



**TO:** Mountain Village Town Council  
**FROM:** John Miller, Senior Planner  
**FOR:** Regular Town Council Meeting; July 15, 2021  
**DATE:** July 6, 2021  
**RE:** Consideration of a Resolution Regarding a Variance Request for Building Height, Pursuant to CDC Section 17.4.16. C on Lot 615-1CR, TBD Lawson Overlook

**PROJECT GEOGRAPHY**

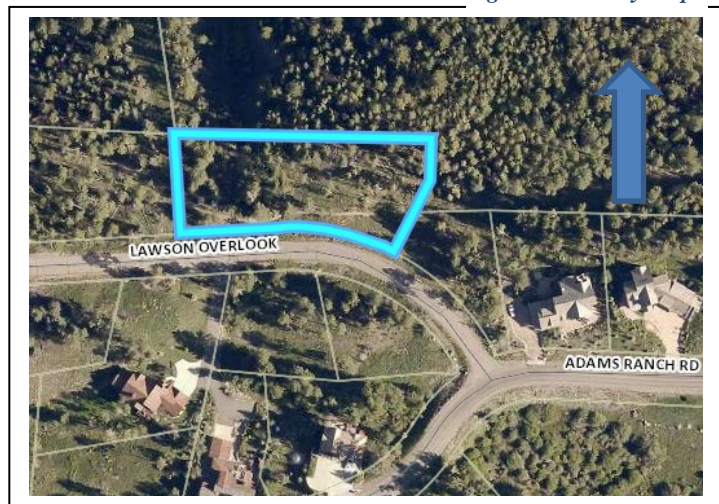
**Legal Description:** LOT 615 1CR TOWN OF MOUNTAIN VILLAGE ACC TO A REPLAT OF LOTS BC110 BC513A 615 1C 615 2CR 615 3AR TRACT 21 AR TRACT OSP 21 TRACTS OS 615A B AND C AND OLD HIGHWAY RD LOCATED WITHIN N1 2S1 2 OF SEC 33 T43N R9W NMPM SAN MIGUEL COUNTY CO ZONING 3 CONDOMINIUMS

**Address:** TBD Lawson Overlook  
**Applicant/Agent:** Chris Hawkins, Alpine Planning  
**Owner:** Brown Dog Properties LLC  
**Zoning:** Multi-Family  
**Existing Use:** Vacant  
**Proposed Use:** Detached Condominium  
**Lot Size:** 0.778 Acres

**Adjacent Land Uses:**

- **North:** Multi-Family
- **South:** Multi-Family
- **East:** Multi-Family
- **West:** Multi-Family

*Figure 1: Vicinity Map*



## **Section 1: Application Overview and History**

**1.1 Case Summary:** Chris Hawkins of Alpine Planning (Applicant), working on behalf of the Brown Dog Properties LLC (Owner), has submitted an application for requesting a Variance from Section 17.3.12 of Community Development Code (CDC) which addresses building height. Specifically, the Applicant is seeking a Variance from the CDC to allow one of three (1/3) of the proposed homes to exceed maximum building height. This item was continued at the July 1, 2021, Regular DRB meeting in order to better understand the Towns comfort with the proposed Minor Subdivision. The Minor Subdivision will be heard on July 15, 2021, and in light of the fact a public hearing has been noticed and subsequently continued at the DRB level, Town staff recommends Town Council open the hearing and continue the hearing until August 19, 2021.

### **PROPOSED MOTIONS:**

#### **Recommend Motion: Motion to Continue the Variance Request to Maximum Building Height:**

“I move to continue the consideration of a resolution approving a variance to the allowed maximum building height for Lot 615-1CR, to [insert date certain] based on the Staff Memo of record dated July 6, 2021”.



Agenda Item No. 15  
**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Town Council

**FROM:** John Miller, Senior Planner

**FOR:** Regular Town Council Meeting; July 15, 2021

**DATE:** July 6, 2021

**RE:** First Reading of an Ordinance approving a density transfer and rezone located at Lot 30, 98 Aspen Ridge, to Increase the Condominium Density from Nine (9) Condominium Zoning Designation Units and Two (2), Employee Condominium Zoning Designation Units to Sixteen (16) Condominium Zoning Designation Units and Three (3) Employee Condominium Zoning Designation Units pursuant to Community Development Code Sections 17.4.9 & 17.4.10.

