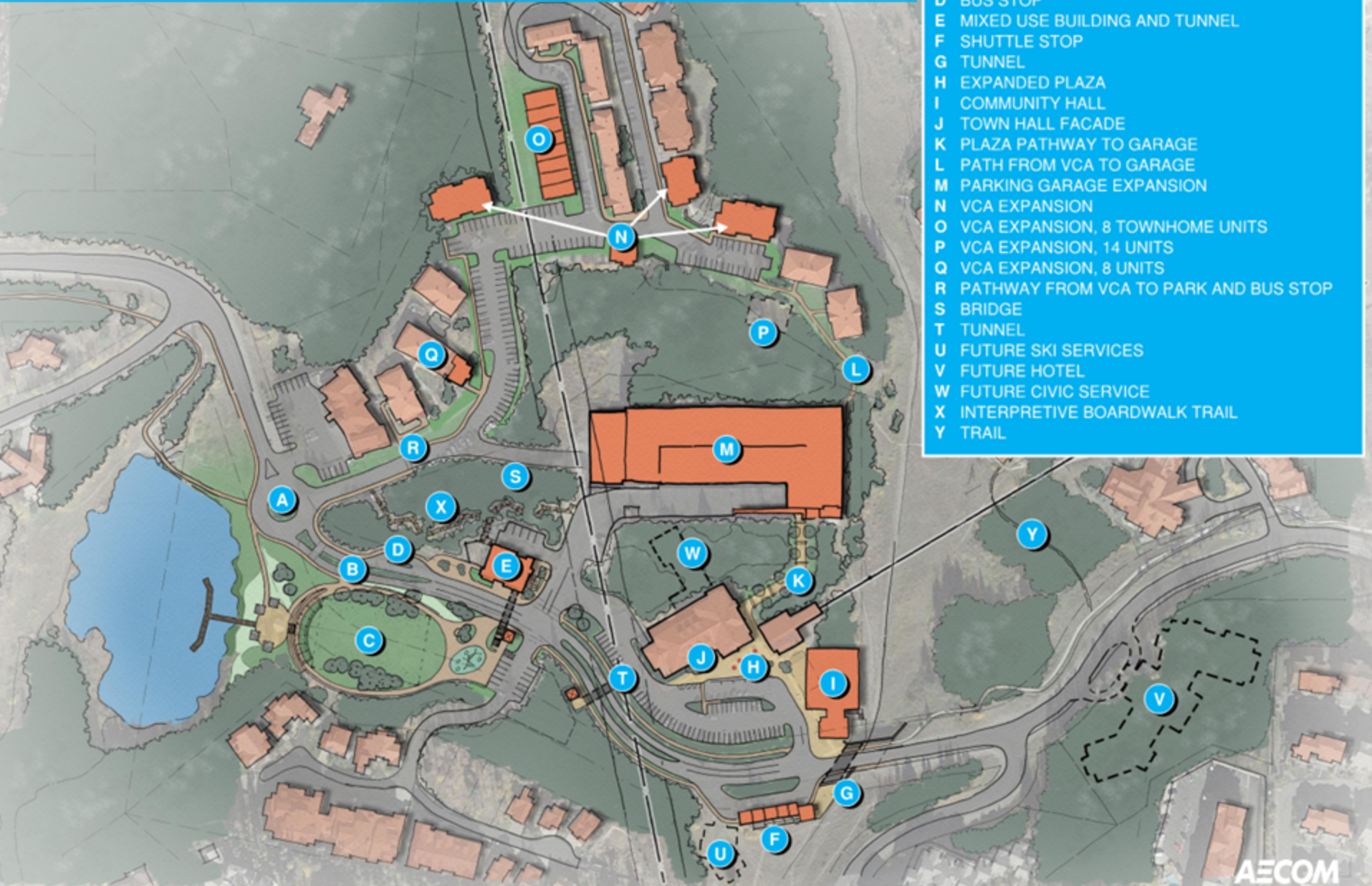


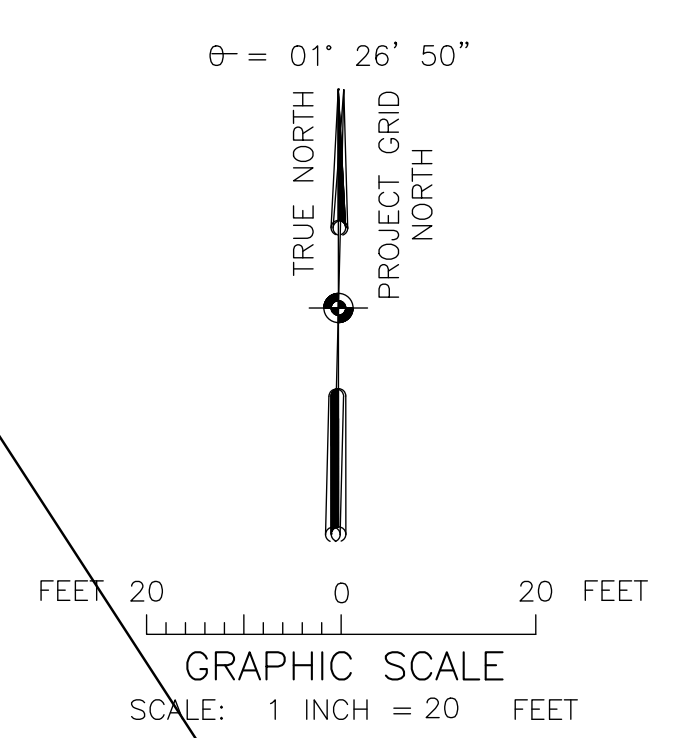
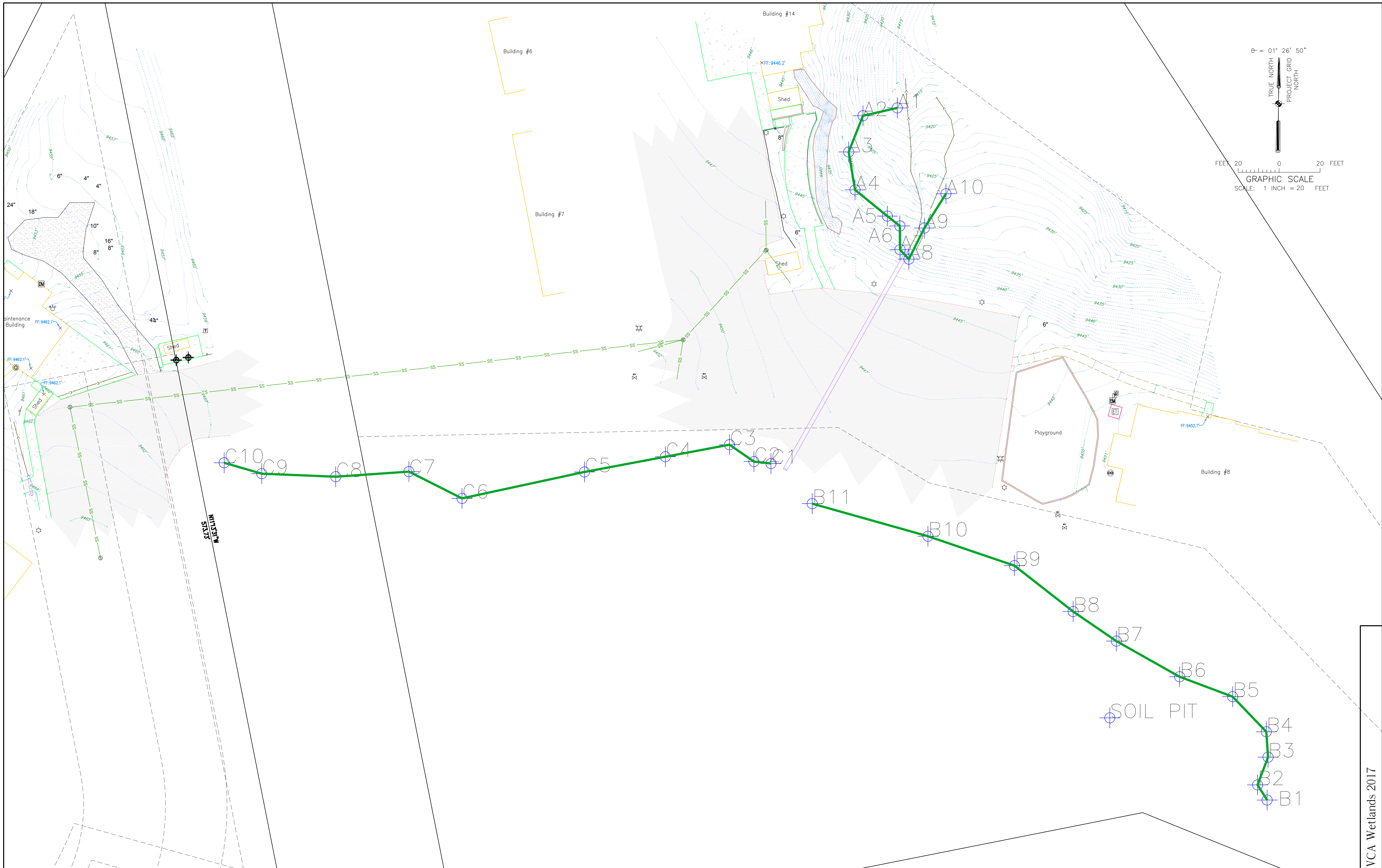
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# FINAL PLAN

## LEGEND


- A ROUNDABOUT
- B ROADWAY CONSOLIDATION
- C COMMUNITY PARK
- D BUS STOP
- E MIXED USE BUILDING AND TUNNEL
- F SHUTTLE STOP
- G TUNNEL
- H EXPANDED PLAZA
- I COMMUNITY HALL
- J TOWN HALL FACADE
- K PLAZA PATHWAY TO GARAGE
- L PATH FROM VCA TO GARAGE
- M PARKING GARAGE EXPANSION
- N VCA EXPANSION
- O VCA EXPANSION, 8 TOWNHOME UNITS
- P VCA EXPANSION, 14 UNITS
- Q VCA EXPANSION, 8 UNITS
- R PATHWAY FROM VCA TO PARK AND BUS STOP
- S BRIDGE
- T TUNNEL
- U FUTURE SKI SERVICES
- V FUTURE HOTEL
- W FUTURE CIVIC SERVICE
- X INTERPRETIVE BOARDWALK TRAIL
- Y TRAIL





DRAWN BY: RBC	<p><b>Disclaimer</b></p> <p>This information is a product of the Mountain Village Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the Mountain Village GIS Department has not made any representations, warranties, or guarantees of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.</p>
DESIGNED BY:	
CHECKED BY: PD	

REVISION	DATE	DESCRIPTION	BY	CHD



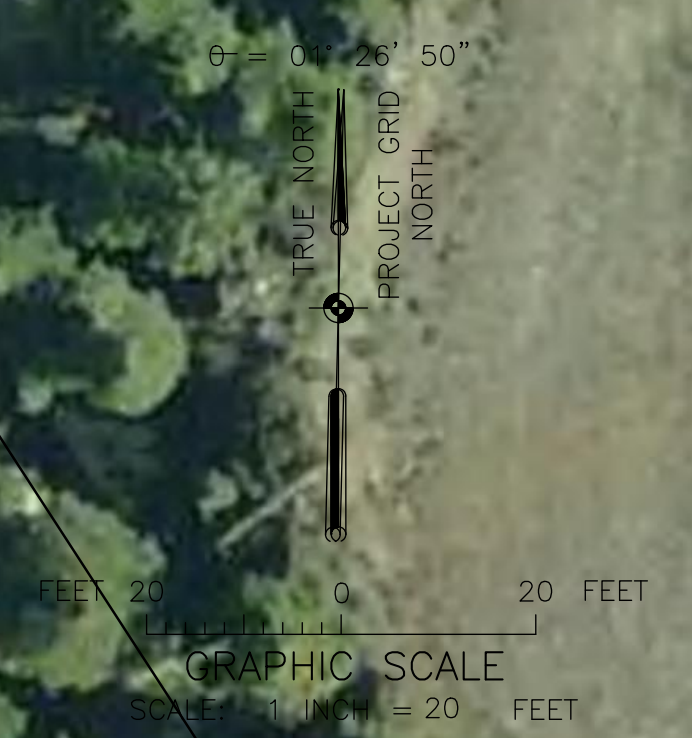
Town of Mountain Village  
Geographical Information System  
& CAD Design Office

411 Mountain Village Blvd, Mountain Village, CO 81435  
Ph. 970-728-5946 Fax 970-728-6027

# VCA Wetlands Delineations

SCALE: 1" = 20'	JOB NO:	DATE: 5-26-17
SHEET NO:	1 of 1	

VCA Wetlands 2017



VCA Wetlands 2017

DRAWN BY: RBC	<small>Disclaimer</small> This information is a product of the Mountain Village Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the Mountain Village GIS Department has not made any representations, warranties, or guarantees of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.	REVISION	DATE	DESCRIPTION	BY	CHD
DESIGNED BY:						
CHECKED BY: PD						

Town of Mountain Village  
Geographical Information System  
& CAD Design Office

411 Mountain Village Blvd, Mountain Village, CO 81435  
Ph. 970-728-5946 Fax 970-728-6027

## VCA Wetlands Delineations

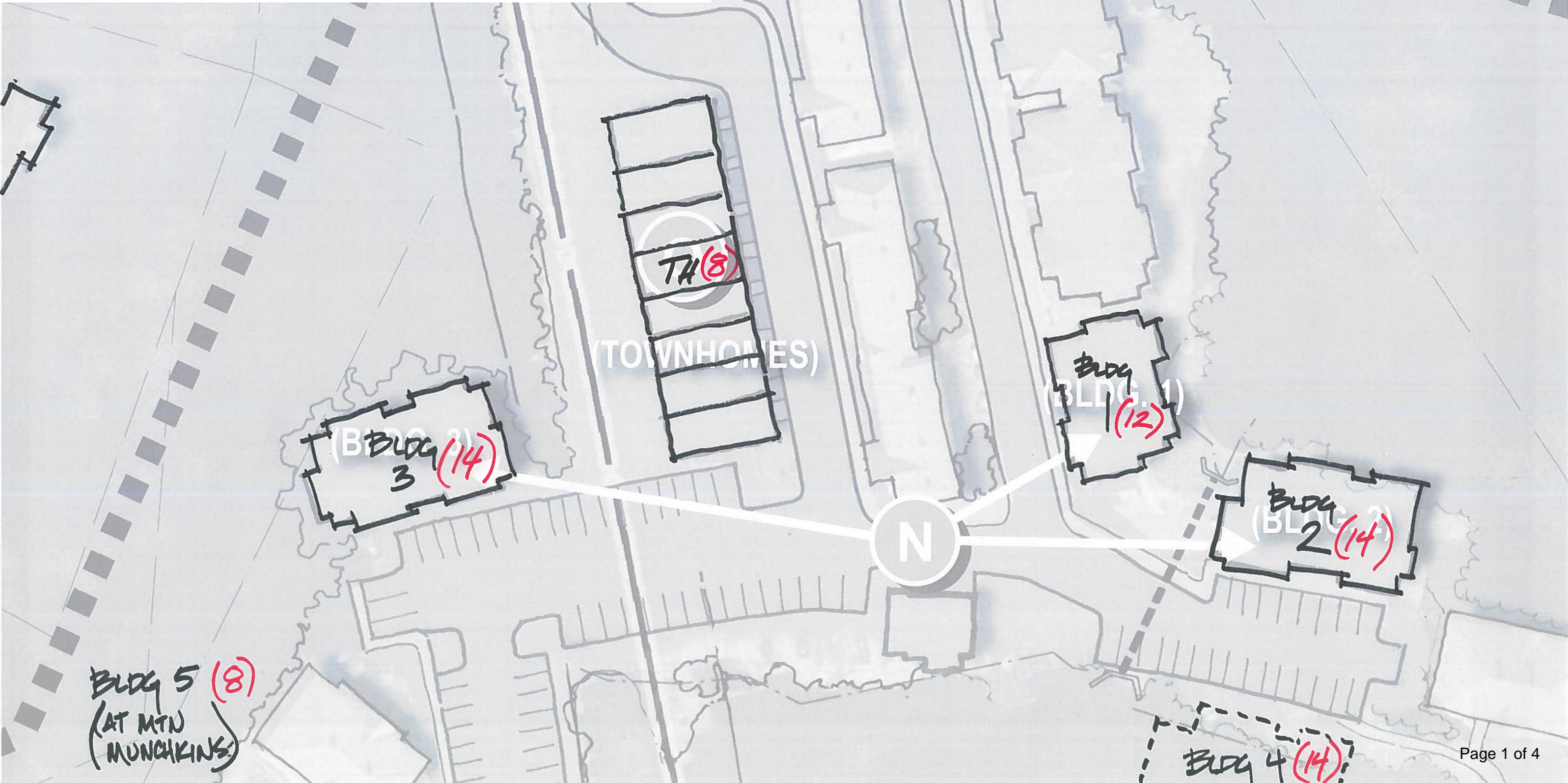
Aerial

SCALE: 1" = 20'	JOB NO:	DATE: 5-26-17
SHEET NO:	1 of 1	



A. Original Proposal for the Town Hall Center Subarea Plan

Building No.	Building Footprint	# of Stories/max height	Building Area w/out Garage	Unit Type	Average Unit Size	# Units per Building	Parking at 1 per unit
1	4,370	2.5/44	10,920	1-2 BR	800	12	12
2	4,370	3/44	13,920	1-2 BR	800	14	14
3	4,370	3/44	13,110	1-2 BR	800	14	14
4	4,370	3/46	13,110	1-2 BR	800	14	14
5	2,650	3/47	7,950	1-2 BR	800	8	8
TH	4,800	2.25/44	10,790	Townhome	1350	8	8
TOTAL			69,800			70	70

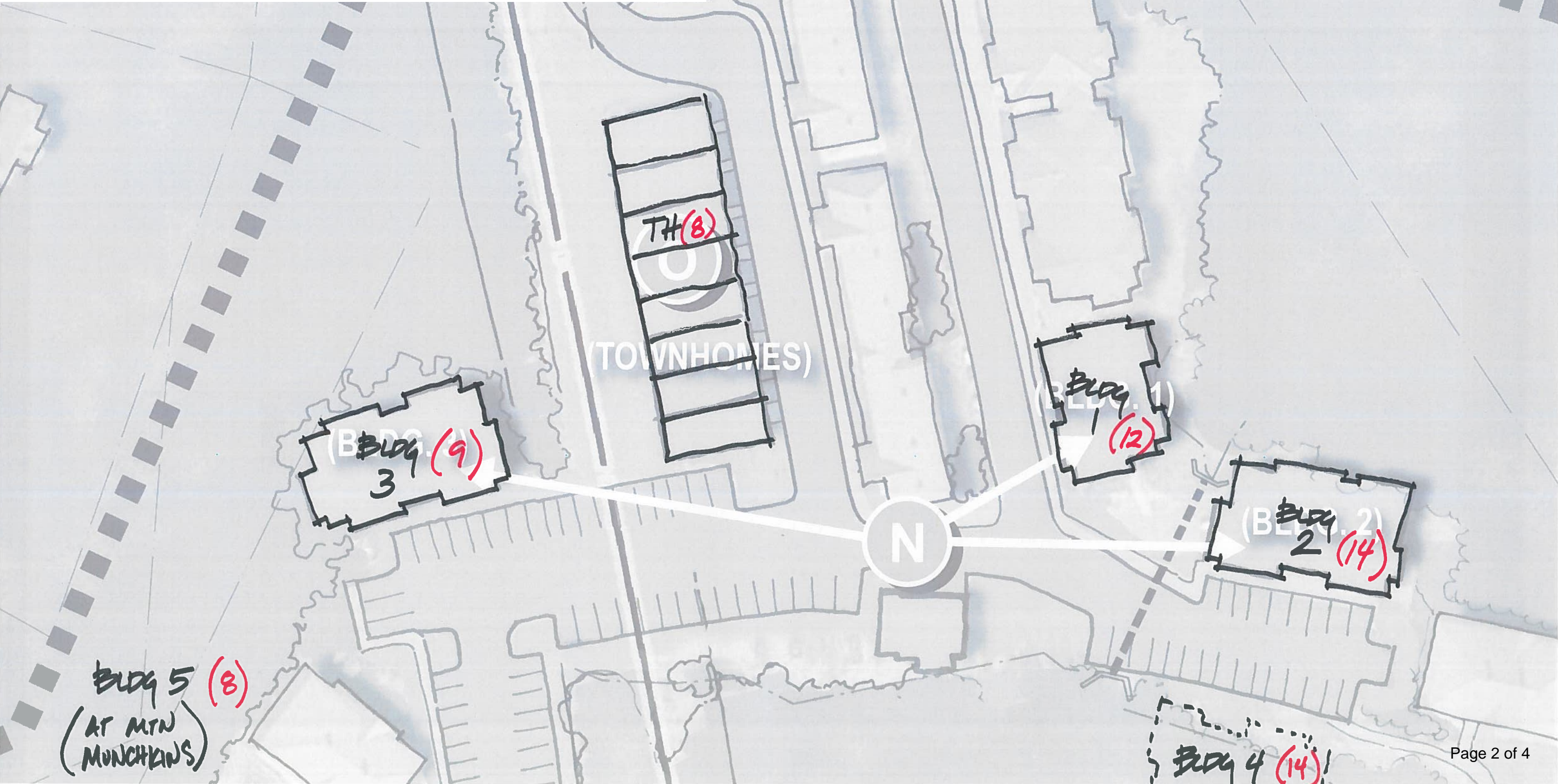


B. First Reading Approval of VCA by Town Council May 18, 2017

Building No.	Building Footprint	# of Stories/max height	Building Area w/out Garage	Unit Type	Average Unit Size	# Units per Building	Parking at 1 per unit
1	4,370	2.5/44	10,920	1-2 BR	800	12	12
2	4,370	3/44	13,920	1-2 BR	800	14	14
3	4,370	2/30	9,110	1-2 BR	800	9	9
4	4,370	3/46	13,110	1-2 BR	800	14	14
5	2,650	3/47	7,950	1-2 BR	800	8	8
TH	4,800	2/30	8,390	Townhome	1050	8	8
TOTAL			63,400			65	65