### **PROJECT GEOGRAPHY**

**Legal Description:** *LOT 30 TELLURIDE MOUNTAIN VILLAGE FILING 1 PLAT BK 1 PG 1208 REPLAT BK 1 PG 2139 REC 10 16 96 AND PLAT BK 1 PG 860 AND 5 29 2002 AT 349360 DEANNEXATION AMENDMENT TO AMEND AND RESTATE DECS.*

**Address:** 98 Aspen Ridge  
**Owner:** AVVENTURA LLC  
**Zoning:** Multi-Family Zone  
District / Commercial, Condo, Employee  
Apartment  
**Existing Uses:**  
Commercial/Employee Apartment  
**Proposed Uses:** Condominium/Employee  
Condominium  
**Lot Size:** 0.60 acres

#### **Adjacent Land Uses:**

- **North:** Active Open Space
- **South:** Active Open Space
- **East:** Active Open Space
- **West:** Multi-Family

### **ATTACHMENTS**

- Exhibit A: Referral Comments
- Exhibit B: Narrative
- Exhibit C: Plan Set
- Exhibit D: Public Comments
- Exhibit E: Resolution 2018-0215-04



*Figure 1: Vicinity Map*

**CASE SUMMARY:** Timothy Losa of Zehren and Associates (Applicant), acting on behalf of Avventura, LLC (Owner) is proposing a new multi-family development located at Lot 30, 98 Aspen Ridge. In order to accomplish the proposed development, the applicant is proposing a Density Transfer and Rezone to increase the condominium density on Lot 30 from nine condominium units and two employee apartment units to sixteen condominium units and three employee condominium units. Lot 30 is currently vacant except for a mixed-use building (Building 100) located at its southwest corner that houses commercial space and an employee apartment. The remainder of Lot 30 carries a unique “Building Footprint” (TF) designation and allows for the development of a structure to lot lines provided that the Building Code setbacks are met, adequate fire access is provided, and the applicable requirements of the CDC are met.

The proposed multi-family development also includes proposed common area amenities such as a concierge, lounge, ski and bike lockers, hot tub, and exercise area – which are housed in a 3,215 sq ft. clubhouse facility. It should be noted that the applicant is requesting that the Town of Mountain Village create one unit of Employee Condominium Density and assign it to Lot 30 as part of the Density Transfer request. The existing commercial space and employee apartment at Building 100 would be rezoned to two employee condominiums as part of this proposal, but the commercial uses would remain as a potential future use.

**Referral Comment Discussion:**

**Public Works Director:** “Public Works does not want a curb cut for Lot 30 off of Mountain Village Blvd. Access to Lot 30 must come from Aspen Ridge Drive. Public Works has reviewed the most recent site plan for Lot 30, ASP1.02 and has found the access and the delivery area acceptable on Aspen Ridge.”

**Fire Department:** 1) The structure shall require a monitored sprinkler system in compliance with NFPA 13R. 2) A Fire Department Connection installed on one side of the porte-cochere. 4.5” Storz fitting. 3) Porte-cochere height shall meet IFC 503.2.1 Dimensions. 4) The address numbers shall be reflective coated or outlined with a reflective coating. 5) Knox Box installed 60” from grade above the FDC.

**Parks and Recreation:** There’s a swath of TSG open space between lot 30 and the blvd, but we want to make sure that we get a there is a sidewalk between Aspen Ridge Road and the bridge. It would be great if we could tie into the trail down to the Peaks too.

**History of Lot 30:**

- 2018: The Town Comprehensive Plan was amended (Resolution No. 2018-0215-04) to allow for the development of Lot 30 independently from the OS1AR-3 portion of Parcel M, and provided Town Council with the sole discretion to determine if any proposed scenario other than the by-right development scenario of Lot 30, is in the best interest of the community.
- 2019: Approximately 700 sq ft. of Lot 30, Building 100 was rezoned from Commercial to Employee Apartment. The remaining 1,680 sq ft. remained commercial.
- 2020: A work session was held on September 17, 2020. At this meeting, the applicant and owner received feedback from both Town Council and adjacent properties as it related to heights, massing, and density of the proposal. During this 2020 work session, the applicant proposed to transfer 8 units of condominium density to Lot 30. Based on Council feedback, this was revised to 7 units of condominium density to be transferred from the

density bank and one unit of employee condominium density to be created by the Town of Mountain Village.

- 2020: A second work session was held on October 15, 2020, at which, issues such as affordable housing, proposed density and massing were again discussed.
- The DRB initially heard this item on May 6 and continued the item to the July 1 hearing in order to better understand additional specifics on the project.

The meeting digital recordings for both the September 17, 2020, and October 15, 2020, Town Council Work Sessions were provided in their entirety to the Members of the DRB on June 7, 2021, by email. In response to public comments provided during the DRB and as part of these packet materials, the applicant revised the plans to include changes to the spa and club house area, parking changes and additional information related to trip generation from the proposed density, as well as small changes to parking and the façade of the structure.

**Applicable CDC Requirement Analysis:** The applicable requirements cited may not be exhaustive or all-inclusive. The Applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by italicized Text.***

**I. Density Transfer and Rezone Criteria and Staff Notes:**

Below is a table setting forth the existing and proposed zoning of the project and associated densities:

**Table 1: Existing and Proposed Zoning/Densities**

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
<b>Zoned Density</b>						
30	0.60	Multi-Family	Condominium	9	3	27
			Employee Apartment	2	3	6
			Commercial	1		
<b>Total Zoned Density:</b>				11		33
<b>Proposed Density</b>						
			Condominium	16	3	48
			Employee Condominium	3	3	9
			Commercial	n/a	n/a	n/a
<b>Total Density after Transfer and Rezone</b>				19		57

*Staff Note: The proposal will result in an increase in density of 24 person equivalents, or eight condominiums and one employee apartment. The applicant is requesting that the existing Building 100 be rezoned from Commercial and Employee Apartment designations to two Employee Condominium Designations. The applicant is requesting that the Town create the remaining employee condominium unit in accordance with Section 17.3.7. As commercial density does not have any per person equivalent, there is no net effect to density limitations from the removal of*

*the unit. The density transfer and rezone application however also facilitate tracking on any changes to total commercial area which is important for TMVOA dues purposes, the town's commercial square footage inventory, and the town's workforce housing inventory.*

### **CRITERIA, ANALYSIS AND FINDINGS**

The criteria for decision for the board to evaluate a rezone that changes the zoning designation and/or density allocation assigned to a lot is listed below. The following criteria must be met for the review authority to approve a rezoning application:

(\*\*\*) : Indicates irrelevant text or sections of the CDC have been edited to reduce the length

#### **17.4.9: Rezoning Process**

(\*\*\*)

##### 3. Criteria for Decision: (\*\*\*)

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

*Staff Finding: In August of 2017, the Comprehensive Plan was amended in order to address the overall development of Lot 30 and OS-1A-R3, identified as Parcel M in the Comprehensive Plan (Comp Plan).*

*The 2017 amendment to the Comp Plan provided that "the owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion after receiving a recommendation from the Design Review Board, pursuant to the [CDC] to determine if any proposed development scenario other than a by-right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 or requires the incorporation of the whole or part of the Parcel M property. The Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination."*

*The Comprehensive Plan also provides guidance and considerations related to both the creation of deed-restricted housing opportunities consistent with the proposal. Although there are no site-specific policies related to Parcel M, Lot 30 as shown on pages 58 and 59 of the Comprehensive Plan, the proposed density transfer and rezone would allow an additional unit of employee condominium density which would help meet the communities needs directly adjacent to the Village Center.*

- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;  
*Staff Finding: The proposed rezone and density transfer meets the requirements of the CDC. Lot 30 is zoned Multi-Family, a zoning designation that is intended to provide higher density multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing, and similar uses. As proposed, the applicant meets the CDC requirements as documented in Section 1 of this report for things like Building Heights, Lot Coverage, Parking, etc. Given the request for additional density, and its impact on the overall development, the Town Council must also determine based off the provided materials if the increased density meets the intent of the Zoning and Land Use Regulations.*
- c. The proposed rezoning meets the Comprehensive Plan project standards;

*Staff Finding: See staff discussion above under 3(a).*

- d. 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;  
*Staff Finding: The project is located within an area identified for future development but the Council must determine that this proposal is consistent with the public health, safety, and welfare of the surrounding community. While additional residential units in this area may be beneficial to the overall vibrancy of the village center, there could be impacts from the proposed development in the form of impacts to existing viewsheds and overall massing along Mountain Village Boulevard. Overall, the application meets this requirement.*
- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;  
*Staff Finding: Due to the high-density development within the Village Core and its juxtaposition with the multi-family zoning of Aspen Ridge, the future development of Lot 30 will serve as a transitional area between the two. Specific policies within the Comprehensive Plan as amended in 2017 contemplate this transitional development pattern but specifies that Town Council at its sole discretion must make this determination.*
- f. Adequate public facilities and services are available to serve the intended land uses;  
*Staff Finding: Given Lot 30's location, there doesn't appear to be any required utility extensions to the site and staff anticipates the impact to be minimal on public facilities and services.*
- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and  
*Staff Finding: The rezoning does not appear to create vehicular or pedestrian circulation hazards. The parking requirements for delivery areas have been addressed as part of the updated application materials and the site plan now demonstrates an unloading and loading zone adjacent to the entry drive. As part of the staff referral comments, the Parks and Recreation Director requested pedestrian improvements on Aspen Ridge and Mountain Village Boulevard, but it should be noted that in order to accomplish this, it would require consent from the owner of Tract OS1AR3.*
- Access is proposed from Aspen Ridge rather than Mountain Village Boulevard and the Public Works Director has weighed in on this and feels that access off of Aspen Ridge is preferable for the Town.*
- h. The proposed rezoning meets all applicable Town regulations and standards.  
*Staff Finding: The application meets all applicable regulations and standards as addressed within this memo.*

#### **17.4.10: Density Transfer Process**

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##### **D. Criteria for Decision**

(\*\*\*)

2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.

a. 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);

*Staff Finding: The Applicant has met the criteria for decision for rezoning as provided above.*

b. The density transfer meets the density transfer and density bank policies; and  
*Staff Finding: The application meets all applicable density transfer and density bank policies. The owner of Lot 30 owns all of the required density necessary for this proposal.*

c. The proposed density transfer meets all applicable Town regulations and standards.  
*Staff Finding: The application meets all applicable regulations and standards.*

**Section 17.3.8 Density Transfer and density Bank Policies.**

**Section 17.3.8 states the following:**

“If all of the density assigned to a lot is not utilized as a part of a subdivision, rezoning, design review or other process as provided for in the CDC, such unused density shall be transferred to the density bank except for workforce housing density that must be built on a site as provided for in the workforce housing requirements set forth below.”