VCA Development Alternative Scenarios  
Mountain Village - Town Hall Center Subarea Plan

AECOM  
6.9.2017

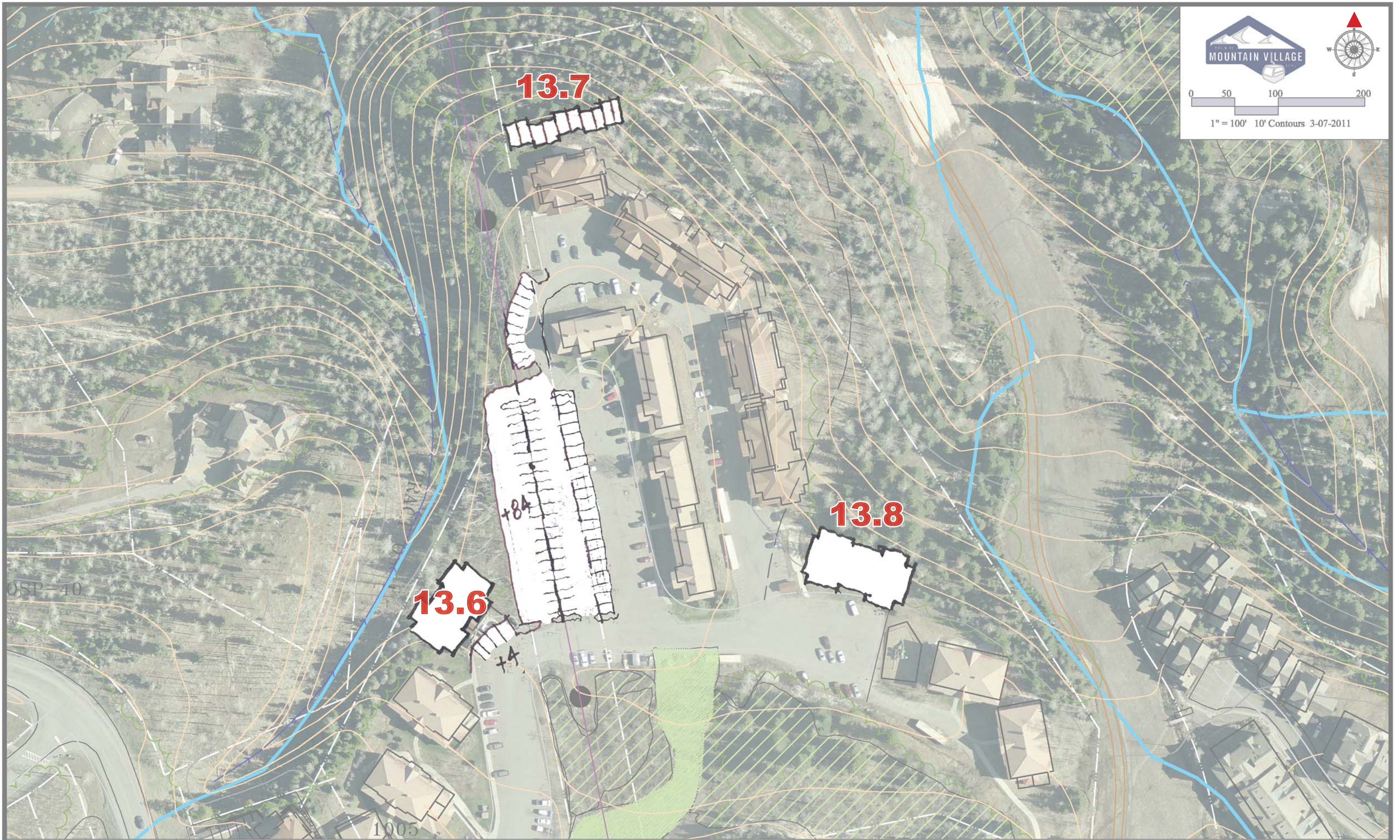


C. Wetland Impact to VCA with Council First Reading Approval

Building No.	Building Footprint	# of Stories/max height	Building Area w/out Garage	Unit Type	Average Unit Size	# Units per Building	Parking at 1 per unit
1	4,370	2.5/44	10,920	1-2 BR	800	12	12
2	4,370	3/44	13,920	1-2 BR	800	14	14
3	4,370	2/45	9,110	1-2 BR	800	9	9
4	Eliminated due to wetland encroachment						
5	2,650	3/47	7,950	1-2 BR	800	8	8
TH	4,800	2/30	8,390	Townhome	1050	8	8
TOTAL			50,290			51	51







Existing Conditions - VCA



SUB AREA PARCEL TESTING  
 TOWN COUNCIL PRESENTATION  
 23 MARCH 2011

Parcels 13.6 -13.8  
 Site Plan

D. Buffering of Existing Single Family Neighborhood

Building No.	Building Footprint	# of Stories/max height	Building Area w/out Garage	Unit Type	Average Unit Size	# Units per Building	Parking at 1 per unit
1	4,370	2.5/44	10,920	1-2 BR	800	12	12
2	4,370	3/44	13,920	1-2 BR	800	14	14
3	Eliminate						
4	Eliminated due to wetland encroachment						
5	2,650	3/47	7,950	1-2 BR	800	8	8
SF	4,800	2/30	9,600	Stacked Flats	800	16	16
TOTAL			42,390			50	50



**AECOM**

AECOM Technical Services, Inc.

OZ Architecture

Pro Forma Advisors LLC

Logan Simpson

# MOUNTAIN VILLAGE

Town Hall Center Subarea Plan

**Town Council Meeting**

June 20, 2017



# OVERVIEW

Opening Remarks

Committee Introductions

Word from TMVOA

Vision Statement

The Process

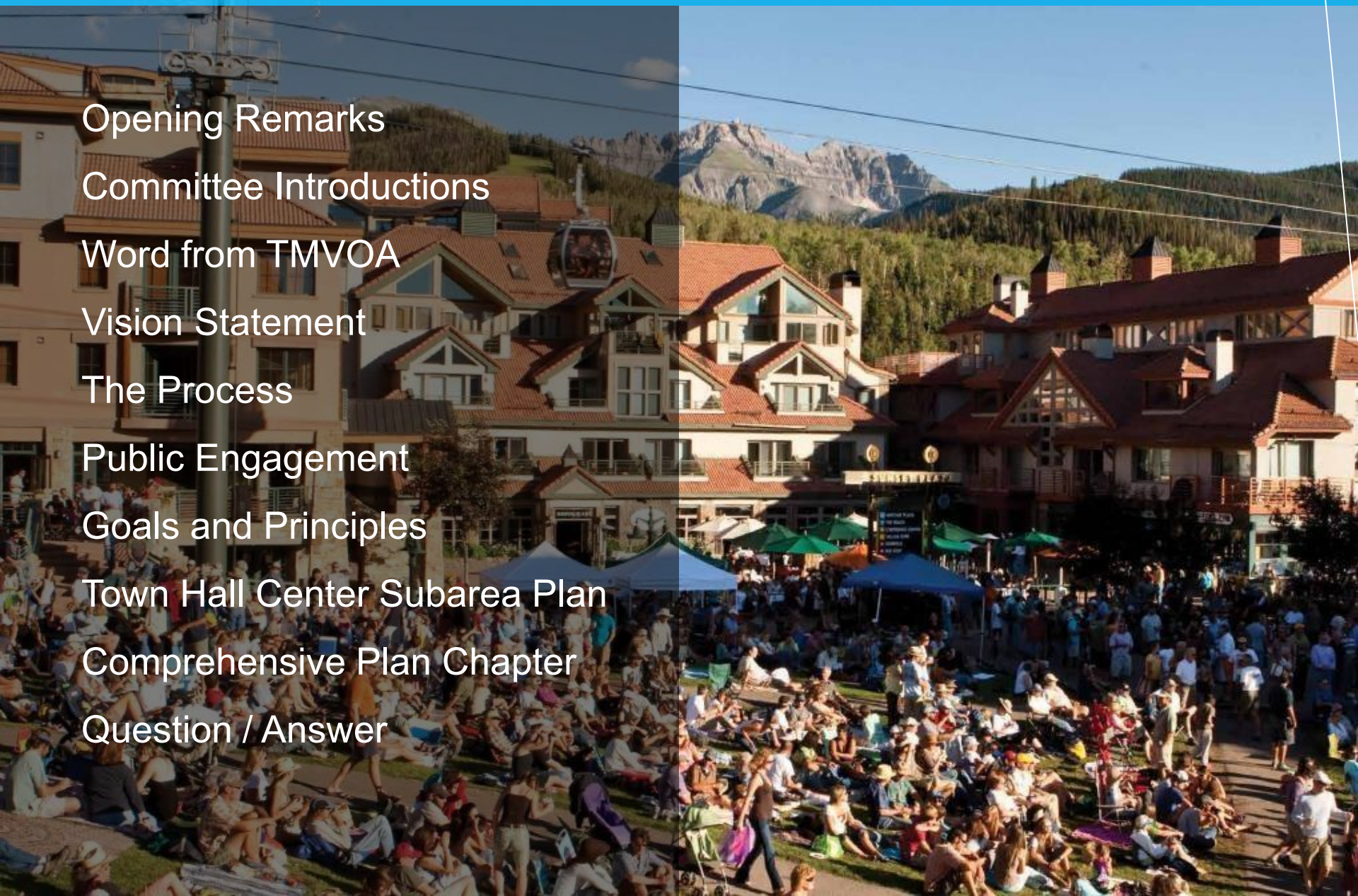
Public Engagement

Goals and Principles

Town Hall Center Subarea Plan

Comprehensive Plan Chapter

Question / Answer



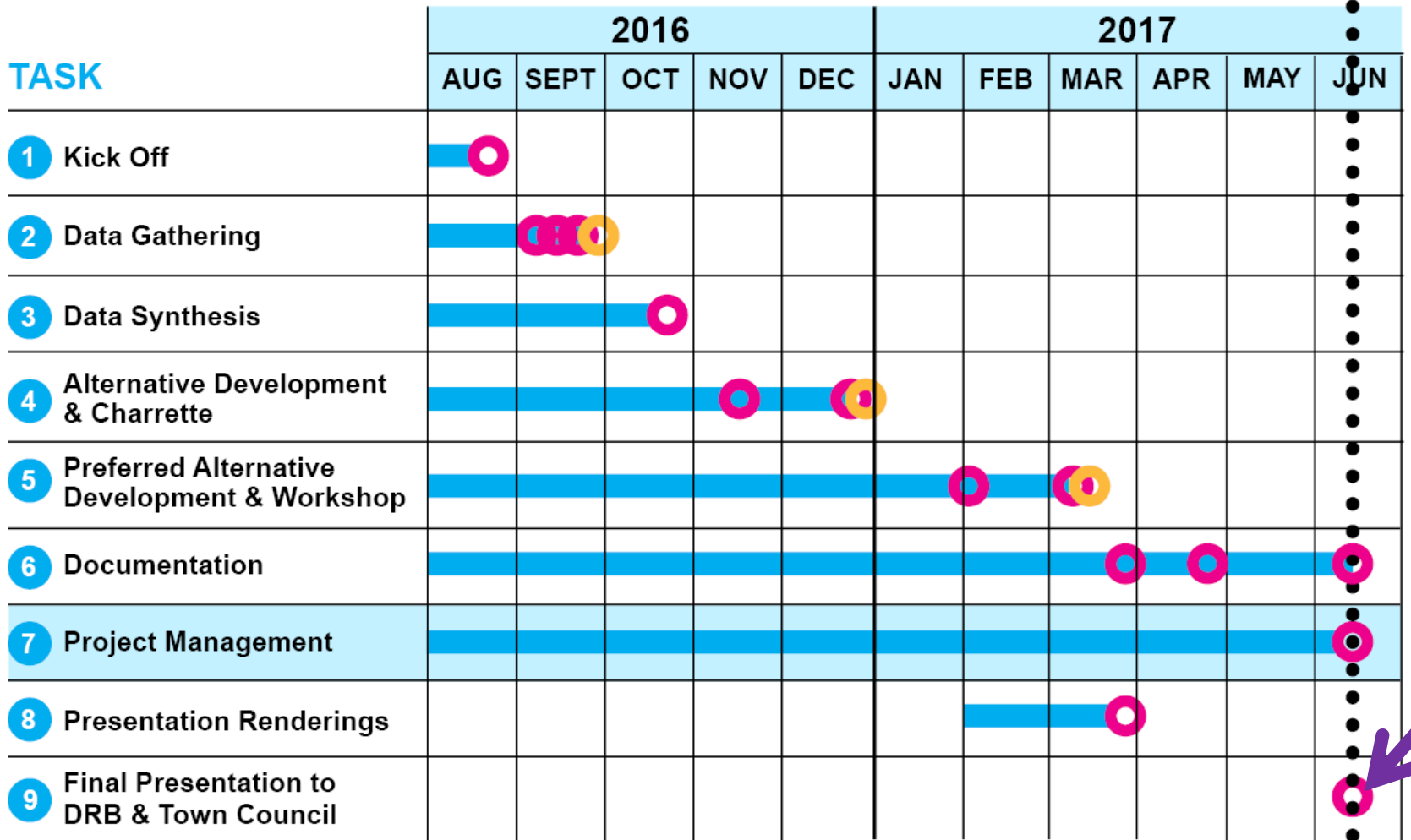
# UNIVERSAL VISION STATEMENT

*(from the Mountain Village Comprehensive Plan)*

Mountain Village is a vibrant, healthy town that provides a high quality of life and experiences for full-time and part-time residents and visitors. This is achieved through a sustainable year-round economy, a diversity of housing choices, world-class recreation, environmental stewardship, excellent community services, and well-built and well-designed infrastructure.



# THE PROCESS



● Committee Meeting and/or WebEx    ● Public Workshop

(June 20)



# CONSISTENT COMMUNICATION

**55**

OPEN HOUSE  
VISITORS

**5**

VISITS TO  
MOUNTAIN  
VILLAGE

**50+**

CONFERENCE CALLS /  
WEBEX SESSIONS

**2**

MEETINGS  
WITH TOWN  
COUNCIL

**38**

Online  
Respondents  
(both surveys)

**83**

PARTICIPANTS AT  
PUBLIC WORKSHOPS

**18**

FOCUS  
GROUP  
SESSIONS

**30+**

INTERVIEWS



# STAKEHOLDER INTERVIEWS – TRIP 1

## WORKSHOP #1: TOWN HALL CENTER SUBAREA PLAN

Town of Mountain Village  
NOTE: All meetings to be held in the Town Hall Council Chambers, unless otherwise noted.

**AECOM**  
Built to deliver a better world  
9/15/2016 - version 6

### DAY 1 - Monday September 19, 2016

8:00 AM	Logistics Meeting w/ Anton & Glen 8:00-8:30					
8:15 AM	<b>COMMITTEE MEETING #1</b> 8:30-10:30					
8:30 AM						
8:45 AM						
9:00 AM						
9:15 AM						
9:30 AM						
9:45 AM						
10:00 AM						
10:15 AM						
10:30 AM						
10:45 AM						
11:00 AM	<b>Site Walk</b> (Team with Glen & Anton) 10:45-12:15					
11:15 AM						
11:30 AM						
11:45 AM						
12:00 PM						
12:15 PM	Lunch Break 12:15-1:15					
12:30 PM						
12:45 PM						
1:00 PM						
1:15 PM	<b>Telski</b> INTERVIEW #1 1:15-2:15					
1:30 PM						
1:45 PM						
2:00 PM						
2:15 PM						
2:30 PM	<b>John Gardner</b> CEO Telluride Regional Medical Center INTERVIEW #2 2:30-3:30					
2:45 PM						
3:00 PM						
3:15 PM						
3:30 PM	<b>Dan Garner</b> Resident INTERVIEW #3 3:45-4:45	<b>Michael Martelon</b> Tourism Board INTERVIEW #4 3:45-4:45	<b>Jim Loebe</b> TOMV Transportation INTERVIEW #5 3:45-4:45			
3:45 PM						
4:00 PM						
4:15 PM						
4:30 PM						
4:45 PM						
5:00 PM						
5:15 PM						
5:30 PM						
5:45 PM						
6:00 PM						
6:15 PM						
6:30 PM						
6:45 PM						
7:00 PM	<b>Working Dinner</b> at Mountain Lodge (TEAM) 6:00-7:30					
7:15 PM						
7:30 PM						
7:45 PM						
8:00 PM						
8:15 PM						
8:30 PM						

### DAY 2 - Tuesday September 20, 2016

Logistics Meeting w/ Anton & Glen 8:00-8:30		
<b>Brian Eaton</b> Golf Hill Court INTERVIEW #6 8:30-9:30	<b>Darin Hill</b> MV Market Owner INTERVIEW #7 8:30-9:30	<b>John Bennett</b> Telluride Fire Department INTERVIEW #8 8:30-9:30
<b>Banks Brown</b> Elkstone INTERVIEW #9 9:45-10:45	<b>Steve Togni</b> Mountain Lodge INTERVIEW #10 9:45-10:45	<b>Finn Kjome</b> TOMV Public Works INTERVIEW #11 9:45-10:45
<b>B.Kanaga &amp; S.Connolly</b> Trails Edge INTERVIEW #12 11:00-12:00	<b>Adam Singer</b> Local Business Owner INTERVIEW #13 11:00-12:00	<b>Chris Broady</b> TOMV Police Chief INTERVIEW #14 11:00-12:00
Lunch Break 12:00-1:00		
<b>Deb Gesmundo</b> Meadows INTERVIEW #15 1:15-2:15	<b>Angela Pashayan</b> Village Court & TOMV INTERVIEW #16 1:15-2:15	<b>WORK SESSION #1</b> (Design/Tech Team) 1:00-4:45
<b>Rock Martel</b> Lorian INTERVIEW #17 2:30-3:30	<b>Duncan Hogarth</b> Madeline Hotel INTERVIEW #18 2:30-3:30	
<b>David Mehl</b> Property Owner INTERVIEW #19 (call) 3:45-4:45	<b>Jeff Badger</b> Business Owner INTERVIEW #20 3:45-4:45	
DIAL - A - RIDE move to Conference Center		
Conference Center Setup meeting w/ Tony @ CONFERENCE CENTER 5:00-5:30		
Prepare for Workshop 5:30-6:30		
<b>PUBLIC WORKSHOP #1</b> 6:30-8:30 at TELLURIDE CONFERENCE CENTER 6:30-7:15 Group Session 7:15-8:00 Breakout Groups 8:00-8:30 Report Back / Wrap Up		

### DAY 3 - Wednesday September 21, 2016

TEAM PREPARATION 8:00-8:30		
<b>Phil Evans</b> TOMV Design Review Board INTERVIEW #21 8:30-9:30	<b>Kim Montgomery</b> TOMV Town Manager INTERVIEW #22 8:30-9:30	<b>WORK SESSION #2</b> (Design/Tech Team) 8:30-10:45
<b>Nichole Zangara</b> Wayfinding INTERVIEW #23 9:45-10:45	<b>Dan Jansen</b> TOMV Mayor INTERVIEW #24 9:45-10:45	
<b>COMMITTEE MEETING #2</b> 11:00-1:00		
<b>WORK SESSION #3</b> (Design Team) 1:30-3:30		
Logistics Meeting w/ Anton & Glen 3:30-4:30		

For additional information contact:  
**Glen Van Nimwegen**  
Town of Mountain Village  
970-369-8250  
[GVanNimwegen@mtvillage.org](mailto:GVanNimwegen@mtvillage.org)

**Anton Benitez**  
TMVOA  
970-728-1904  
[anton@tmvoa.org](mailto:anton@tmvoa.org)

**Nathan O. Pepple**  
AECOM  
c. 415-533-0521  
[nathan.pepple@aecom.com](mailto:nathan.pepple@aecom.com)

**30**  
**INTERVIEWS**

**53**  
**Participants at the Public Meeting**

**38**  
**Online Respondents (both surveys)**





# PUBLIC GOALS & VISION



# VISION / GOALS

- **Welcome** visitors and residents to Mountain Village
- **Enhance** the connection to the outdoors
- **Preserve** natural assets while balancing the needs of a growing population
- **Shape** community services to meet the needs of a growing population
- **Heighten** the quality of design and placemaking



# OVERARCHING THEMES

- Improvements needed in **entry and arrival areas** (including gateway facility / transit hub)
- Opportunity to expand **parking structure** in the future
- Enhance **local services**
- Importance to expand **workforce housing**
- Importance of **Elk Pond**
- Importance of improving **aesthetics** / landscaping / trails



# STAKEHOLDER INTERVIEWS – TRIP 2

## WORKSHOP #2: TOWN HALL CENTER SUBAREA PLAN

Town of Mountain Village

NOTE: All meetings to be held in the Town Hall Council Chambers, unless otherwise noted.