Staff recommends a timeframe be established to assure that the third employee condominium is constructed within a reasonable timeframe such as three to five years after the initial Certificate of Occupancy for the project as workforce housing density cannot be transferred into the density bank but rather must be built onsite.

**DESIGN REVIEW BOARD RECOMMENDATION:** The Design Review Board reviewed the application for rezone and density transfer for Lot 30 at their July 1, 2021, Regular Meeting and voted unanimously to recommend approval to Town Council as written.

**RECOMMENDATION:** Based on the above findings within this memo of record, staff finds that the application meets the requirements of the CDC and criteria for decision listed in the CDC to approve a Density Transfer and Rezone.

***Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.***

I move to approve, the first reading of an Ordinance regarding the rezone and density transfer application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, rezoning the existing uses on Lot 30 to Employee Condominium and increasing the total Density on the site from 9 condominium units, two employee apartments, and commercial space, to 16 condominium units and 3 employee condominiums, with the following findings and conditions as noted in the staff report of record dated July 6, 2021, and to ask the Town Clerk to set a public hearing for August 19, 2021.

1. The Ordinance shall indicate the change in commercial space and the size of the converted employee condominium in square feet.



2. The final location and design of any buildings, 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.
3. The Lot list shall be updated to reflect one built employee condominium, 2 unbuilt employee condominiums, and 16 unbuilt condominiums assigned to the Lot.
4. Town of Mountain Village Deed Restrictions for each built unit shall be executed prior to the issuance of a Certificate of Occupancy per Section 17.3.9 consistent with the requirements found at CDC Section 17.3.9.
5. The Owner of Lot 30 shall enter into a development agreement with the Town of Mountain Village to specify that all unconstructed employee condominium density assigned to Lot 30 must be constructed and completed within 5 years of the issuance of a Certificate of Occupancy for 98 Aspen Ridge.

This motion is based on the evidence and testimony provided at a public meeting held on July 15, 2021, with notice of such meeting as required by the Community Development Code.

## John A. Miller

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**From:** Finn KJome  
**Sent:** Monday, June 21, 2021 3:30 PM  
**To:** John A. Miller  
**Subject:** RE: Lot 30 Staff Referral Comments

Hi John,

Hopefully this email will be clear direction for the applicant. Public Works does not want a curb cut for Lot 30 off of Mountain Village Blvd. Access to Lot 30 must come from Aspen Ridge Drive. Public Works has reviewed the most recent site plan for Lot 30, ASP1.02 and has found the access and the delivery area acceptable on Aspen Ridge.

Finn

Finn KJome  
Public Works Director  
Town of Mountain Village

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**From:** John A. Miller <JohnMiller@mtnvillage.org>  
**Sent:** Friday, June 18, 2021 10:44 AM  
**To:** Finn KJome <FKJome@mtnvillage.org>  
**Subject:** FW: Lot 30 Staff Referral Comments

Hey Finn –

The Lot 30 development team has requested some clarification of your comments related to the access on Aspen Ridge. Is there any way you could provide some more detail on the access preference, and if the town does in fact want access to be taken off of aspen ridge?

Thanks,  
J

John A Miller III  
Senior Planner  
Planning & Development Services  
Town of Mountain Village  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435  
O :: 970.369.8203  
C :: 970.417.1789

Review comments by TOMV staff forester, Michael Otto

New Single Family home located at Lot 163RC, 105 Prospect Creek.

[https://townofmountainvillage.com/site/assets/files/34871/163rc\\_website\\_and\\_referral\\_packet.pdf](https://townofmountainvillage.com/site/assets/files/34871/163rc_website_and_referral_packet.pdf)

Diversity of planting clause is not met. 8 bristlecone pine of 35 trees = 22-23%.

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New Multi-Family Condo Building located at Lot 30, 98 Aspen Ridge.

[https://townofmountainvillage.com/site/assets/files/34830/lot\\_30\\_dr\\_and\\_dtrz\\_referral\\_packet.pdf](https://townofmountainvillage.com/site/assets/files/34830/lot_30_dr_and_dtrz_referral_packet.pdf)

A landscaping plan is not provided. Landscaping will be addressed in detail as part of the second design review.

A wildfire mitigation plan has not yet been provided. Because of the size of construction related to the size of the lot, zone 1 designation would extend onto adjacent open space.

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Single Family Home located at Lot 165-7, 170 Cortina Drive.

[https://townofmountainvillage.com/site/assets/files/34872/lot\\_165-7\\_website\\_and\\_referral\\_packet.pdf](https://townofmountainvillage.com/site/assets/files/34872/lot_165-7_website_and_referral_packet.pdf)

Wildfire mitigation plan and landscape plan are not included.

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Single Family Home located at Lot 325, 430 Benchmark Drive.

[https://townofmountainvillage.com/site/assets/files/34873/lot\\_325\\_website\\_and\\_referral\\_packet.pdf](https://townofmountainvillage.com/site/assets/files/34873/lot_325_website_and_referral_packet.pdf)

A landscape plan is not yet provided. It will be submitted with the Final Architecture Review plan. Because the primary goal of the landscape plan is to retain as much existing vegetation as possible, I would recommend exempting live Aspen removal from Zone 1 requirements.



# TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

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Address: Lot 30 98 Aspen Ridge  
Mountain Village, CO 81435

Architect: Zehren and Associates, Inc.

- 1) The structure shall require a monitored sprinkler system in compliance with NFPA 13R.
- 2) A Fire Department Connection installed on one side of the porte cochere. 4.5" Storz fitting.
- 3) Porte cochere height shall meet IFC 503.2.1 Dimensions.
- 4) The address numbers shall be reflective coated or outlined with a reflective coating.
- 5) Knox Box installed 60" from grade above the FDC.

## John A. Miller

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**From:** Jim Loebe  
**Sent:** Monday, April 19, 2021 7:23 AM  
**To:** John A. Miller  
**Cc:** Finn KJome  
**Subject:** Re: Lot 30, 98 Aspen Ridge Referral Packet for May 6 DRB

Hey John,

I know there's a swath of TSG open space between lot 30 and the blvd, but we really want to make sure that we get a real sidewalk between Aspen Ridge Road and the bridge out of the developer. It would be great if we could tie into the trail down to the peaks too. This may already be addressed in the packet. I didn't go that deep.

Thanks!

Jim Loebe  
Transit Director  
Town of Mountain Village  
jloebe@mtnvillage.org  
W 970 369 8300  
C 970 729 3434

On Apr 16, 2021, at 3:31 PM, John A. Miller <JohnMiller@mtnvillage.org> wrote:

Good Afternoon All –

Please find the following referral for a New Multi-Family Condo Building located at Lot 30, 98 Aspen Ridge. There is also a concurrent request to increase the density of the site for a total of 16 units and 2 employee units. This item will be heard by the DRB at the May 6 hearing with council hearings later in May and June.

1. Multi-Family, Lot  
30: [https://townofmountainvillage.com/site/assets/files/34830/lot\\_30\\_dr\\_and\\_dtrz\\_referral\\_packet.pdf](https://townofmountainvillage.com/site/assets/files/34830/lot_30_dr_and_dtrz_referral_packet.pdf)

Please let me know if there are any questions or concerns.

Best,  
J

John A Miller III  
Senior Planner  
Planning & Development Services  
Town of Mountain Village  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435  
O :: 970.369.8203  
C :: 970.417.1789



To: John Miller,  
From: Bill Frownfelter, P.E., SEH Senior Engineer  
Paul O'Neil, P.E., SEH Senior Engineer  
Date: July 8, 2021  
Re: Lot 30 Development Submittal, Town of Mountain Village

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**Background** – Avventura, LLC. submitted an application for development of Lot 30, Town of Mountain Village for development of 16 Condominium Units and 3 Workforce Housing Units. In conjunction with this application SEH, Mountain Village Town Engineer, was tasked with commenting on the (1) traffic generation calculations, (2) required parking and loading areas, and (3) access to the property.

**Traffic Generation** – Anticipated Traffic Generation is presented on sheet 30 of the Revised DRB Submittal, prepared by Zehren and Associates, Inc. and dated March 16, 2021. The proposed project will have minimal impact on the Peak hour rates as shown by the Zehren analysis on Sheet 30. However, the Average Daily Traffic (ADT) will increase to 66 trips from 30 trips using the proposed Recreation Home (ITE code 260) vs Small office building (ITE code 712). When analyzing traffic, it is typically most important to evaluate the peak hours which Zehren has done and although the ADT will double the impact on traffic to the neighborhood should be minimal.

**Required Parking** – Anticipated Parking Generation is presented on sheet 29 of the Revised DRB Submittal, prepared by Zehren and Associates, Inc. and dated March 16, 2021. The proposed parking rates are based upon 1.5 spaces per unit outside the Village Center and 1 space per unit inside the Village Center in accordance with Section 17.5.8 of the Town of Mountain Village Community Development Code. Zehren has evaluated both the requirements due to the proximity of Lot 30 to the boundary of the Village Center. The proposed parking spaces which will be provided is 33 which would exceed the more onerous requirements of outside of the Village Center by 3.5 spaces. Additionally, the proposed development intends to utilize tandem parking for 20 of the spaces utilizing the provision for 24-hr valet or key lockbox services.