**AECOM**

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12/20/2016 - version 2

### DAY 1 - Tuesday

January 3, 2017

8:00 AM	<b>Logistics Meeting w/ Anton &amp; Glen 8:00-8:30</b>  <b>COMMITTEE MEETING #1</b> 8:30-10:30 <b>LOGISTICS</b> PPT for WORKSHOP FEEDBACK ON PROGRAM ELEMENTS
8:15 AM	
8:30 AM	
8:45 AM	
9:00 AM	
9:15 AM	
9:30 AM	
9:45 AM	
10:00 AM	
10:15 AM	
10:30 AM	<b>TOWN OF MOUNTAIN VILLAGE</b> CONSENSUS WORK SESSION #1 10:45-12:15 (Deanna & Glen Facilitate)
10:45 AM	
11:00 AM	
11:15 AM	
11:30 AM	
11:45 AM	<b>Lunch Break &amp; Setup at Convention Center</b> 12:15-1:00
12:00 PM	
12:15 PM	<b>TELLURIDE SKI &amp; GOLF</b> CONSENSUS WORK SESSION #2 1:00-2:30 (Deanna Facilitates)
1:00 PM	
1:15 PM	
1:30 PM	
1:45 PM	
2:00 PM	
2:15 PM	
2:30 PM	
2:45 PM	
3:00 PM	
3:15 PM	<b>TMVOA</b> CONSENSUS WORK SESSION #3 3:00-4:15 (Deanna & Anton Facilitate)
3:30 PM	
3:45 PM	
4:00 PM	
4:15 PM	
4:30 PM	<b>VILLAGE COURT APARTMENTS</b> INTERVIEW 4:30-5:45 Update, then Breakout Groups (no reporting back)
4:45 PM	
5:00 PM	
5:15 PM	
5:30 PM	
5:45 PM	<b>Setup @ Telluride Convention Center</b> 5:45-6:30
6:00 PM	
6:15 PM	<b>PUBLIC WORKSHOP #2</b> 6:30-8:30 at <b>TELLURIDE CONVENTION CENTER</b> 6:30-7:00 Introduction 7:00-8:00 Alternatives 8:00-8:30 Wrap Up
6:30 PM	
6:45 PM	
7:00 PM	
7:15 PM	
7:30 PM	
7:45 PM	
8:00 PM	
8:15 PM	
8:30 PM	

### DAY 2 - Wednesday

January 4, 2017

<b>Logistics Meeting w/ Anton &amp; Glen 8:00-8:30</b>		<b>TECHNICAL INTERVIEWS / MEETINGS</b> (Design/Tech Team) 8:30-12:30
8:30-9:30	INTERVIEW - 1	
9:30-10:30	INTERVIEW - 2	
10:30-11:30	INTERVIEW - 3	
11:30-12:30	INTERVIEW - 4	
<b>Lunch Break</b>		
<b>COMMITTEE MEETING #4</b> 1:30-3:30 WHAT WE HEARD ELEMENTS OF PREFERRED PLAN NEXT STEPS		
<b>MEETING WITH TOWN COUNCIL</b> 4:00-5:00 DEBRIEF, FEEDBACK, PUBLIC Q+A		

**11**  
**FOCUS GROUP SESSIONS**

**30**  
**Participants at the Public Workshop**



VCA



# PUBLIC WORKSHOP CHARRETTE



# STAKEHOLDER INTERVIEWS – TRIP 3

## TRIP #3: TOWN HALL CENTER SUBAREA PLAN

Town of Mountain Village

NOTE: All meetings to be held in the Town Hall Council Chambers, unless otherwise noted.

**AECOM**

Built to deliver a better world

01/25/2017 - version 2

### DAY 1 - Monday

March 13, 2017

8:00 AM	Logistics Meeting w/ Anton & Glen 8:00-8:30
8:15 AM	
8:30 AM	<b>COMMITTEE MEETING</b> 8:30 - 10:30 FINAL PLAN REVIEW w/ PHASES FINAL REPORT PROGRESS PROGRESS RENDERINGS
8:45 AM	
9:00 AM	
9:15 AM	
9:30 AM	
9:45 AM	
10:00 AM	
10:15 AM	
10:30 AM	
10:45 AM	
11:00 AM	<b>TOWN OF MOUNTAIN VILLAGE + DRB</b> 11:00 - 12:00 (Deanna & Glen Facilitate)
11:15 AM	
11:30 AM	
11:45 AM	
12:00 PM	<b>Lunch Break &amp; Setup for Open House</b> 12:00 - 1:00
12:15 PM	
12:30 PM	<b>PUBLIC OPEN HOUSE</b> 1:00 - 7:00 at TOWN HALL COUNCIL CHAMBERS
12:45 PM	
1:00 PM	
1:15 PM	
1:30 PM	
1:45 PM	
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6:30 PM	
6:45 PM	

### DAY 2 - Tuesday

March 14, 2017

8:00 AM	Logistics Meeting w/ Anton & Glen 8:00-8:30
8:15 AM	
8:30 AM	<b>TOWN COUNCIL</b> 8:30 - 9:30 DEBRIEF, FEEDBACK, PUBLIC Q+A
8:45 AM	
9:00 AM	
9:15 AM	
9:30 AM	
9:45 AM	
10:00 AM	<b>TOWN OF MOUNTAIN VILLAGE (w/ Town Manager)</b> 10:00 - 11:00
10:15 AM	
10:30 AM	
10:45 AM	
11:00 AM	<b>TELLURIDE SKI &amp; GOLF</b> 11:00 - 12:00
11:15 AM	
11:30 AM	
11:45 AM	
12:00 PM	<b>TMVOA</b> 12:00 - 1:00
12:15 PM	
12:30 PM	
12:45 PM	
1:00 PM	<b>COMMITTEE MEETING</b> 1:00 - 2:00
1:15 PM	
1:30 PM	
1:45 PM	
2:00 PM	<b>TECHNICAL INTERVIEWS (as required)</b> 2:00 - 5:00
2:15 PM	
2:30 PM	
2:45 PM	
3:00 PM	
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3:30 PM	
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5:30 PM	
5:45 PM	
6:00 PM	
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6:45 PM	

**7**  
**FOCUS GROUP SESSIONS**

**55**  
**OPEN HOUSE VISITORS**

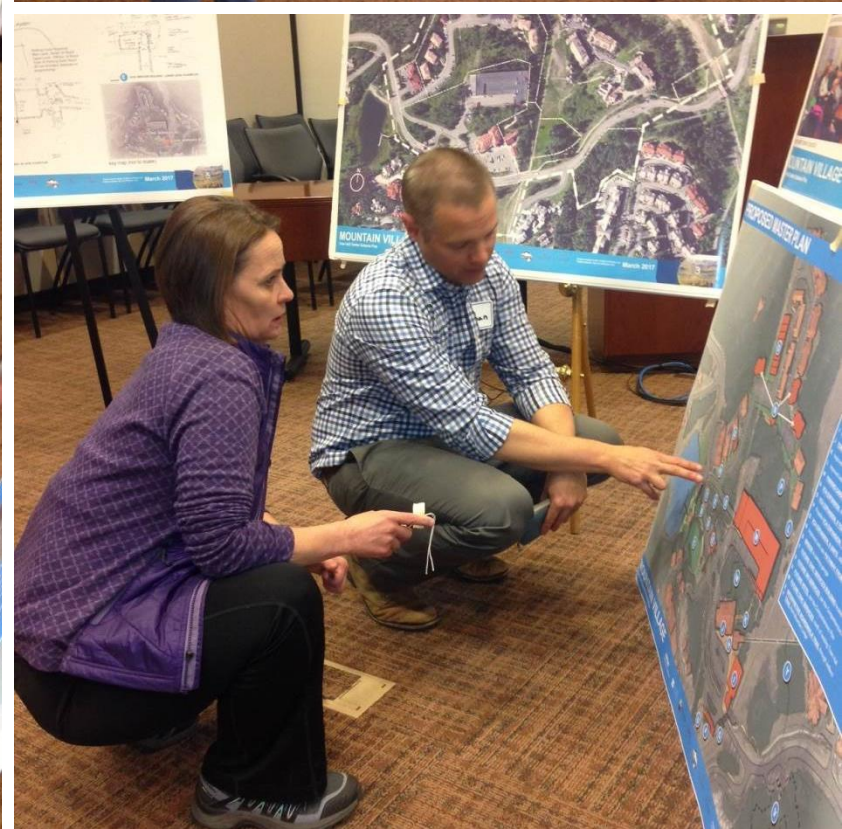
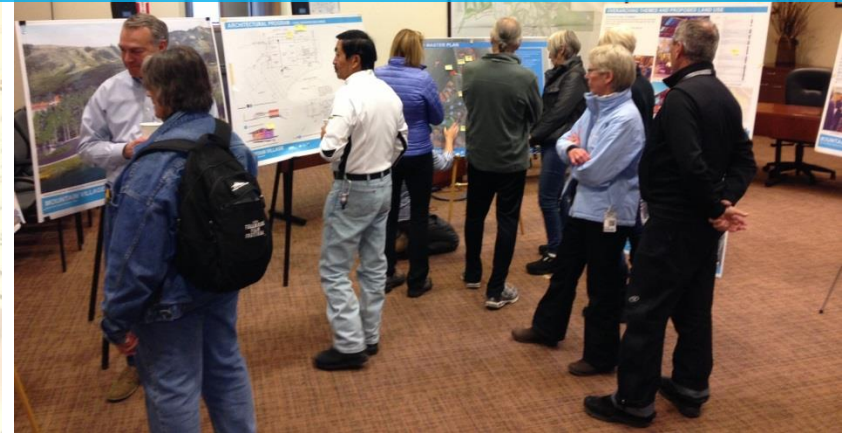


# TOWN COUNCIL / DESIGN REVIEW BOARD





# PUBLIC OPEN HOUSE





MOUNTAIN VILLAGE TOWN HALL PLAN

DOCUMENTS & RESOURCES CONTACT US

## TOWN HALL CENTER SUBAREA PLAN

The Town of Mountain Village, Telluride Mountain Village Owners Association, and Telluride Ski & Golf, major land owners within the Town Hall Center Subarea, entered into a Memorandum of Understanding (MOU) in early 2016 in order to define and engage in a process to determine the most appropriate uses for the Town Hall Center Subarea.

Please download the final [Town Hall Center Subarea Plan Report](#)!



# LIVESTREAM WEBCASTS

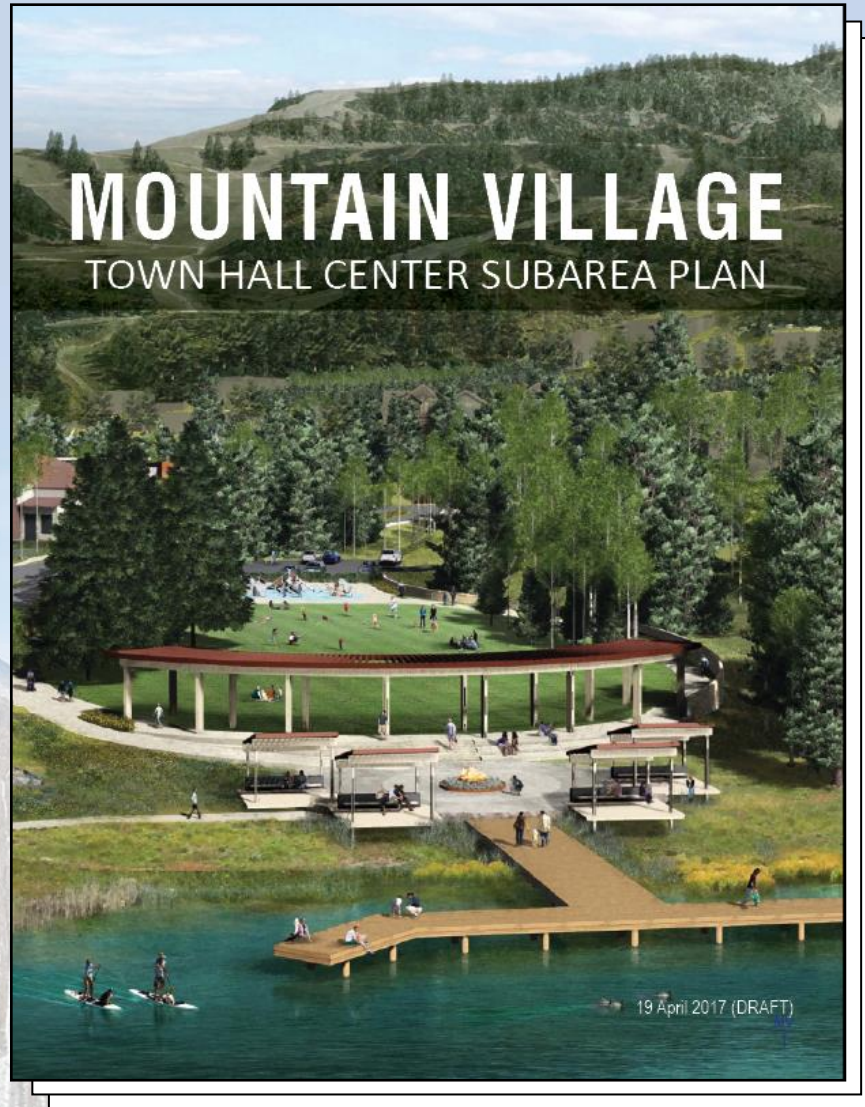


**MOUNTAIN VILLAGE**  
Town Hall Subarea Plan

**AECOM**



# THE REPORT



# COMPREHENSIVE PLAN CHAPTER

## APPENDIX B: COMPREHENSIVE PLAN CHAPTER TOWN HALL CENTER SUBAREA PLAN



### OVERVIEW

A variety of public, community, commercial and hotbed land uses are envisioned for the Town Hall Center Subarea that will maintain its role as a hub for the year-round community. With the availability of these uses, this subarea will play a stronger role in providing services and amenities for residents and visitors.

The following overall goals are identified for the Town Hall Center Subarea Plan.

- Welcome visitors and residents to Mountain Village
- Enhance the connection to the outdoors
- Preserve natural assets while balancing the needs of a growing population
- Heighten the quality of design and placemaking

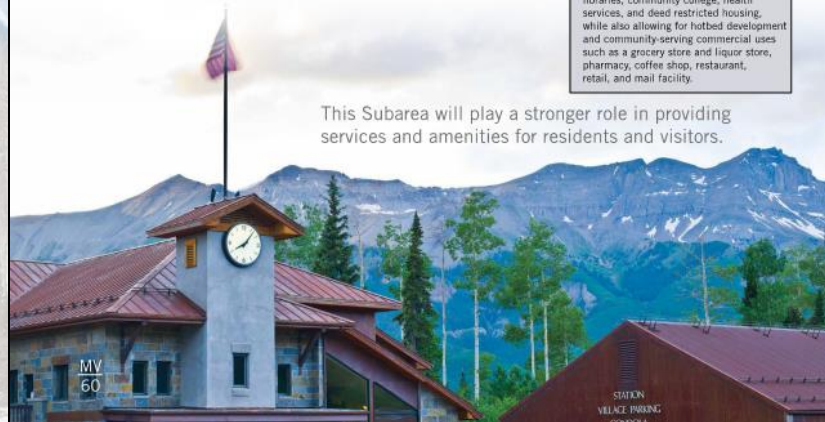
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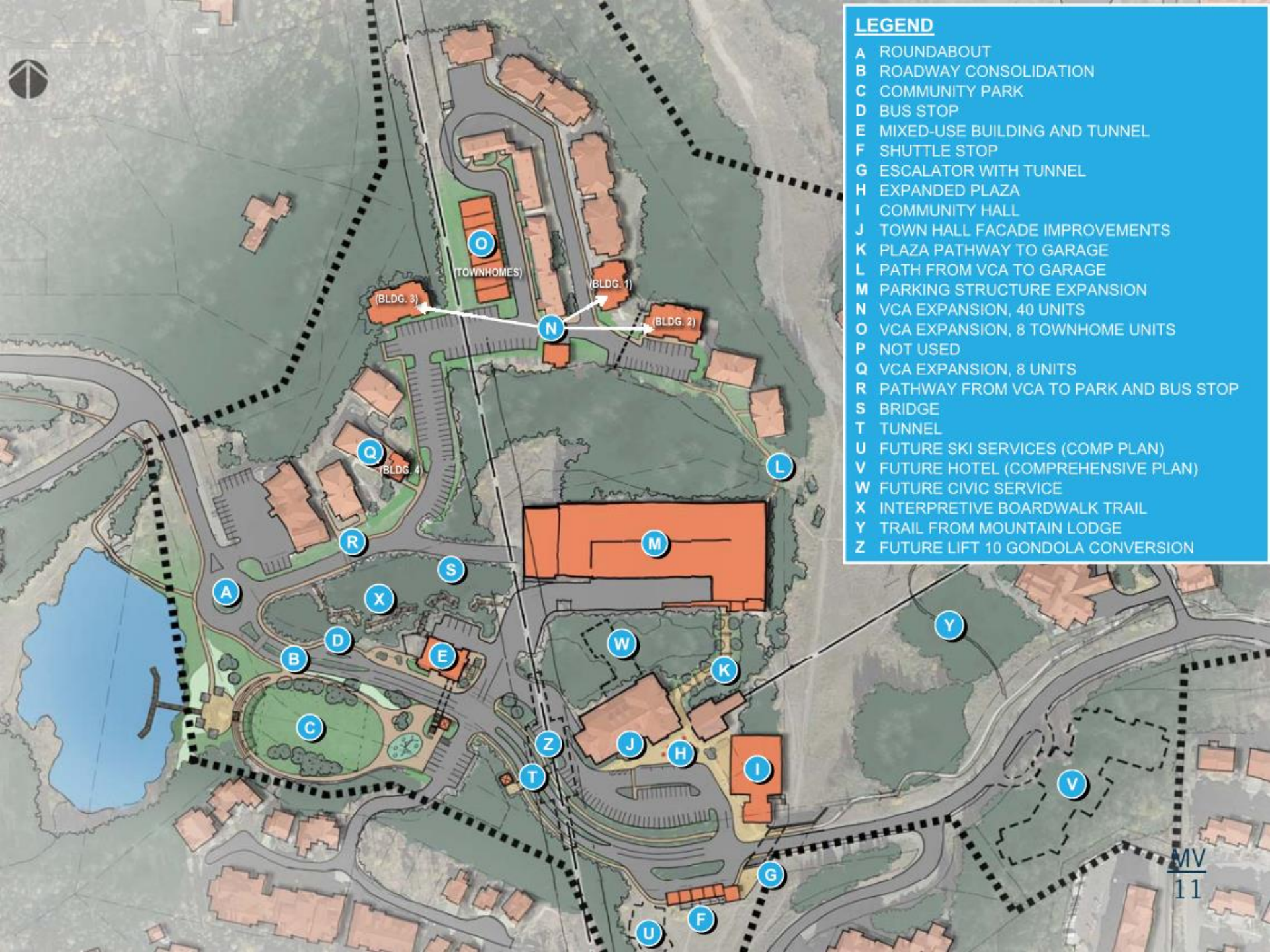
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- Improve entry and arrival areas
- Enhance local and civic services!
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- Expand central day skier and visitor parking at the Gondola Parking Garage
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- Provide improved pedestrian connections within the center and to Meadows Subarea
- Improve aesthetics, landscaping, wayfinding, and trails

**Civic services** are defined as a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.

This Subarea will play a stronger role in providing services and amenities for residents and visitors.