**Property Access** – The applicant proposes to meet the requirements of CDC 17.5.8.C.10 off-site in the Blue Mesa Delivery and Parking Zone across Mountain Village Blvd from the site. After conferring with the Mountain Village Public Works Director, the access off Aspen Ridge Road seems appropriate given the traffic congestion an access onto Mountain Village Blvd would cause. With the proximity of the Granita to the Aspen Ridge Drive/Blue Mesa intersection and considering the steepness of the Granita Access and poor visibility there, another access to the property across from Granita would compound the current congestion/safety issues in that area.

**Loading Areas** – Proposed loading area is presented on sheet 31 of the Revised DRB Submittal, prepared by Zehren and Associates, Inc. and dated March 16, 2021. The applicant proposes utilizing off-site large truck loading in the Blue Mesa parking lot. Sheet 32 of the applicant’s submittal, shows the required wheel path for a semi-truck to turn on-site. This exhibit shows the impacts onto Mountain Village Blvd, and this only works with two accesses to the site. Per the “Property Access” paragraph above, an access directly onto Mountain Village Blvd is not desirable. After conferring with the Public Works Director and Planning Department, use of the Blue Mesa Lot for off-site loading/unloading seems appropriate.

June 22, 2021

John Miller  
Senior Planner  
Town of Mountain Village  
Via Electronic Mail: [JohnMiller@mtnvillage.org](mailto:JohnMiller@mtnvillage.org)

Re: Lot 30 Development Narrative  
Design Review Application

John:

Lot 30 is owned by Avventura, LLC, a Colorado limited liability company. The principal of Avventura, LLC is Dr. Louis C. Alaia. Dr. Alaia has owned property in Mountain Village since the inception of the Telluride Ski Area in 1972. In 2007, Dr. Alaia developed the Tramontana project which is located across Aspen Ridge Drive on Lot 31.

Avventura has submitted concurrent applications for both Class 4 Density Bank Transfer and Class 3 Design Review for the development of a multi-family project consisting of sixteen, (16), Condominium units and three (3) deed restricted employee units, (one, (1), existing deed restricted employee unit, construction of one, (1), additional deed restricted employee unit and conversion of existing commercial space into one, (1), additional deed restricted employee unit), and common area amenities including a concierge/reception, lounge, ski and bike lockers, hot tub, and exercise area in a 3,200 square foot club facility exclusively for the benefit of the Lot 30 unit owners and their guests. The proposed development is in addition to the existing building located on Lot 30 at 98 Aspen Ridge Drive which includes one existing Employee unit of approximately 678 square feet and approximately 1,710 square feet of Commercial space. The total number of Employee Condominiums that would be located within the fully constructed Lot 30 project will be three, (3), units.

A brief analysis of the how the Lot 30 project meets key requirements of the Community Development Code is noted as follows:

#### **Background**

Lot 30 is currently zoned as Multi-Family and carries a "TF" or "Building Footprint" designation. It is currently is allocated nine, (9), Condominium units and two, (2), Employee apartment units of density.

Lot 30 and Lot 11 were re-platted in 1996 to incorporate a building that was originally constructed in connection with the Aspen Ridge development within the reconfigured boundaries of Lot 30.

In 2019, Avventura rezoned approximately 678 square feet of the Commercial Space within the building to create one (1) Employee Unit. The remaining 1,710 square feet within the building continues to be zoned as Commercial and is currently used as office space.

Lot 30 is also referenced in the Town's Comprehensive Plan under Parcel M, which included Lot 30 and portions of open space owned by TSG. The Town's Comprehensive Plan was amended in 2018 to



provide that Lot 30 could be developed separate and apart from surrounding Open Space Parcel OS1AR-3.

Lot 30 is designated as part of the Mountain Village Center Subarea in the Future Land Use Plan

**Density (CDC 17.3.7; CDC 17.3.8)**

The applicant is proposing to increase the density on Lot 30 from nine, (9), Condominium Units and two (2), employee apartments to sixteen (16) Condominiums units and three, (3), employee apartments by transferring density currently held in the Density Bank by Avventura and one, (1), employee unit to be created by the Town.

- Twenty-One, (21), persons of density, which equates to seven (7) Condominium units, will be transferred to Lot 30 from the Density Bank through the rezoning/density transfer application process.

Existing Density			
Unit Type	Number of Units	Person Equivalent/Unit	Total Person Equivalent
Condominium	9.0	3.0	27.0
Employee Apartment	2.0	3.0	6.0
<b>Total</b>	<b>11.0</b>	<b>3</b>	<b>33.0</b>

Proposed Density			
Unit Type	Number of Units	Person Equivalent/Unit	Total Person Equivalent
Condominium	16.0	3.0	48.0
Employee Condominium*	3.0	3.0	9.0
<b>Total</b>	<b>19.0</b>	<b>3</b>	<b>57.0</b>

Condominium Density to be Transferred from Density Bank (Owned by Avventura)			
Certificate Number Unit Type	Number of Units	Person Equivalent/Unit	Total Person Equivalent
054 Single Family	0.5	4.0	2.0
055 Single Family	1.0	4.0	4.0
056 Single Family	1.0	4.0	4.0
057 Single Family	1.0	4.0	4.0
058 Single Family	1.0	4.0	4.0
Condominium	1.0	3.0	3.0
Employee Condominium*	1.0	3.0	3.0
<b>Sub-Total</b>	<b>5.5</b>		<b>24.0</b>
Existing Density	11.0		33.0
<b>Total</b>	<b>16.5</b>		<b>57.0</b>