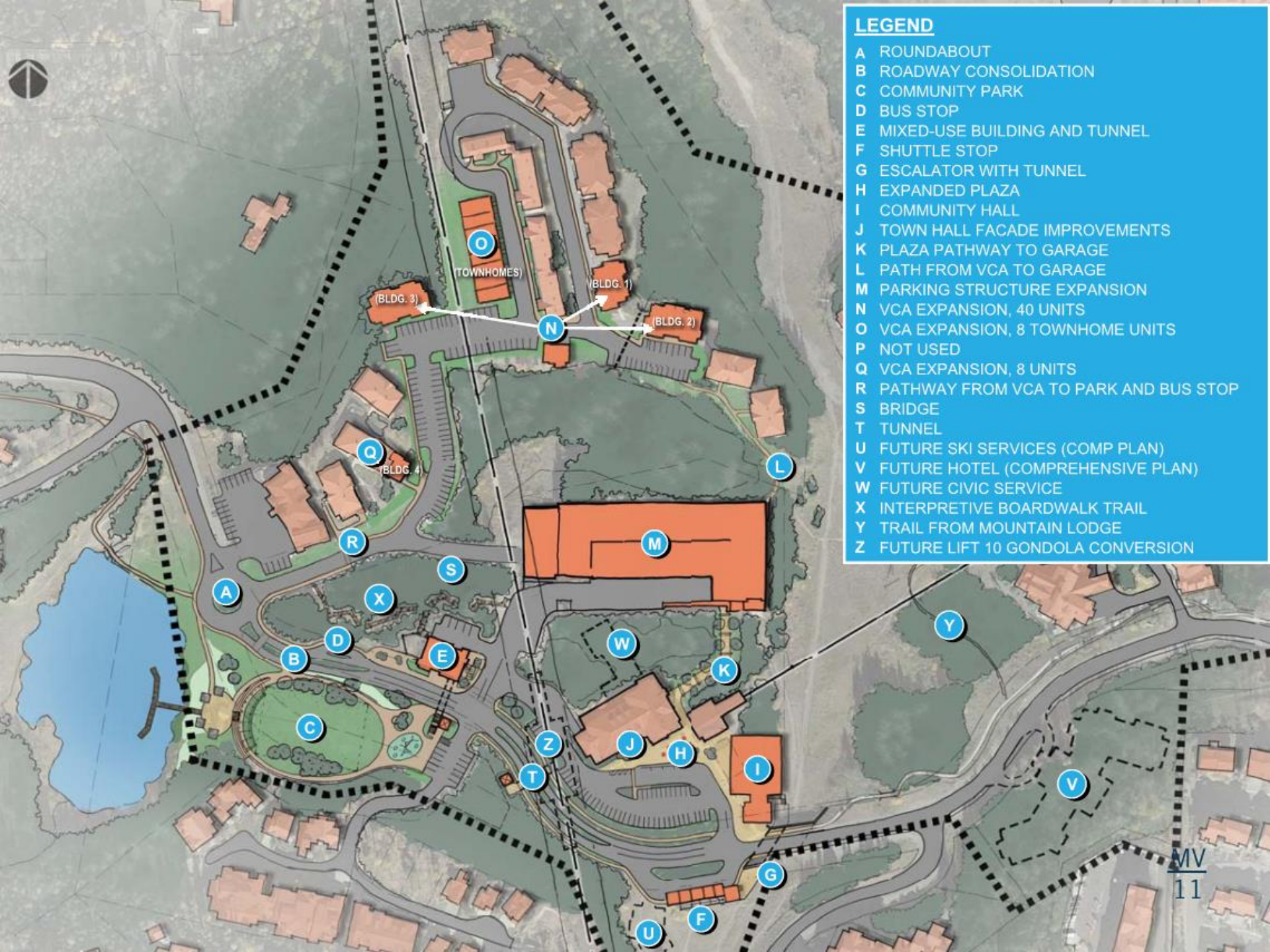
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- C COMMUNITY PARK
- D BUS STOP
- E MIXED-USE BUILDING AND TUNNEL
- F SHUTTLE STOP
- G ESCALATOR WITH TUNNEL
- H EXPANDED PLAZA
- I COMMUNITY HALL
- J TOWN HALL FACADE IMPROVEMENTS
- K PLAZA PATHWAY TO GARAGE
- L PATH FROM VCA TO GARAGE
- M PARKING STRUCTURE EXPANSION
- N VCA EXPANSION, 40 UNITS
- O VCA EXPANSION, 8 TOWNHOME UNITS
- P NOT USED
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- R PATHWAY FROM VCA TO PARK AND BUS STOP
- S BRIDGE
- T TUNNEL
- U FUTURE SKI SERVICES (COMP PLAN)
- V FUTURE HOTEL (COMPREHENSIVE PLAN)
- W FUTURE CIVIC SERVICE
- X INTERPRETIVE BOARDWALK TRAIL
- Y TRAIL FROM MOUNTAIN LODGE
- Z FUTURE LIFT 10 GONDOLA CONVERSION

# COMMUNITY PARK



Conceptual Rendering of the Proposed Community Park



### LEGEND

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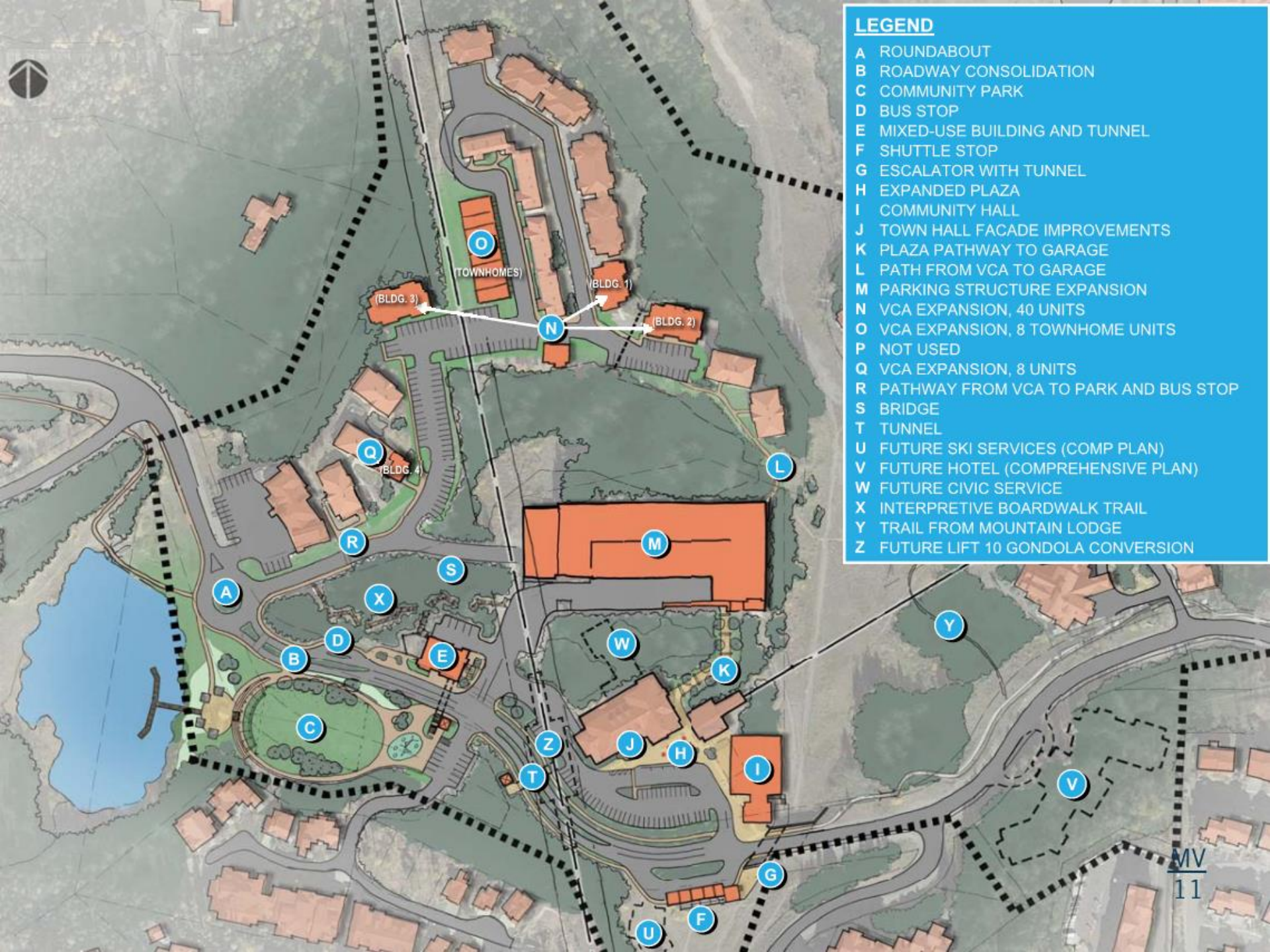


# PLAZA AND COMMUNITY HALL



Conceptual Rendering of the Proposed Community Hall





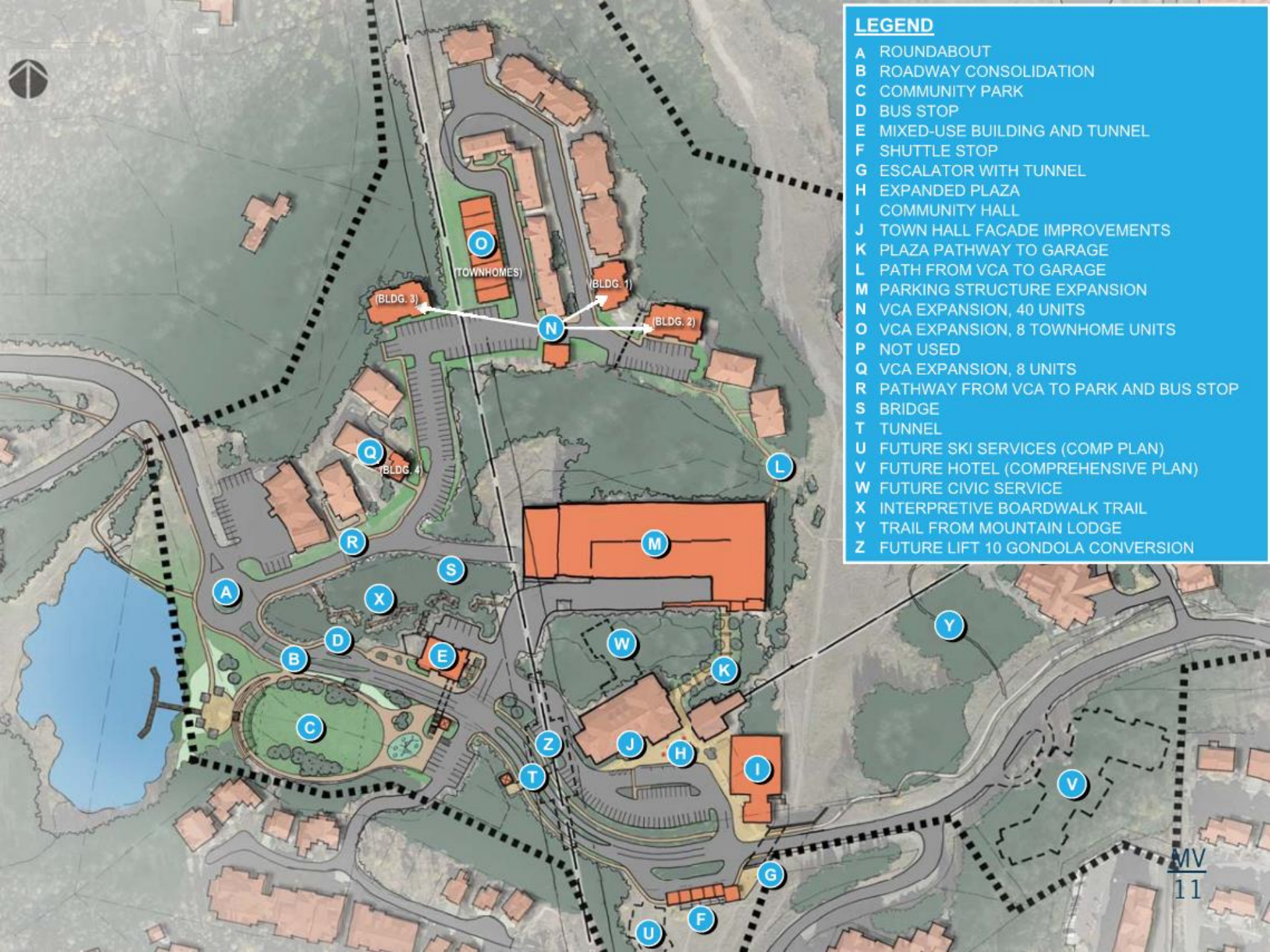
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# GONDOLA GARAGE – HOUSING WRAP

Challenges when considering workforce housing units wrapping the garage:

- **Access Challenges**
- **Floor to Floor Dimensions Constrained**
- **Quality of Units Compromised by “Bowling Alley” Layout Requirement**
- **Fire Code Challenges:** Fire Wall with Parking Structure would be required
- **Wetland Impacts**
- **Structural Engineering:** Additional Design, Cost, and Consideration
- **Cost:** total SF costs will be significantly more than typical construction



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# COMPREHENSIVE PLAN



## COMMUNITY FACILITIES VISION

1. Mountain Village maintains progressive and responsive public services and community facilities.
2. High quality medical, recreational, cultural, education facilities and early childhood educational facilities meet the needs of Mountain Village and maintain the quality of life for full-time and part-time residents and visitors of Mountain Village.

3. Mountain Village participates in regional efforts to address community facility needs.

## RESPONSIVE GOVERNANCE VISION

1. The Mountain Village town government is responsive, accountable and accessible. It acts with honesty, integrity, respect and professionalism. The Mountain Village town government is a leader in regional government, seeking resolution of common issues such as deed restricted housing, transportation and other regional challenges.
2. The Mountain Village town government collaborates with neighboring communities and regional organizations, including the ski company and the TMVOA, to meet shared objectives.
3. TMVOA's governing board is appropriately comprised of residents and town stakeholders, giving consideration to the town's evolution and sources of funding of TMVOA operations.
4. A culture of community service encourages more volunteerism and citizen participation in Mountain Village's town government.
5. The Mountain Village town government recognizes it is a service industry and its customers are the full-time and part-time residents, property owners, business owners and visitors of Mountain Village.

MV  
25

3. Mountain Village participates in regional efforts to address community facility needs.



# COMPREHENSIVE PLAN



to provide a new recreational and open space amenity that adds vibrancy to this plaza area.

- G. Explore expanding recreation opportunities at Elk Pond as provided for in the Town Hall Center Subarea.
- H. Strongly consider the creation of a lift-served alpine slide from Gorrano Ranch Restaurant area down to The Beach. This lift also may provide summer access to the Gorrano area for residents and visitors.
  - i. Evaluate the installation of a zip line in the area of the proposed alpine slide.
- I. Encourage and promote recreational races and events in Mountain Village where and whenever possible.
- J. Implement the Potential Recreation Projects Plan developed by the OSRAB.

**II. Mountain Village continues to work with regional partners to provide a world-class recreational experience.**

- A. Address recreational projects and programs of mutual benefit with TSG, the Town of Telluride and San Miguel County.
- B. Strengthen existing partnerships and forge new ones with local and

regional land agencies and recreational groups to expand and enhance the town's recreational programs throughout the year.

C. Provide residents and visitors with diverse and exciting recreational opportunities throughout the year with the Town of Telluride and San Miguel County collaboration, where possible, recognizing that neither towns nor the county provides a comprehensive set of amenities and programs on their own, but together they can.

**III. Mountain Village expands its community-wide trail network through collaboration with public agencies, regional partners, and private developers.**

- A. Improve the trail network and way-finding system throughout Mountain Village, collaboratively with landowners and public agencies, in order to encourage non-vehicular transportation, greater access to recreation, and overall community connectivity.
- B. Identify a primary trail route, along existing roads as much as possible, connecting key destinations throughout town. Create this paved, down-lighted and well-marked trail.
- C. Identify regional trail connections and how to improve and integrate such trails into the town's recreational offerings (i.e. Valley Floor trails).
- D. Identify a primary area for equestrian trails and stabling and integrate such area into the town's recreational trails and other offerings.
- E. Obtain easements and construct

and maintain trails as shown on the Potential Recreation Projects Plan.

IV. Mountain Village preserves a system of open space that reinforces its natural amenities and scenic beauty, provides a foundation for year-round recreational activities, and helps meet the community's housing and social needs.

- A. Create neighborhood parks one- to two- acres in size with a primary focus on serving walk-to or bike-to recreational needs and, where possible, locate the parks adjacent to other neighborhood services such as day care, schools or retail areas. Neighborhood parks are generally developed areas of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.
- B. Construct and maintain pocket parks of less than one acre with the private sector while allowing public access. Pocket parks are small, locally-serving areas typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.
- C. Provide a high quality park in Mountain Village Center that acts as the central town park, understanding land limitations will drive park size and amenities. Obtain perpetual public easements or conveyance of land wherever possible.

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# COMPREHENSIVE PLAN CHAPTER

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### AREA 1 | VCA EXPANSION

1. Demolish and relocate maintenance building
2. Reconfigure surface parking
3. Construct 62 new multi-family units
4. Construct 8 townhome units

### AREA 2 | COMMUNITY HALL AND SHUTTLE DROP-OFF

1. Excavate and construct tunnel and shuttle stop
2. Construct Community Hall
3. Construct Town Hall facade improvements
4. Construct Town Hall plaza area improvements
5. Construct surface parking areas

### AREA 3 | UTILITIES, ROADWAY, AND PARK

1. Demolish existing split road
2. Relocate utilities
3. Construct consolidated roadway improvements including roundabout, drive lanes, parking and drop-offs, sidewalks
4. Construct park elements including pavillions, site furnishings, pedestrian pavement and turf / planting

### AREA 4 | FULL BUILDOUT OF PARKING

1. Construct bridge to parking structure and minimize wetland impacts
2. Construct full buildout of garage and facade improvements

### AREA 5 | MIXED-USE/MOUNTAIN MUNCHKINS DAY CARE

1. Excavate and construct tunnel
2. Construct shuttle stop and Mixed-Use civic services building

### AREA 6 | FUTURE EXPANSION OF CIVIC SERVICES

1. Construct additional office space for possible civic services and uses

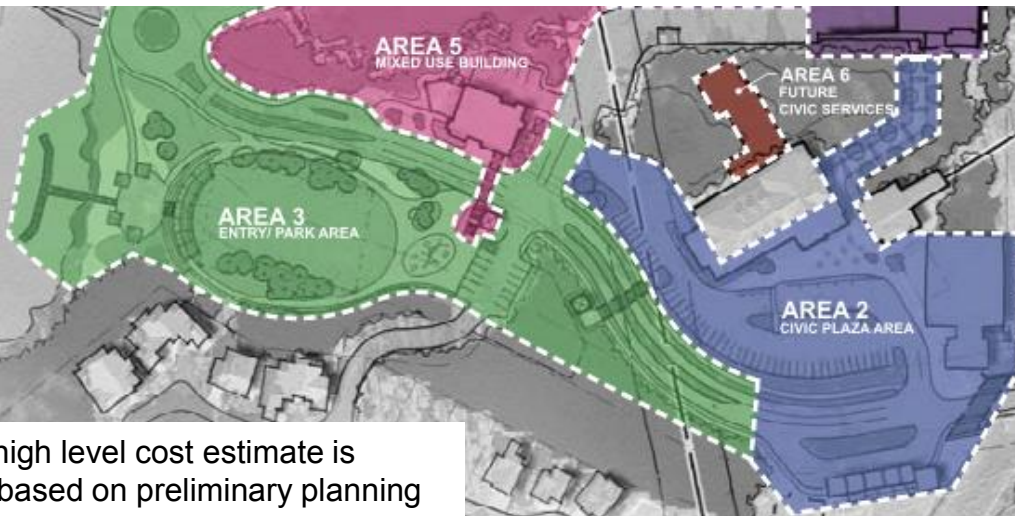
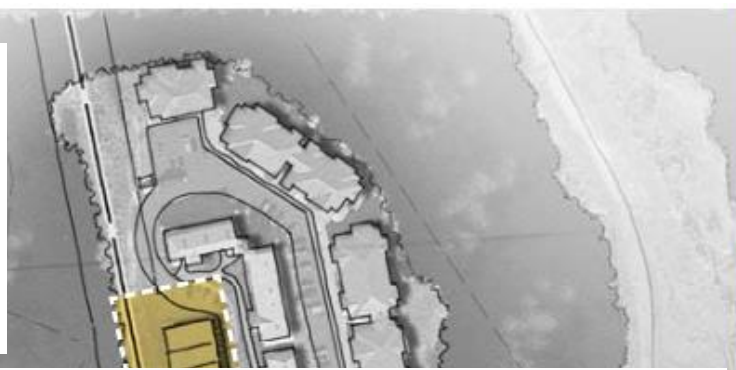


# Total Building & Site Reinvestment in the Town Hall Subarea

## \$65M\* approximate

- Flexible Development to Occur as Funding becomes available.
- Target Federal, State, and Local Grants.
- Great Outdoor Colorado (GoCo) Grants for the Park.
- Grants for Workforce Housing
- Donor Opportunities for the Park and Plaza
- Public Private Partnerships (P3)

\*NOTE: this high level cost estimate is approximate based on preliminary planning



### AREA 1 | VCA EXPANSION

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\$10M

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\$12M

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\$18M

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\$18M

### AREA 5 | MIXED-USE/MOUNTAIN MUNCHKINS DAY CARE

1. Excavate and construct tunnel
2. Construct shuttle stop and Mixed-Use civic services building

\$5M

### AREA 6 | FUTURE EXPANSION OF CIVIC SERVICES

1. Construct additional office space for possible civic services and uses

\$2M

# UNIVERSAL VISION STATEMENT

*(from the Mountain Village Comprehensive Plan)*

Mountain Village is a vibrant, healthy town that provides a high quality of life and experiences for full-time and part-time residents and visitors. This is achieved through a sustainable year-round economy, a diversity of housing choices, world-class recreation, environmental stewardship, excellent community services, and well-built and well-designed infrastructure.





# TOWN GROWTH UPDATE

2017 ESTIMATED POPULATION = 3,737

37% RESIDENTIAL BUILDOUT

75% CONDO/HOTEL BUILDOUT

1.5% ANNUAL POPULATION GROWTH RATE

TMV PLANNING DEPARTMENT PREDICTS TOTAL  
BUILD-OUT AT 6,311 RESIDENTS AND VISITORS

Source: Town of Mountain Village (12/9/2016)



# ECONOMICS UPDATE: INTERVIEWS

## HIGHLIGHTS

- Significant leakage of visitor spending to Town of Telluride for Food & Beverage
- Workforce Housing is a major concern
- Attempts to operate during shoulder seasons are usually aborted
- The “gray market” for lodging (i.e. Airbnb) is increasing lodging capacity
- Commercial operations, even the grocery store, are mostly supported by non-residents
- There is a lack of typical services for resident needs, i.e. Convenience & FedEx
- Parking works well, except for during events
- Commercial operators assume 6 months of profit and 6 months without
- Peak times are the only time more rooms are needed
- Efforts to support airlift have been very effective



# ECONOMICS UPDATE: PUBLIC WORKSHOP

## HIGHLIGHTS

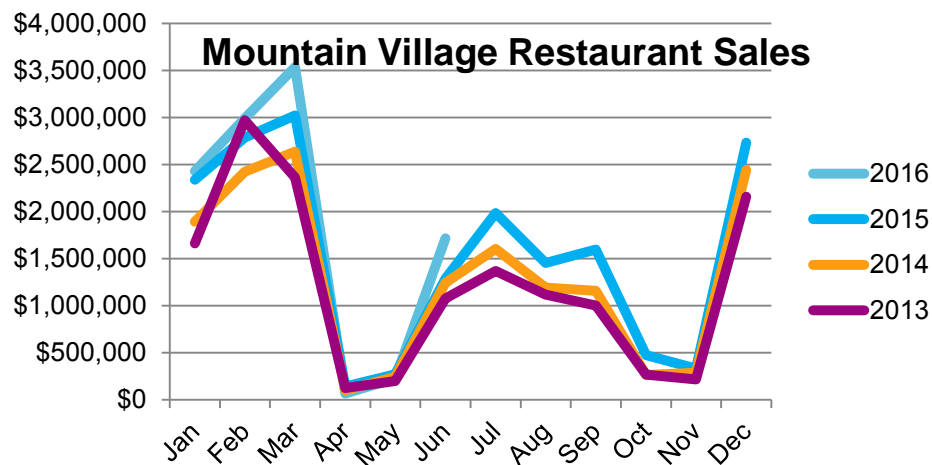
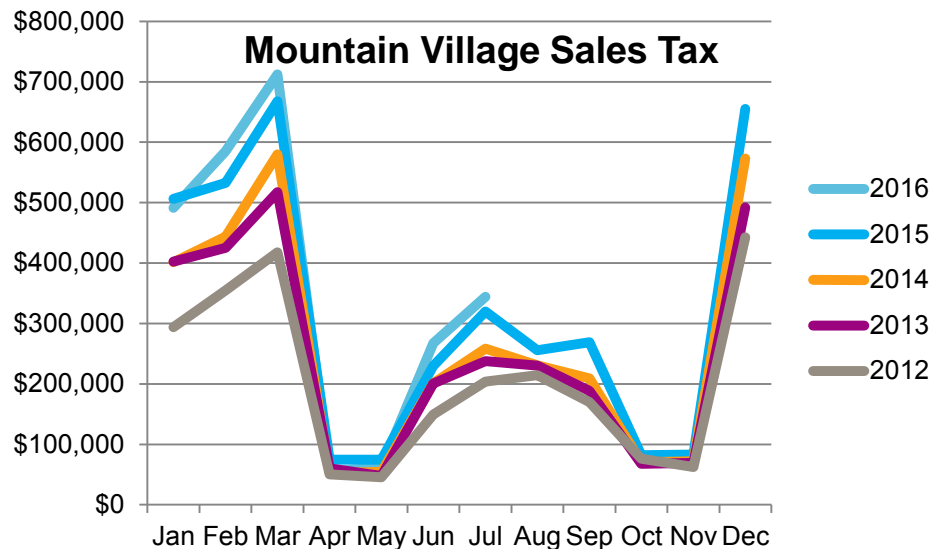
- Preservation of mountain feel / low density / less is more
- More inviting plaza / sitting areas / public space
- Way finding, information booth
- FedEx / copy / print would be good
- Recreation center
- Learning / institute / science center
- European style food kiosks / outlets



# ECONOMICS

## HIGHLIGHTS

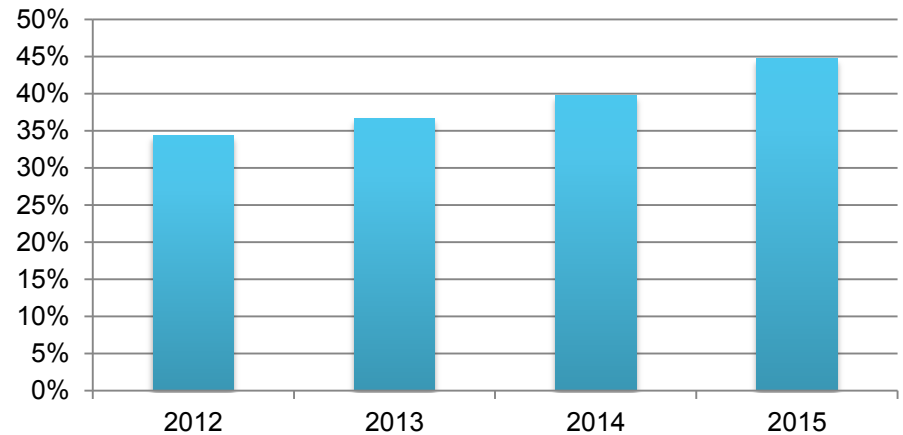
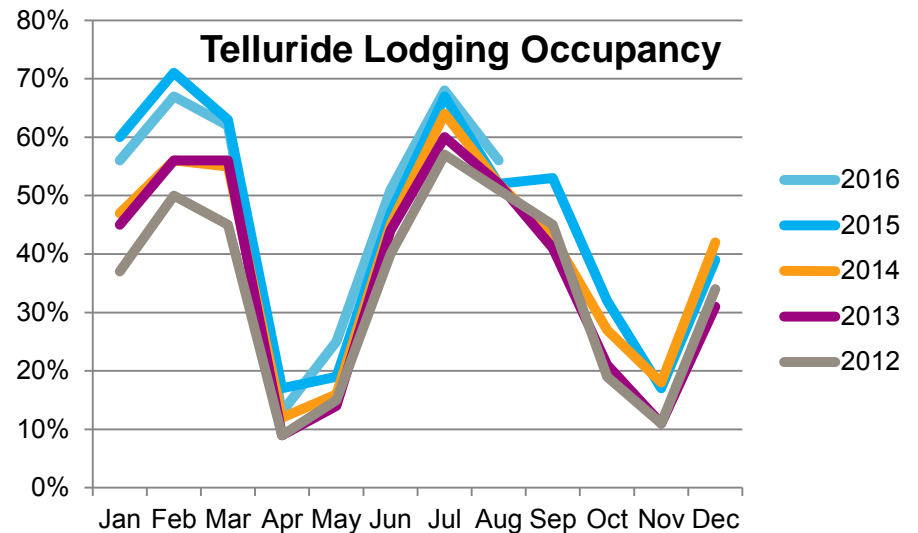
- Typical “W” seasonality curve
- Numbers increasing
- Virtual shutdown in shoulders
- Very difficult seasonality for commercial viability, although shutdown accepted by employees
- Commercial operations/expansion is hampered by lack of workforce housing



# LODGING ECONOMICS

## HIGHLIGHTS

- Mountain Lodge is a good model
- Lodging capacity is under utilized except for extreme peaks
- Occupancies increasing but still below 45 percent
- Condo hotel is currently the only model that could be financed in the next 5-10 year horizon
- Possible traditional hotel in the long term





# CONDO HOTEL PROGRAM (DRAFT)

	<u>Units</u>	<u>Sq. Ft.</u>	<u>Total S.F.</u>
<b><u>Rooms/Units</u></b>			
Junior Suite	5	600	3,000
1 Bedroom	10	750	7,500
2 Bedroom / 2 Bath	20	1,500	30,000
3 Bedroom / 3 Bath	15	1,900	28,500
Penthouse	<u>2</u>	2,500	<u>5,000</u>
<b>Subtotal Guest Rooms</b>	<b>52</b>		<b>74,000</b>
Circulation			6,000
Food & Beverage			
All Day Restaurant / Bar			3,000
Reception / Office			800
Lounge / Sitting Room			<u>750</u>
<b>Subtotal F &amp; B</b>			<b>4,550</b>
Public Areas			
Event & Meeting Rooms			3,000
Restrooms			750
Outdoor Pool Area			<u>5,000</u>
<b>Subtotal Public Areas</b>			<b>8,750</b>
Back of House			6,775
<b>Total</b>			<b>100,075</b>



# CONDO HOTEL ANALOG



# TOWN HALL MIXED USE BUILDING

## HIGHLIGHTS

- Retail / F&B on the low end of mountain resort comps
- Seasonality resulting in lower spending and offering
- Food stalls can tolerate down months and do not require kitchens
- Only ground floor can be F&B / retail
- Below ground floors can be office, day care, other

### Resort Retail Comparison

Location	Retail, Food & Average Sales per Beverage. Sq. Ft.	
	Sq. Ft.	Sq. Ft.
Copper Mountain Village, CO	85,000	\$350
Keystone Village, CO	90,000	\$300
Mountain Village, CO	87,000	\$275
Snowmass Village, CO <sup>2</sup>	86,000	\$325
Steamboat Base Area, CO	131,000	\$275
Telluride, CO	214,000	\$275
Village at Mammoth, CA	57,000	\$375
Winter Park & Fraser, CO	202,000	\$250

Source: Economic & Planning Systems

H:\17848-Mountain Village Model Update\Data\[Retail Comparisons.xls]Sales per Sq. Ft.



# TOWN HALL MIXED USE PROGRAM (DRAFT)

## Plaza Services Building A

Level 1	Post Office / Shipping	1,500
	Retail Tenant	800
	Coffee / Snacks / Ice Cream	700
	<u>Town Hall Market</u>	
	Stalls 8 @ 225	1,800
	Circulation / Seating	3,400
	Restrooms	600
	Loading / Storage / Mechanical	<u>1,200</u>
	<b>Total Level 1</b>	<b>10,000</b>
Level 2	Office Tenants	3,000
	Town Hall Market Mezzanine	1,800
	<b>Total Level 2</b>	<b><u>4,800</u></b>
	<b>Total Building A</b>	<b>14,800</b>

## Community Building B

Level 1	Town Hall Office Space	4,000
	Fire Department Office Space	4,000
	Meeting Rooms	<u>4,000</u>
	<b>Total Level 1</b>	<b>12,000</b>
Level 2	Mountain Munchkins (Day Care)	7,000
	Ski lockers	<u>3,000</u>
	<b>Total Level 2</b>	<b>10,000</b>
	<b>Total Building</b>	<b><u>22,000</u></b>



# INFORMATION CENTER PROGRAM (DRAFT)

<b><u>Main Information Center at Gate</u></b>	<b><u>SF</u></b>
Public Space with Info Racks	600
Help Desk	100
Restrooms	500
Storage	<u>100</u>
<b>Total</b>	<b>1,300</b>
Parking	5-7 stalls

<b><u>Information at Town Hall Retail</u></b>	<b><u>SF</u></b>
Unattended Info Racks	200
Storage	<u>50</u>
<b>Total</b>	<b>250</b>



# URGENT CARE BENCHMARK STUDY:

## UCAOA 2013 STUDY

- Urgent Care Centers report an average of nearly 14,000 patient care visits annually
- Urgent Care Centers handle an average of 4 patient care visits per hour and 40 visits per day
- Urgent Care Centers have an average of 7 exam / treatment rooms
- Average target market population 114,000
- Average of 4 centers in the target market population or 28,500 per center



# URGENT CARE CENTER FINDINGS

- Permanent resident population of 3,737
- Visitor population of 512,000 visitor days
- Permanent resident population would not be sufficient to support a UC Center
- The high visitor / skier population would provide the large majority of demand for an urgent care center / trauma triage facility.
- **A medium sized facility with 4 to 6 exam / treatment rooms could be supportable with further analysis**
- A medium sized facility would occupy 2,200 to 2,500 square feet.
- Due to high seasonality of the visitor population, it could operate only during the ski season like the Snowmass UC Center



# URGENT CARE BENCHMARK

## SNOWMASS CLINIC

### HIGHLIGHTS

- The Snowmass Clinic is a 2,500sf walk-in clinic owned and operated by Aspen Valley Hospital.
- Open seven days a week throughout the ski season. Closed April to Thanksgiving.
- Physicians trained in emergency medicine and supported by registered nurses, EMTs, X-ray technologists, and physical therapists.
- Diagnostic capabilities include X-rays and limited laboratory services.
- Estimated 50/50 illness/injury.
- Traffic directly reflects village occupancies.





# RECREATION CENTER FINDINGS

## Populations

TOMV / Telluride	3,714	San Miguel County	7,879
Aspen / Snowmass	9,554	Pitkin County	17,379
Winter Park / Fraser	2,089	Grand County	14,289
Gypsum / Eagle	14,000	Eagle County	52,460

- Permanent resident population is small compared to benchmarks.
- There is some support from visitors but revenue is mostly from memberships and local resident use fees.
- **A small recreation center could be supportable with further analysis.**
- A minimum baseline size 40,000 to 45,000 sf could include a gym, fitness facilities, lockers, multipurpose party / classrooms, lobby / great room, child watch, possibly 3-4 lane swimming pool, climbing tower / bouldering wall.



# RECREATION CENTER BENCHMARKS

## GRAND PARK COMMUNITY REC CENTER – WINTER PARK

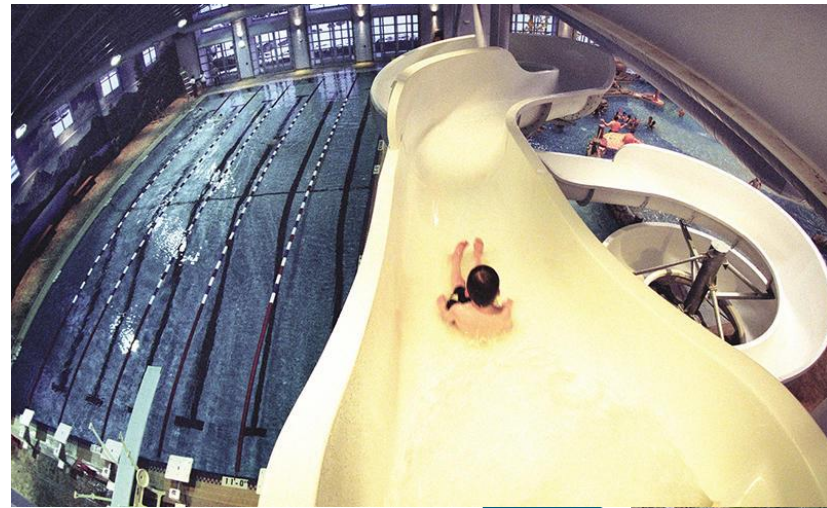
- 49,000 sf. Owned and operated by the Fraser Valley Metropolitan Recreation District.
- Natatorium with 20ft loop slide, spray & play feature, lazy river, zero-depth entry pool and 4-lane, 25-yard lap pool
- Whirlpool, sauna and steam rooms
- Locker rooms and family changing rooms
- Climbing and bouldering wall
- Multi-sport gymnasium
- Gymnastic center including a foam and tramp pit
- Running / walking track
- Cardio, circuit training and free weight area
- Group fitness, yoga, aerobics / dance studio
- Drop-in childcare
- Pool party room for rent
- Multi-purpose classrooms for rent
- Lobby area with fireplace, TV and game tables



# RECREATION CENTER BENCHMARKS

## ASPEN RECREATION CENTER

- 53,000 sf. Owned and operated by Aspen.
- Birthday room
- Cardio room
- Climbing tower
- Outdoor Pickleball Courts
- Outdoor Tennis Courts
- Rotary Pavilion – covered bbq area
- 14,000 sf pool area - 6 lanes, slides and water play – popular w/ skiers on bad weather days
- Weight room
- Yoga / fitness room
- Large open lobby and small concession
- Ice Center additional 30,000 sf
- 80 / 20 - resident / non-resident. Heavily used by mountain and workforce employees – not competitive with high-end clubs.
- Revenue anchors are water play and fitness.