- Employee Condominium Density shall be created by or transferred from The Town of Mountain Village to Lot 30

**Uses (CDC 17.3.4.D)**

The Multifamily Zone district allows for development of Condominiums and Employee units as Permitted Uses. The current building located on Lot 30 was constructed by the developer of the Aspen Ridge project with approximately 2,448 square feet of Commercial space. In 2019, Avventura rezoned approximately 678 square feet of the Commercial Space within the building to create one (1) Employee Unit. The remaining 1,710 square feet within the building continues to be zoned as Commercial and is currently used as office space.

**Workforce Housing (CDC 17.3.9)**

Lot 30 is required to construct two, (2), employee apartment units. One, (1), Employee unit was created by Avventura in 2019 and is located within the existing building on Lot 30. That employee unit is currently occupied in compliance with the Town of Mountain Village Employee Housing Deed Restriction.

- Avventura is proposing to convert the existing commercial space into one (1) additional employee unit within the existing building on Lot 30.
- Avventura is also proposing to construct one (1) additional employee unit within the new construction proposed for Lot 30.
- Avventura proposes that all Employee units to be located on Lot 30 be zoned as “Employee Condominium.”

**Building Height Limits (CDC 17.3.11 and 17.3.12)**

The CDC limits the maximum and maximum average building height on Multi-Family lots to 48 feet. However, the ridge of a gable, hip, gambrel, or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit.

- The proposed development is in compliance with both the maximum and average height limits for Multi-Family lots.

**Maximum Lot Coverage (CDC 17.3.13)**

Lot 30 is designated as a “TF” or “Building Footprint Lot”. As such, lot coverage is interpreted to be 100% provided building code, setbacks, fire access, and applicable requirements of the CDC are met.

- The proposed structure has fire access from Aspen Way, Mountain Village Boulevard and Aspen Ridge Drive, and complies with provisions of adopted building codes related to distances to property lines.

**General Easement Setbacks (CDC 17.3.13)**

There is no general easement setback on Lot 30 as the lot is designated as a “Building Footprint Lot” allowing development of structures to the lot line.

**Building Design (CDC 17.5.6)**

Although the project is located is outside the Village Center zoning designation, and given that the project is located within the Village Center sub-area plan as a visual transition or “gateway” to the Village Center, stucco (27%) has been incorporated as a “subordinate exterior material”. Although

slightly less than the use of wood (28%), it is significantly less than the use of stone (35%), which should be considered the predominant material. (CDC 17.5.6.E.4).

In addition, the project also serves as a transition, in both scale and material Given the project's between Village Center structures east and north of Mountain Village Boulevard and The Meadows multi-family structures, which have been constructed to the south and west of Lot 30.



Aspen Ridge Condominiums (Estimated +/- 45% Stucco on the primary street façade)



Granita (Village Center - Estimated +/- 50% Stucco)

Additionally, the structure complies with design requirements related to:

- Grounding the building to the site with the use of a stone base and minimal retaining walls.
- Utilizing stepped roof forms that emphasize sloped planes, varied ridgelines, vertical offsets, as well as a combination of shed and gabled dormers to add visual interest.

- Decks, balconies, and bay windows have been used to create variety, visual interest, and detail on the exterior elevations to minimize the perceived mass.
- The use of exterior materials and colors that harmonize with surrounding buildings and the landscape while providing variety and a unique identity for the project.

#### **Grading and Drainage Design (CDC 17.5.7)**

No slopes over 30 percent, wetlands or drainages are located within the proposed development site.

Preliminary grading has been designed to blend with the surrounding infrastructure and the existing landscape on Lot OS1AR-3 while generally maintaining existing drainage patterns.

- Boulder retaining walls are provided at the northwest and northeast corners of the site to allow for egress and range in height from approximately 12 inches to 42 inches.
- A structural planter wall is proposed along the west property line varying in height from approximately 24 inches to 42 inches.
- The proposed access drive complies with grading requirements identified within the CDC and does not exceed 5% for the first 20 feet along Aspen Ridge Road, and 10% thereafter.
- Stormwater will be collected from paved areas and retained on-site within drywells engineered in accordance with adopted town standards, allowing for direct recharge of stormwater to the water table.
  - Stormwater collected from vehicular parking areas will be filtered with a sand/oil separator prior to discharge into drywells.

#### **Parking Regulations (CDC 17.5.8)**

A total of thirty-five (35) spaces have been provided as part of the project; an excess of more than five spaces beyond CDC requirements for areas outside of Village Center.