# RECREATION CENTER BENCHMARKS

## GYPSUM RECREATION CENTER

- 57,000 sf. Owned by the Town of Gypsum.
- \$13.5 M bond financed
- \$1.3M operating budget – 99% recovered.
- 5,000 sf gymnastics center
- 5,000 sf gym
- Indoor track – 14 laps = mile
- 2 fitness rooms @ 900 sf each
- 5,000 swim center – 3 lanes, slide, water play
- 20-person hot tub
- Locker rooms plus 4 family changing cabanas
- 500 sf child watch
- Cafe
- Open air lobby, TV, fireplace
- Cardio – 22 machines
- Free weight room + weight machines
- 1,300 sf divisible community room
- 26 ft climbing tower + 12 ft bouldering wall



# Telluride Regional Wastewater Treatment Plant Master Plan



# Today's Focus

Discuss technical and engineering aspects of the Master Plan.

**1** Background

**2** Immediate Improvements

**3** Near-Term Improvements

**4** Long-Term Modifications

**5** Wrap Up

(While estimated costs will be presented, detailed discussion about costs and financing is for another day.)

# 1 Background

Wastewater Treatment is a dynamic process involving living organisms whose sole purpose is to break down pollutants into components that can be reused in the environment.

# 1 Background ... **WHY DO WE NEED A MASTER PLAN?**

## 1. **AGING INFRASTRUCTURE**

- TRWWTP Phase 1 went on line around 1987
- Phase 2 went online around 1993
- Phase 3, 2001

## 2. **CAPACITY LIMITS**

- Winter and summer visitor peaks bring us close to TRWWTP operating limits
- Basic regional population growth (estimated at 1.5% per year)

## 3. **STRICTER DISCHARGE PERMIT LIMITS**

- Metals (2017)
- Nutrients (2027)
- Emerging contaminants of concern: temperature, pharmaceuticals, etc. (time uncertain ?)



# Aging Infrastructure

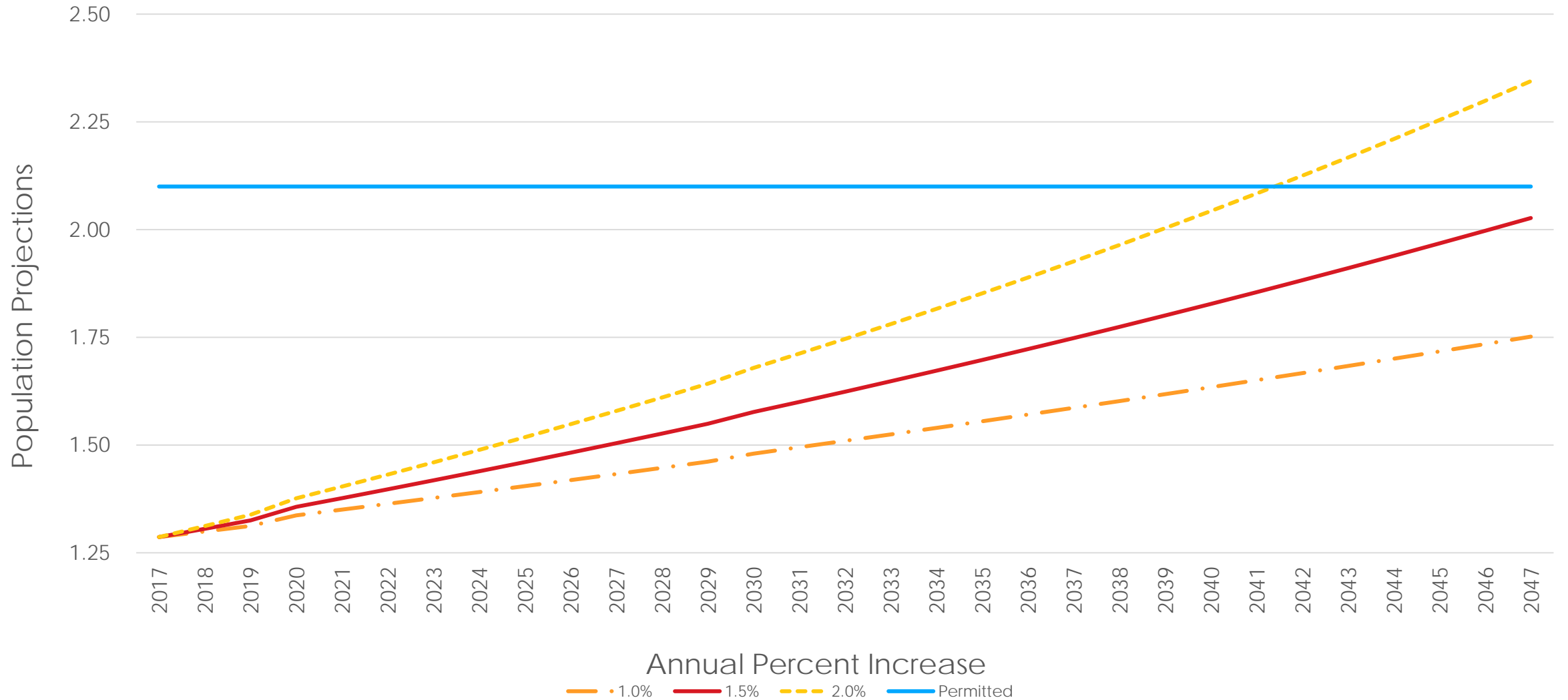


# Capacity Limits, influent daily flow

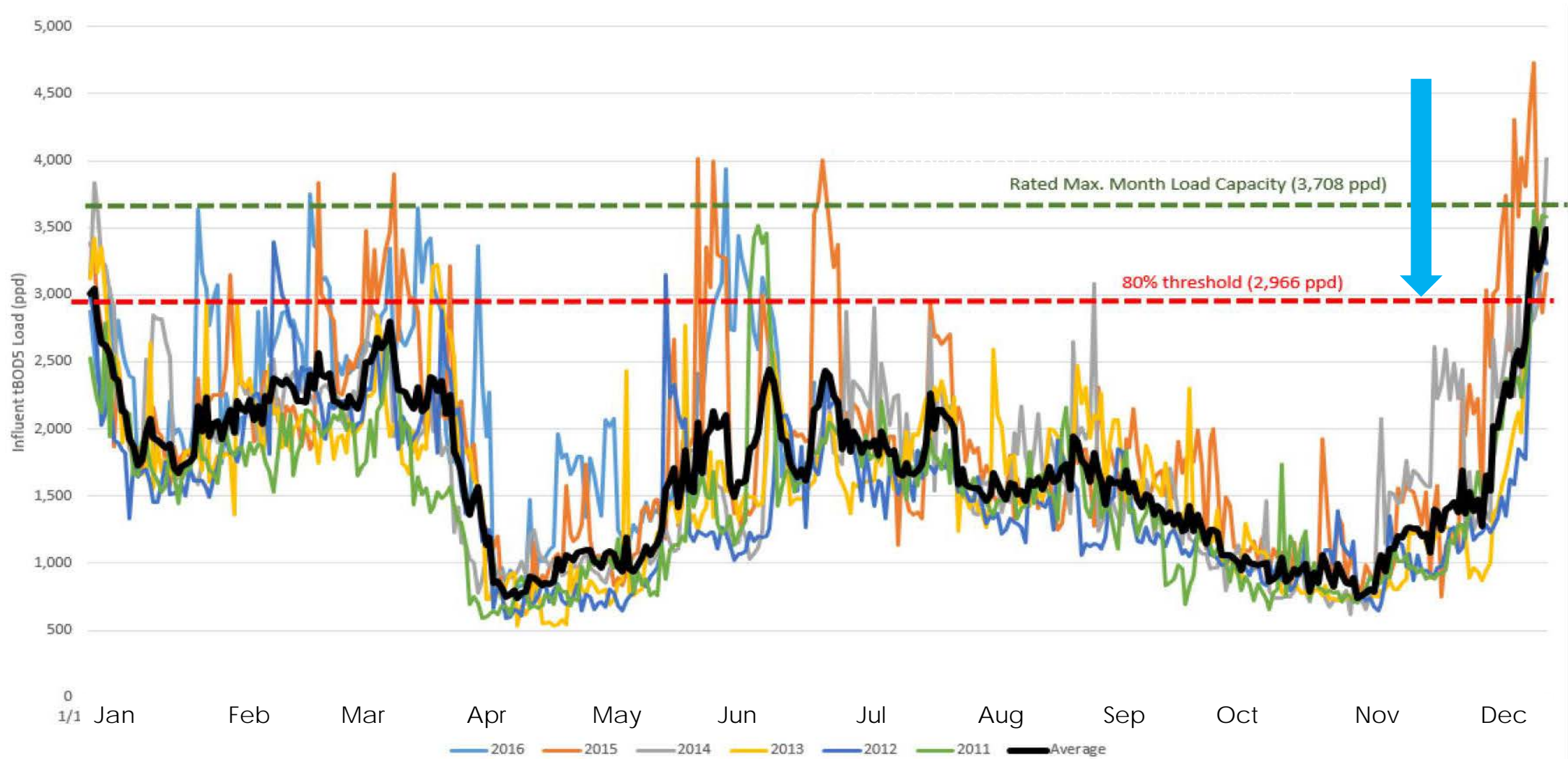


# Projected Wastewater Flow

Maximum 30-day Average Flow Projections for Telluride Regional WWTP

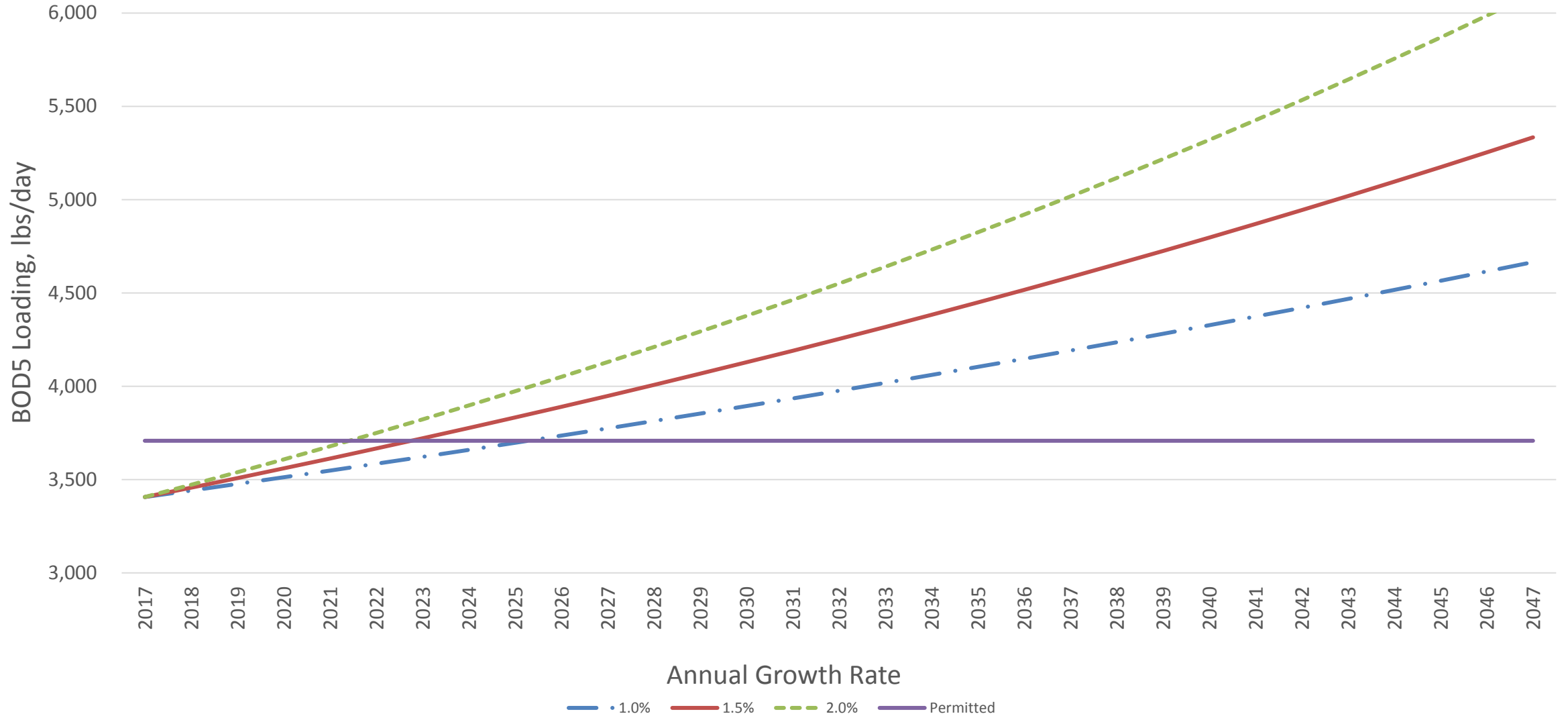


# Capacity Limits, BOD<sub>5</sub>

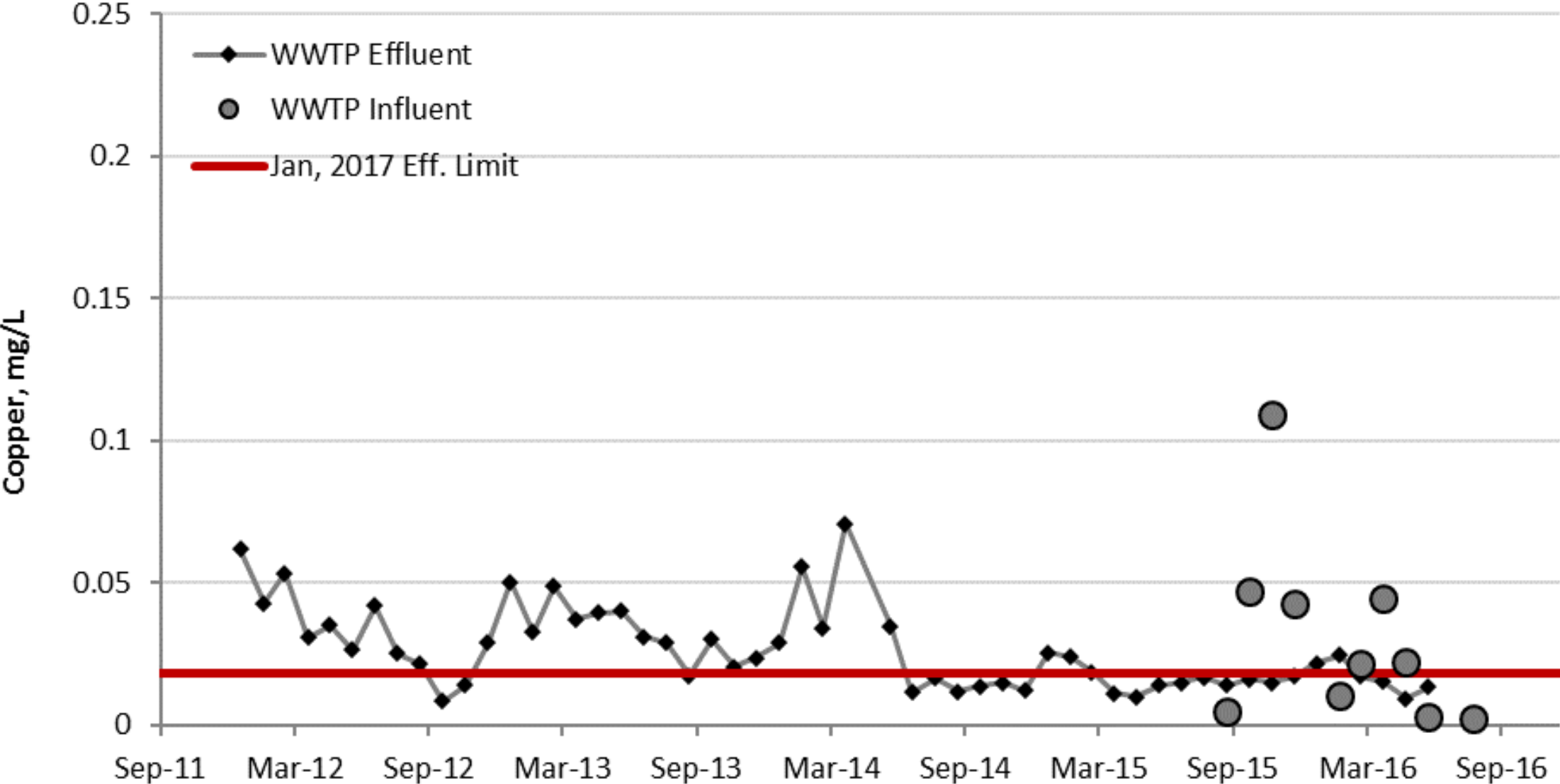


# Projected BOD<sub>5</sub> Loading

Maximum 30-day Average BOD<sub>5</sub> Projections for Telluride Regional WWTP



# New Metals Discharge Limits



# New Regulations

- **REGULATION 85 – EFFLUENT NUTRIENT STANDARDS (2027)**
  - TRWWTP subject to technology-based standards in 2027. (The San Miguel River is considered a non-priority stream.)
  - Rulemaking on October 10, 2017
    - Adding TIN instream data collection requirements
    - Adopting Chlorophyll-a standards in 2022
- **REGULATION 31– INSTREAM STANDARDS**
  - Adopting TP and TN in streams in 2027 (these may be more stringent than technology-based standards.)
- **EMERGING CONTAMINANTS OF CONCERN**

# 1 Background ... **WHAT ARE THE OBJECTIVES?**

**Objective 1:** *Develop a strategy to ensure compliance with discharge permit limits for metals, particularly copper and arsenic.*

**Objective 2:** *Identify factors in the wastewater treatment system that constrain its ability to meet existing and upcoming discharge permit limits for other parameters.*

**Objective 3:** *Determine how the wastewater treatment system can meet growth within the service area over the next 30 years?*

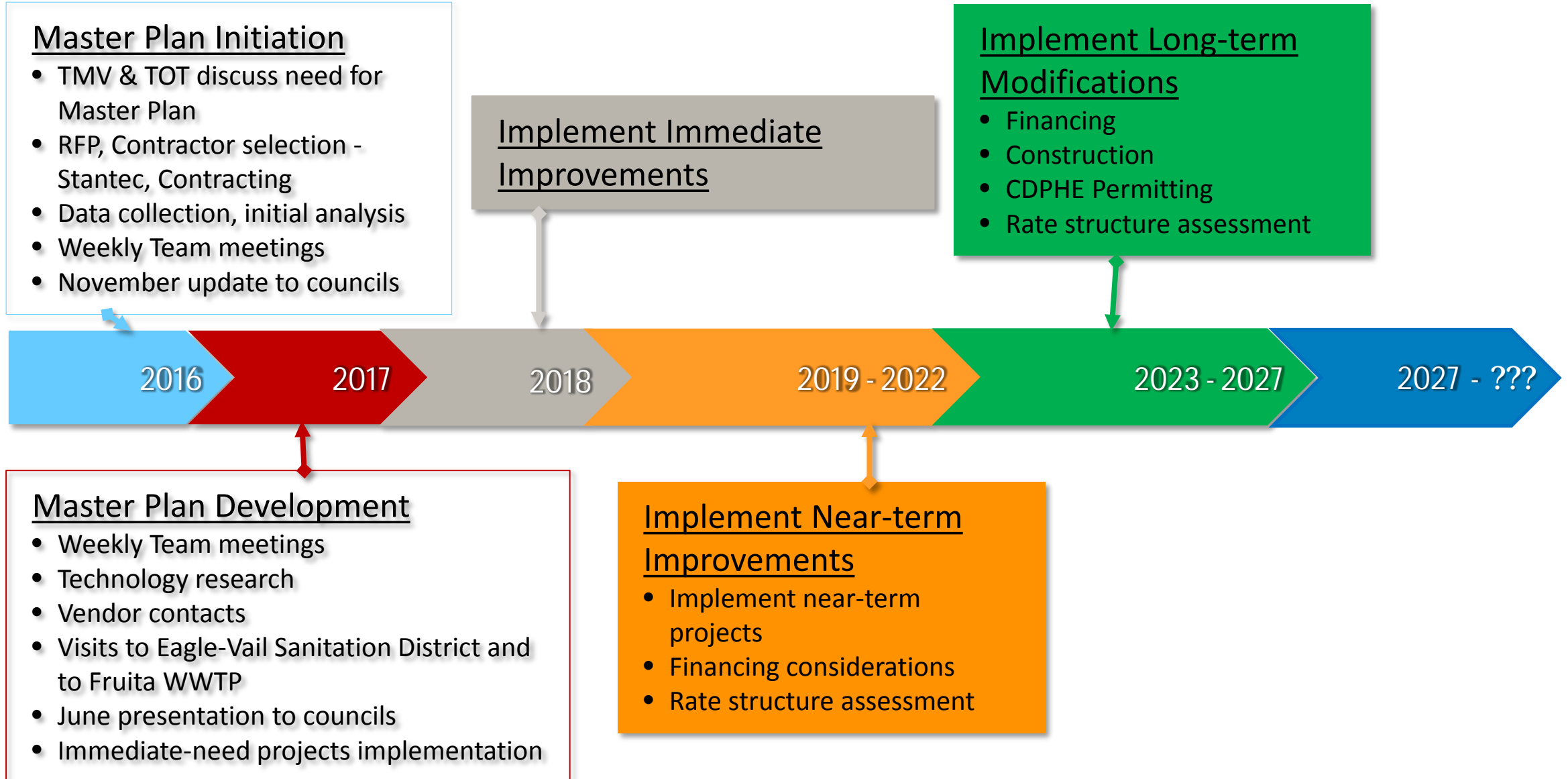
**Objective 4:** *Determine how to optimize biosolids generation, treatment, storage, and disposal.*



# 1 Background ... HOW DID WE GET TO TODAY?

1. RFP issued early winter 2016. 5 firms submitted proposals
2. Stantec officially contracted August 2016
3. Stantec, and Telluride & Mountain Village staff gathered data on all relevant components of the water and wastewater systems and system users, reviewed and discussed analyses, toured other wastewater facilities, researched technologies, contacted vendors, and met weekly
4. November/December 2016 “check in” with Telluride and Mountain Village councils and the public about the Master Plan progress
5. Continue with activities from Step 5 until today and this presentation

# 1 Background ... A TIMELINE



# 1 Background ... WASTEWATER 101

1. Treat wastewater, then discharge to river
2. Gather, treat, dewater, haul biosolids (by-product)

Screening & Grit Removal

First take out big stuff. Then take out smaller stuff. Send stuff to landfill.

Oxidation Ditches

Mix "food" with microbes and oxygen. Then wait.

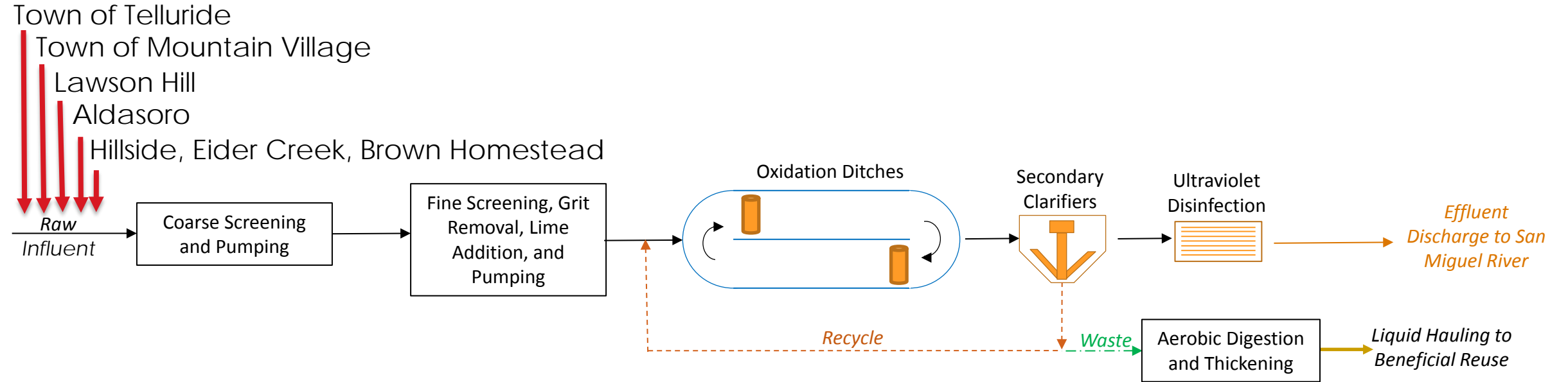
Clarifiers

Encourage microbes to settle out.

Discharge(s)

Disinfect recovered water & send to San Miguel. Treat wasted microbes & dispose (biosolids).

# 1 Background ... WASTEWATER 101



# 1 Background ... BIOSOLIDS 101

- Are nutrient-rich organic materials produced from wastewater treatment facilities.
- Can be recycled and applied as fertilizer to improve and maintain productive soils and stimulate plant growth.
- Effective management helps ensure this material is used beneficially and harmful materials are not released to water bodies.



# 1 Background ... BIOSOLIDS 101

- Biosolids can be treated to Class A or Class B standards
  - Class A biosolids can be disposed of without restrictions (e.g., soil amendment for ball fields and gardens)
  - Class B biosolids disposal is restricted.
- Processes at the TRWWTP currently treat biosolids to Class B standards in the aerobic digesters. A slurry of biosolids and water is then trucked to apply to agricultural lands in the region.
  - Land application vs composting vs landfilling
  - Hauling mostly water is expensive, but thickening on site with current processes is risky (i.e., odor problems)



**Determining a path  
forward is complex ...**

## 2 Immediate Improvements 2017 & 2018

- A. Copper Compliance
- B. Oxidation Ditch Maintenance
- C. Septage Receiving Policy
- D. Biosolids Management



## 2.A Immediate Improvements ... COPPER COMPLIANCE

- TOT currently employing corrosion control for water system. Other water systems in service area may also have to employ corrosion control.
- TOT has modified service pipe specifications to encourage Pure-Core
- TOT & TMV to consider modifying utility ordinances to manage boiler water drainage
- Investigate industrial pre-treatment requirements
- Install enhanced copper removal at TRWWTP

# 2.B Immediate Improvements ... OXIDATION DITCH

## MAINTENANCE

- Clean oxidation ditches to improve capacity, resilience, and reliability.
- A drying bed outside of the ditches would dry sediment more rapidly and decrease down time for maintenance.
  - Sand drying beds\*
  - Containerized filter system
  - Geotextile dewatering tubes



# 2.B Immediate Improvements ... OXIDATION DITCH MAINTENANCE



## 2.B Immediate Needs ... OXIDATION DITCH MAINTENANCE

OPTIONS	ADVANTAGES	DISADVANTAGES	PROBABLE COST ESTIMATE
Sand Drying Beds*	No polymer	<ul style="list-style-type: none"> <li>• Highest capital cost</li> <li>• Requires skid steer and truck for disposal</li> </ul>	<p>Annual O&amp;M = \$2,000</p> <p>Capital = \$200,000</p>
Containerized Filter	Can haul dried solids to landfill in container	<ul style="list-style-type: none"> <li>• Highest O&amp;M cost</li> <li>• Polymer required</li> <li>• Limited space for units</li> <li>• Poor aesthetics</li> </ul>	<p>Annual O&amp;M = \$24,000 (container rental) + \$2,800 (polymer feed unit rental)</p> <p>Purchase of 3 units = \$100,000</p>
Geo-Tubes	Simple to use and clean up	<ul style="list-style-type: none"> <li>• Polymer required</li> <li>• Requires skid steer and truck for disposal</li> </ul>	<p>Annual O&amp;M = \$2,000+\$6,000</p> <p>Capital = \$180,000</p>

## 2.C Immediate Improvements ... SEPTAGE RECEIVING POLICY

- Restrict time of year for receiving septage
- Construct a storage tank to better regulate impacts on TRWWTP systems
- Contemplate policy revisions for septage from within the TRWWTP service area versus outside the TRWWTP service area

## 2.D Immediate Improvements ... BIOSOLIDS MANAGEMENT

### Revamp the Current Biosolids Treatment, Hauling & Re-Use Program

- Ensure flexibility and reliability by securing several options, including
  - A. in-house hauling to re-use
  - B. contracted hauling to re-use
  - C. potential 3<sup>rd</sup> party composting
  - D. hybrid of A through C\*
- Pilot test the CleanB<sup>®</sup> system to increase rate of biosolids treatment?

# 3 Near-Term Improvements 2018 - 2022

- A. Supplemental Oxygen
- B. Structural Repairs
- C. Electrical Code Compliance
- D. Biosolids Management

# 3. A Near-term Improvements ... SUPPLEMENTAL OXYGEN



Expand Existing Aeration System



Supplement with Jets\*



Supplement with Pure O<sub>2</sub>\*



# 3.A Near-term Improvements ... Supplemental Oxygen

	ADVANTAGES	DISADVANTAGES	PROBABLE COST
Mechanical Surface Aeration	<ul style="list-style-type: none"> <li>Simplest upgrade, replaces existing equipment in place</li> <li>Energy costs ~20% less than jet aeration</li> </ul>	<ul style="list-style-type: none"> <li>Inefficient, outdated technology</li> <li>Requires electrical upgrades</li> <li>Only 2 existing locations per ditch</li> </ul>	Capital = \$850,000
Jet Aeration*	<ul style="list-style-type: none"> <li>No in-basin maintenance</li> <li>VFD operation to hit target DO</li> <li>Provides additional mixing</li> </ul>	<ul style="list-style-type: none"> <li>Complex installation (new pumps &amp; blowers)</li> <li>Highest installation cost</li> <li>Inefficient technology at shallow depths</li> <li>Grits wear down jet assemblies</li> </ul>	Capital = \$1,000,000
Liquid Oxygen Saturator*	<ul style="list-style-type: none"> <li>Highly efficient oxygen use</li> <li>Very low electricity use</li> <li>Can turn up, down, or off as needed</li> </ul>	<ul style="list-style-type: none"> <li>New building needed</li> <li>Purchase/store liquid oxygen on site</li> <li>Newer application of established gas-to-water transfer technology</li> </ul>	Capital = \$700,000 - \$900,000

# 3.B Near-term Improvements ... STRUCTURAL REPAIRS



Coating system on roof support beams is delaminating and allowing the structural steel to corrode. If the beam corrodes too much, the capacity of the beam will be compromised. This is occurring on all beams that were coated with an epoxy based system.

Oxidation  
Ditch  
Support  
Beams



HVAC ducting is severely corroded and poses a safety hazard to operators.

Headworks



Wall to composite slab interface is actively leaking. Wall coating has failed and leaks are creating a slip hazard and damaging adjacent room wooden walls.

## Clarifier Wall Interface Leakage

# 3.C Near-term Improvements ... ELECTRICAL CODE COMPLIANCE

- Secondary Power Distribution Capacity
  - Motor Control Centers
  - Panels
- Classification of Hazardous Space
  - NEC article 500
  - NFPA 820

# 3.D Near-term Improvements ... BIOSOLIDS

- Continue to Evolve Biosolids Treatment, Hauling & Re-Use Program
  - Investigate obtaining additional land for disposing of increasing biosolids volumes (lease versus ownership)
  - Investigate potential for composting on our own properties and/or partnering with others for biosolids composting
- Virtues of moving toward Class A biosolids vs continuing with Class B biosolids

# 4 Long-Term Modification 2023 - 2027

- A. Preliminary Treatment (headworks)
- B. Secondary Processes
  - On existing site
  - On adjacent site
- C. Disinfection Systems
- D. Biosolids Treatment

# 4 .A Long-term Modification... PRELIMINARY TREATMENT

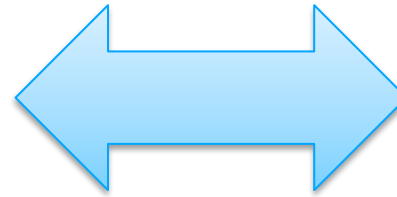
- Recommended as the first phase of the long-term plant expansion plan
- Consists of screening, grit removal, and flow measurement within the “headworks”
- Advanced wastewater treatment processes require higher removal capabilities
- A new headworks building (~1200 ft<sup>2</sup>) separate from other process buildings and offices is needed.



# 4 .B Long-term Modification ... SECONDARY TREATMENT PROCESSES

5 process options were investigated & compared

- Conventional Activated Sludge
- Membrane Bioreactor (MBR)
- Oxidation Ditches
- Integrated Fixed-film Activated Sludge (IFAS)
- BioMag<sup>®</sup> enhancements to existing oxidation ditch process



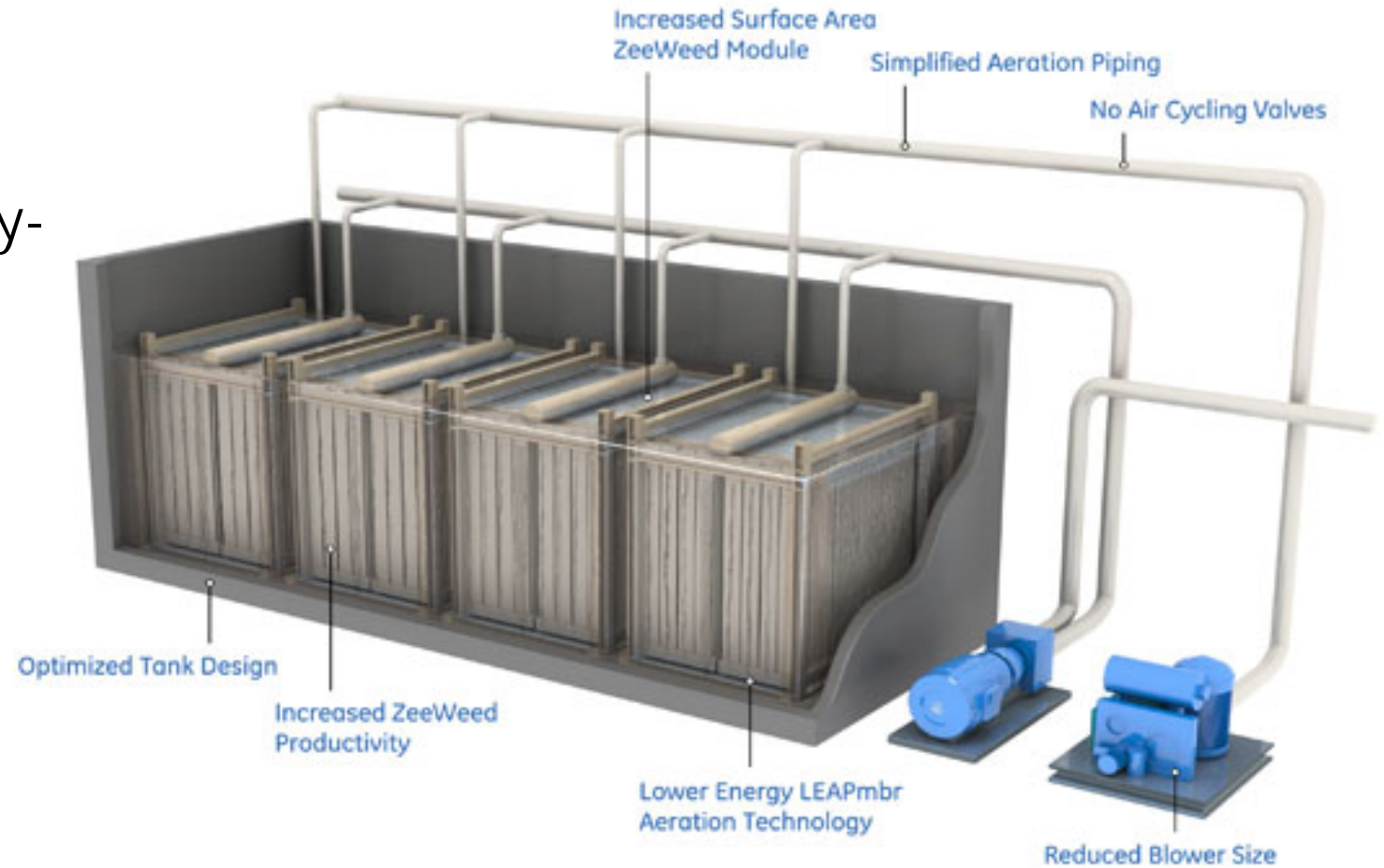
1. Footprint
2. Track Record
3. Flexibility
4. Effluent Quality
5. Expandability
6. Constructability
7. Capital Costs
8. O&M Costs

# The Master Plan Identifies 2 On-Site Secondary Treatment Alternatives

1. MBR Retrofit\*
2. BioMag<sup>®</sup> Enhancements

# Membrane Bio-Reactor (MBR)

- Smaller footprint
- Can meet technology-based nutrient limits
- Provides tertiary filtration

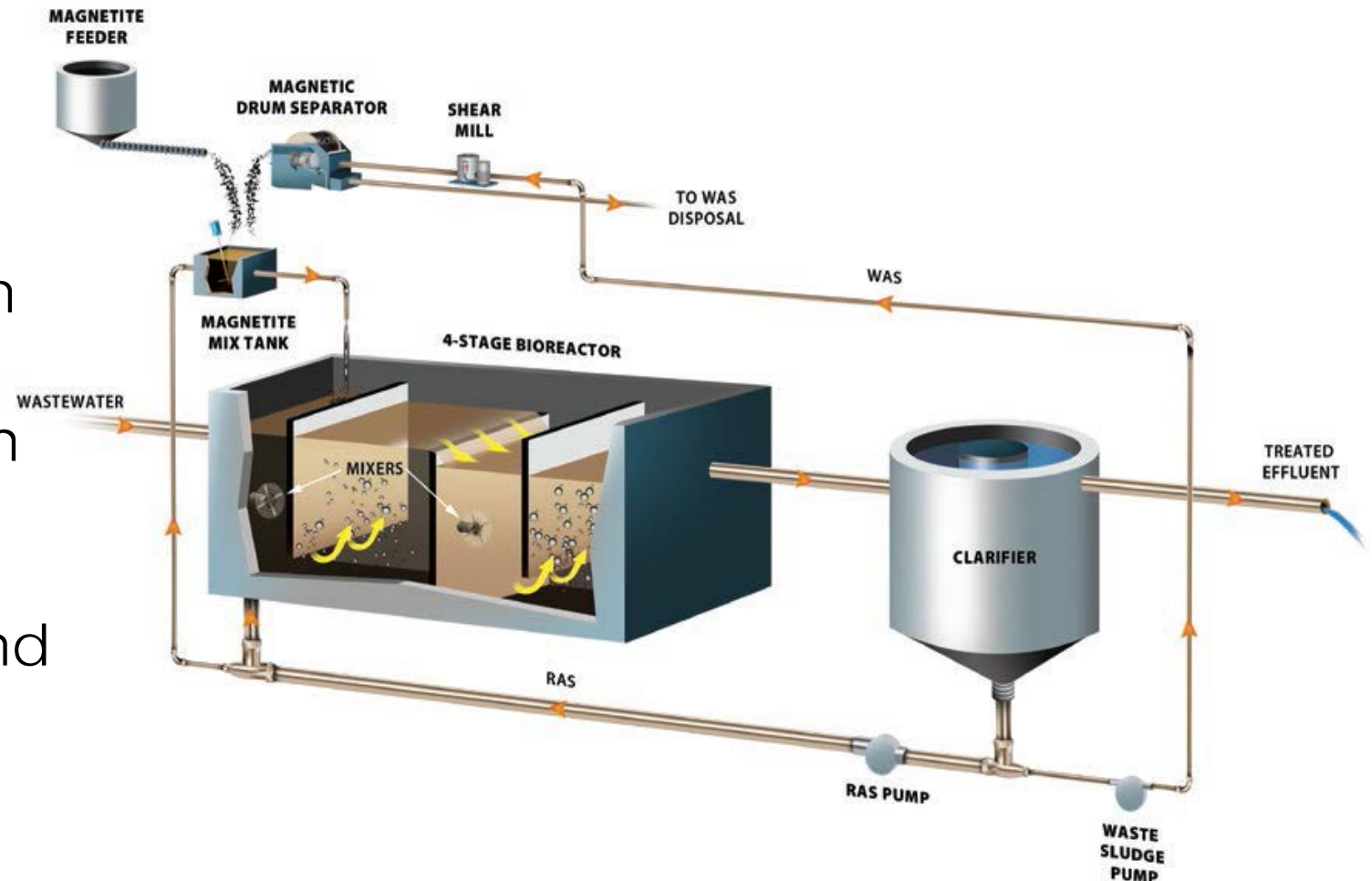


# On-Site MBR Retrofit

	ADVANTAGES	DISADVANTAGES
Capital Cost		\$29.8 M
O&M Cost		\$5.6 M (PV2017)
Maintenance	Self monitoring and initiation of flushing	Chemical cleanings 2x/yr
Operation	Automated, high biomass conc.	
Proprietary		High membrane replacement cost
Performance	Excellent	
Local Support		Venders supported by local reps
History	Widespread Use	
Ops Feedback		

# BioMAG<sup>®</sup> Enhancements

- Smaller footprint
- Can meet technology-based nutrient limits (coagulant addition for low TP)
- Uses existing O-ditch basins and clarifiers
- Requires supplemental O<sub>2</sub> and mixing upgrades

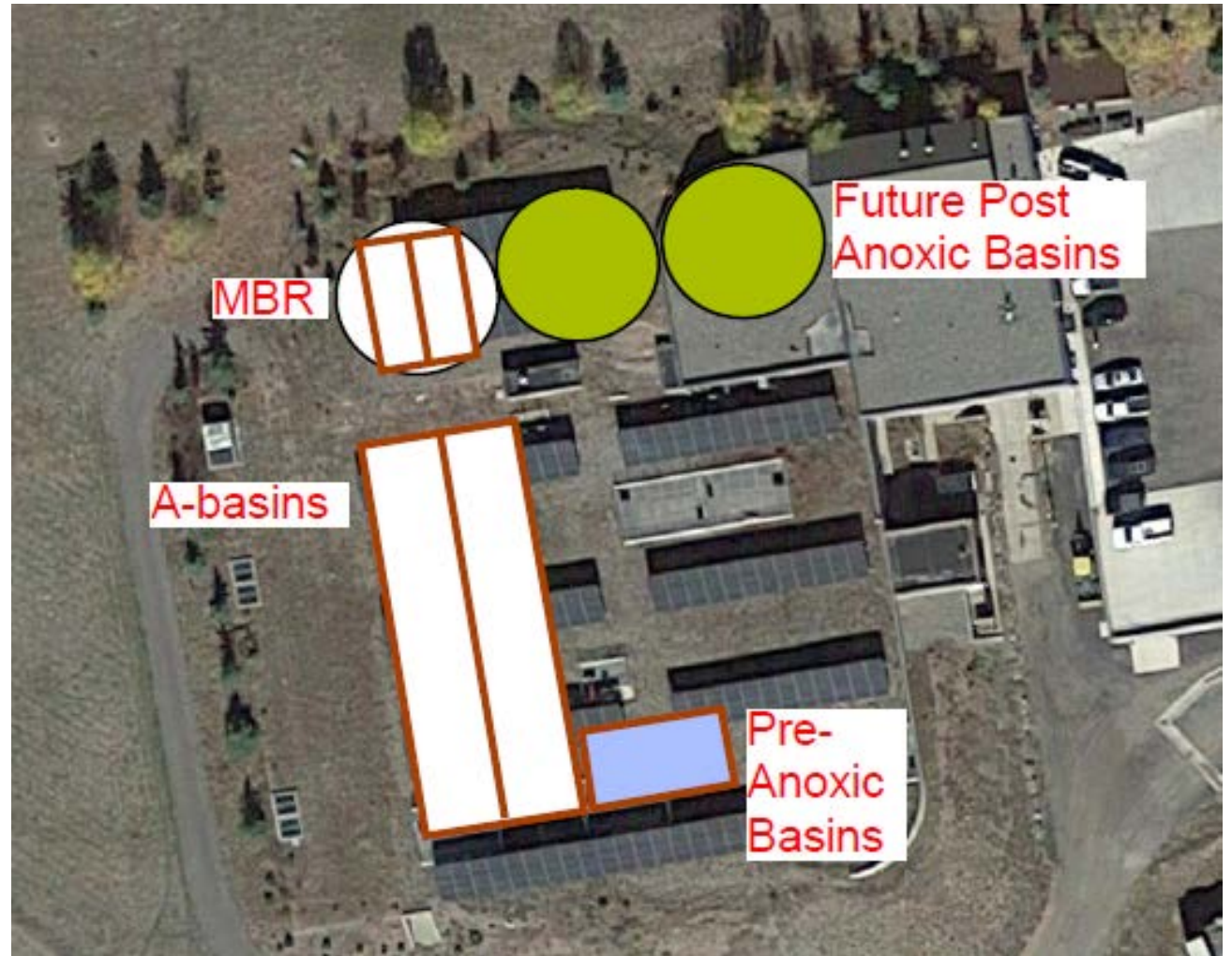


# On-Site BioMag<sup>®</sup> Enhancements

	ADVANTAGES	DISADVANTAGES
Capital Cost	\$19.1 M	
O&M Cost	\$4.5 M (PV2017)	Low effluent TP requires chemical addition
Maintenance		Magnetite likely to settle in O-ditches
Operation	Similar to existing with added mass from ballast	Relies on upgraded aeration & mixing
Proprietary		Only one manufacturer
Performance		Not well documented
Local Support		
History		Very little
Ops Feedback		

# On-Site MBR Retrofit

- Significant demolition and reconstruction
- Access for membrane removal
- Difficult construction
- Fully enclosed
- Stage 1: O-ditch & Clarifier
- Stage 2: Pre-Anoxic Basins
- Future: Post Anoxic Basin in remaining clarifiers
- Would eliminate some solar panels



# The Master Plan Identifies 2 Adjacent-Site Secondary Treatment Expansion Alternatives

1. MBR (New)\*
2. Conventional Activated Sludge

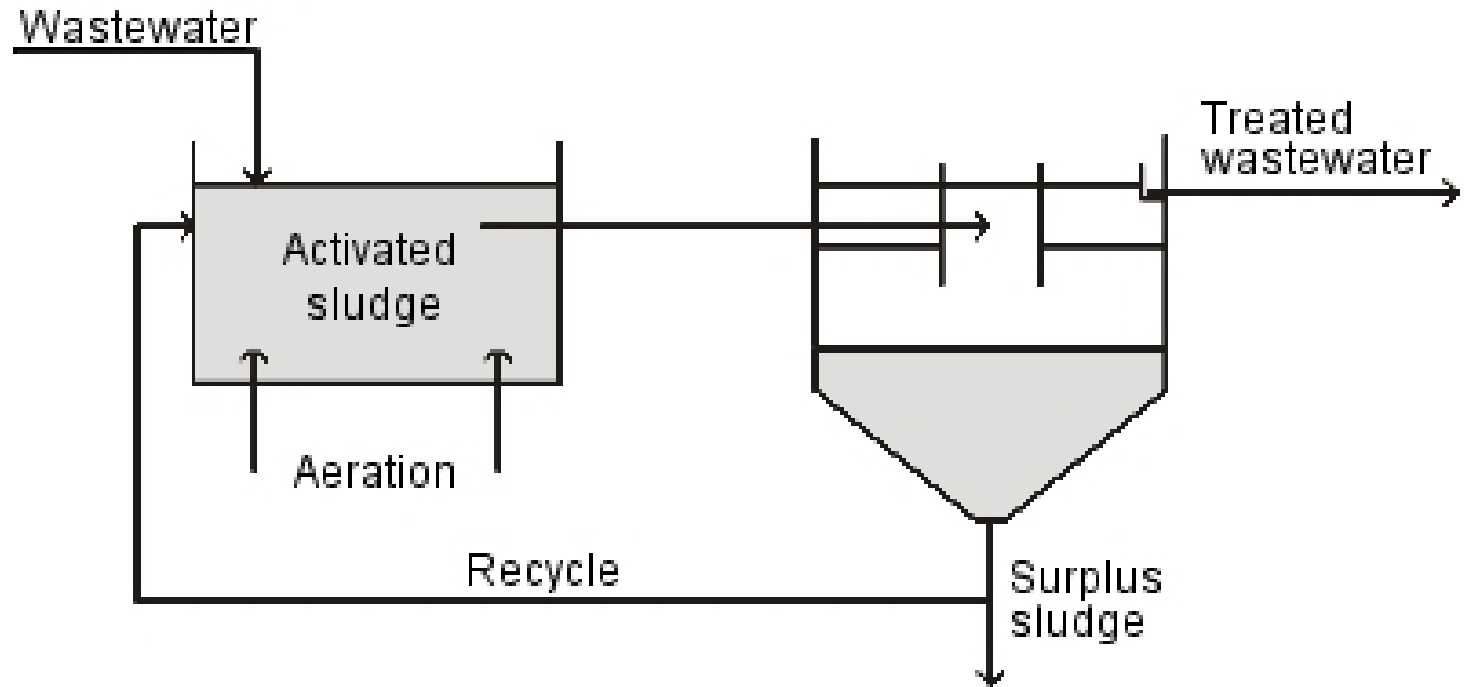


# New MBR on Adjacent Site

	ADVANTAGES	DISADVANTAGES
Capital Cost		\$28.3 M
O&M Cost		\$5.6 M (PV2017)
Maintenance	Self monitoring and initiation of flushing	Chemical cleanings 2x/yr
Operation	Automated, high biomass conc.	High degree of redundancy required
Proprietary		High membrane replacement cost
Performance	Excellent	
Local Support		None
History	Widespread Use	
Ops Feedback		

# Conventional Activated Sludge

- Larger footprint
- Can meet technology-based nutrient limits (Anaerobic basins & tertiary filters for TP limits < 1 mg/L)
- New anoxic and aerated basins
- Uses existing secondary clarifiers

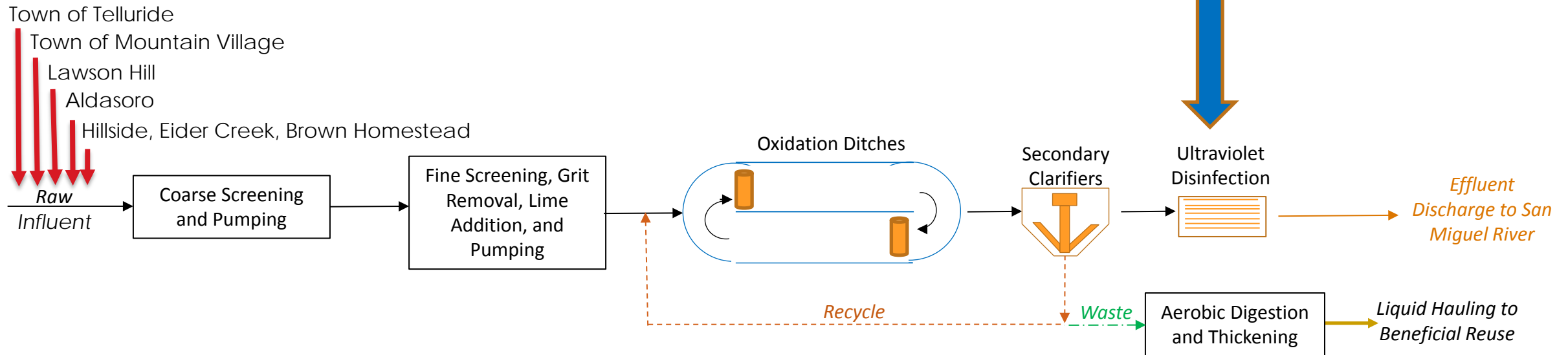


# New CAS on Adjacent Site

	ADVANTAGES	DISADVANTAGES
Capital Cost	\$26.9 M	
O&M Cost	\$3.4 M (PV2017)	
Maintenance	Multiple trains and basins allows for quick draining of tanks for maintenance.	Will not likely meet future nutrient discharge limits.
Operation	Additional tanks provide options for variable loading	Sensitive to variable loading.
Proprietary	Many suppliers for ea. component	
Performance		Limited biomass range
Local Support		Common equipment
History		Substantial
Ops Feedback		

# 4.c Long-term Expansion ... DISINFECTION SYSTEMS

- Existing UV disinfection has a remaining useful life of ~ 10 years
- Replace with plant expansion



# 4.D Long-term Expansion ... CLASS A BIOSOLIDS

1. ATAD (Autothermal Thermophilic Aerobic Digestion)\*
2. CleanB<sup>®</sup>-AC (Accelerated Composting)  
AC facilities use an Accelerated Composting method to produce Class A/EQ (Exceptional Quality compost) in a quarter of the time and using a quarter of the space of traditional composting systems.



# 5 WRAP UP

- A. Summary of Drivers
- B. Summary of Necessary Improvements
- C. The Timeline
- D. Additional Questions & Discussion

# 5 Wrap Up ... SUMMARY OF DRIVERS

## 1. AGING INFRASTRUCTURE

- TRWWTP Phase 1 went on line around 1987
- Phase 2 went online around 1993
- Phase 3, 2001

## 2. CAPACITY LIMITS

- Winter and summer visitor peaks bring us close to TRWWTP operating limits
- Basic regional population growth (estimated at 1.5% per year)

## 3. STRICTER DISCHARGE PERMIT LIMITS

- Metals (2017)
- Nutrients (2027)
- Emerging contaminants of concern: temperature, pharmaceuticals, etc. (time uncertain ?)

# 5 Wrap Up ... SUMMARY OF NECESSARY IMPROVEMENTS

## ➤ IMMEDIATE (2017-2018)

- Copper compliance
- Oxidation ditch maintenance
- Septage receiving policy changes
- Biosolids management changes to better ensure reliability and redundancy

## ➤ NEAR-TERM (2018-2023)

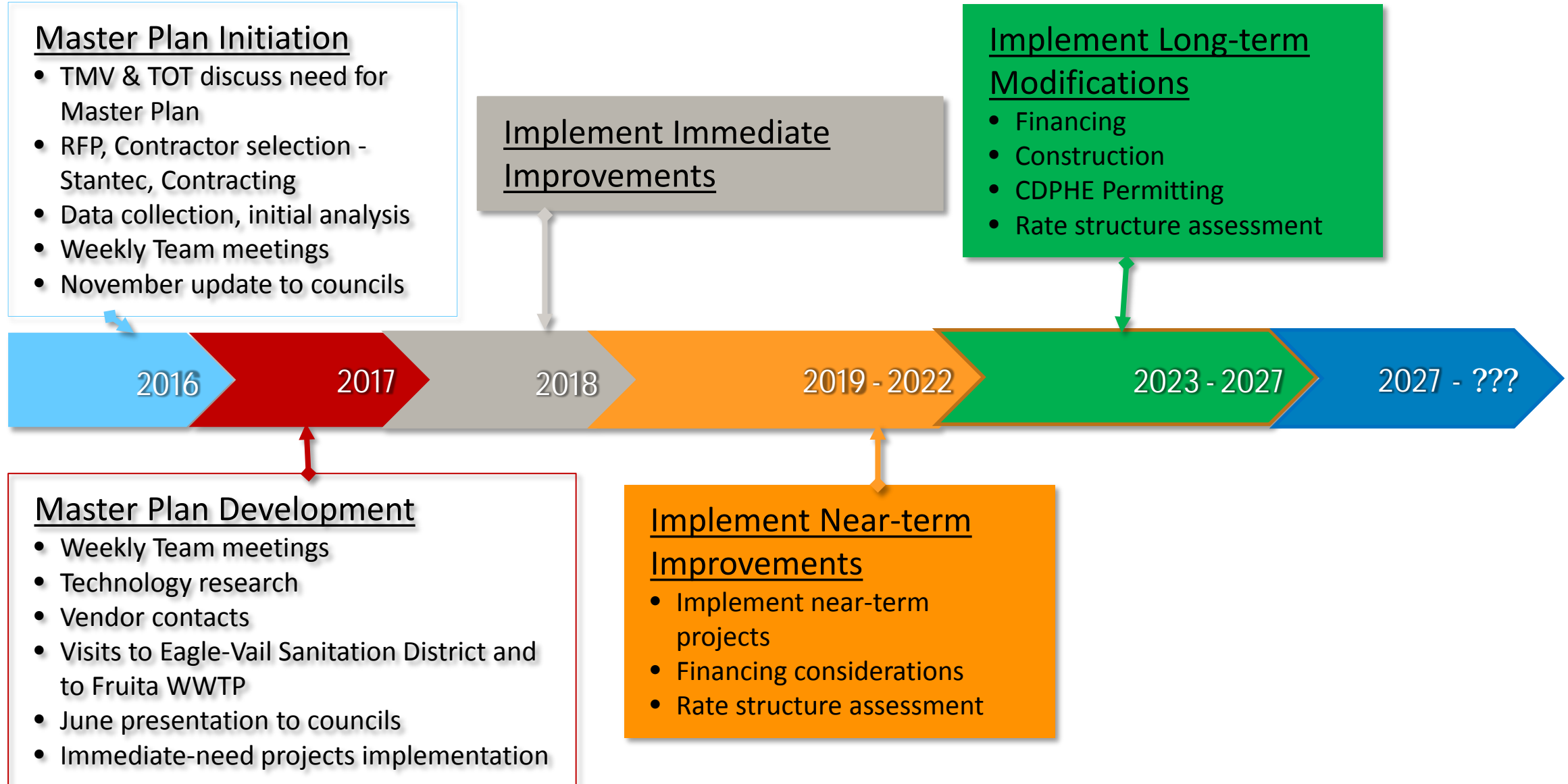
- Supplemental oxygen to oxidation ditches
- Structural repairs
- Electrical code compliance
- Continued improvements to biosolids management approach

## ➤ LONG-TERM (2023-2027)

- Replace preliminary treatment processes (i.e., new headworks)
- Expand/change secondary treatment processes (to increase capacity and meet discharge limits for new constituents)
- Improve disinfection process (i.e., enlarge and enhanced for more flow)
- Treat biosolids to Class A



# 5 Wrap Up ... The TIMELINE



# 5 Wrap Up ... **ADDITIONAL QUESTIONS & DISCUSSION**

**Susan Johnston**

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**Subject:** FW: Subarea plan- future civic services building oversight ? - public comment

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**From:** JOLANA VANKOVA [<mailto:jolanavanek@yahoo.com>]  
**Sent:** Sunday, June 18, 2017 12:34 AM  
**To:** Jackie Kennefick  
**Subject:** Subarea plan- future civic services building oversight ? - public comment

Dear Jackie,

Would you please share my comment with Town Council in Tuesday meeting packets ? I will not be able to attend.

Item "W" = future civic services building, was addressed in a meeting that I attended prior to offseason. Public questioned expansion of Town Hall behind the current building. I clearly recall our Town Manager saying at the end of that session that "town will reconfigure its offices, or place extra services on top of mixed use/daycare center building", no expansion behind current building necessary".

So it is surprising that **item "W" is still on the material to be approved by council.** That item "W" , or area 6, should be removed, according to information that we the public received.

Expanding town offices over a wonderful wetland with rare vegetation is not appropriate for our mountain town.

**Thank you for reviewing this oversight, and correcting it, thank you,**

Jolana Vanek,  
19 Boulders



Virus-free. [www.avg.com](http://www.avg.com)