##### Required Spaces

- Twenty-four, (24.0), parking places are required to satisfy residential requirements for the 16 proposed Condominium Units at the rate of 1.5 spaces/unit. (CDC 17.5.8.A.1.).
- Four and one half, (4.5), are required to satisfy residential requirements for the 3 Employee Units at a rate of 1.5 spaces/unit. (CDC 17.5.8.A.1.). One (1.0) parking place is required to satisfy short-term service demand (CDC 17.5.8.A.4.)
- One, (1.0), loading and delivery space twelve feet (12') in width by fifty-five feet (55') in length, with fourteen feet (14') of overhead clearance. (CDC 17.5.8.C.10)

##### Condominium Parking Management Plan

- Twenty, (20), indoor tandem spaces at a rate of two spaces per unit, will be identified in the final condominium map as Limited Common Elements for the exclusive use of each labeled unit. CDC 17.5.8.B.2.c.i.(a).
- Nine, (9), indoor spaces at a rate of one space per unit, will be identified in the final condominium map as Limited Common Elements for the exclusive use of each labeled unit. CDC 17.5.8.B.2.c.i.(a).
  - Four and One-Half, (4.5), outdoor spaces, at a rate of 0.5 spaces per unit for each of the nine units, will be identified in the final condominium map as a General Common Element for the use of the condominium. (CDC 17.5.8.B.2.c.i.(b)).

- One and One-Half, (1.5), outdoor short-term maintenance spaces, at a minimum rate of 1.0 spaces per (condominium) association, will be identified in the final condominium map as a General Common Element for the use of the condominium. (CDC 17.5.8.A.4.).
- A vehicle key lock box will be provided for access, by the on-site manager/management company, to all owner or tenant vehicles. (CDC 17.5.8.C.7.).
- Excess parking spaces will not be sold or otherwise conveyed exclusive of units. (CDC 17.5.8.B.2.c.i.(b)).

While the applicant believes the project meets CDC requirements for the number, configuration, and management of parking spaces, it should be noted that significantly less parking is typically utilized in projects of similar use, size and proximity to commercial centers as noted in the attached (FHU) parking study, (0.65 spaces/unit), industry (ITE) standards (1.2 spaces/unit), and CDC (Village Center) regulations (1.0 spaces/unit). (Attachment).

#### Loading/Unloading Parking Management Plan

- One (1.0), loading and delivery space twelve feet (12') in width by fifty-five feet (55') in length, with fourteen feet (14') of overhead clearance is provided in conjunction with the Blue Mesa Parking and Delivery Zone directly adjacent to the project site across Mountain Village Boulevard. (Attachment)
- One (1.0), loading and delivery space twelve feet (12') in width by thirty feet (30') in length, with fourteen feet (14') of overhead clearance is provided in conjunction with pedestrian access, beyond the existing edge of pavement on Aspen Ridge Drive.

It should be noted that standard engineering practice typically accounts for 85% of maximum on-site capacity and that:

- The intended uses are solely limited to individually owned or leased residential condominiums; there are no hospitality, restaurant, commercial, or retail uses proposed as part of the development.
  - This lack of an enclosed, on-site loading bay is consistent with other multi-family residential condominiums of similar size with a similar number of units within the Town of Mountain Village and other comparable resorts.
  - Residential refuse is accommodated in accordance with CDC 17.5.10, and does not require a compactor or dumpster.
- The provision of WB-50 (55 foot long) vehicles on site could be detrimental to public health, safety, and welfare as:
  - A minimum of one additional vehicle access point would be required on Mountain Village Boulevard.
  - Turning movements for vehicles of this size would require vehicles to cross into oncoming traffic lanes.

**Landscaping (CDC 17.5.9)**

Landscaping will be addressed in detail as part of the third Design Review Submission and Meeting.

- It is anticipated that 450 square feet of formal landscaping will be provided within two structured planting beds.
- All other areas disturbed by construction activities will be revegetated with natural materials to blend with the existing landscape.

**Trash, Recycling and General Storage Areas (CDC 17.5.10)**

Deeded general storage, as well as common bicycle and ski storage is indicated at ground levels for each unit either at the end of each parking space or within common storage areas.

A common trash enclosure of approximately 225 square feet with a ceiling height of ten feet is provided adjacent to the snow-melted drive at the south west corner of the site.

- A minimum enclosure of 120 square feet is required for multifamily projects of greater than four units under CDC regulations.
- As the building contains less than 25 units, trash compaction units or dumpsters are not required or anticipated. Trash and Recycling will be stored within standard, bear proof 96-gallon residential poly-carts as provided by the local waste management service.

**Utilities (CDC 17.5.11)**

Existing utilities and proposed utility routing are addressed in accordance with Design Review Requirements.

**Lighting (CDC 17.5.12)**

Lighting will be addressed prior to submission for the second meeting in accordance with Design Review Requirements.

**Sign Regulations (CDC 17.5.13)**

Monument signage will be addressed in greater detail prior to the second meeting and/or under a separate joint application with adjacent property owners.

Please do not hesitate to contact me with any questions or concerns regarding the materials submitted.



Timothy Losa, AIA, NCARB

CC: Louis Alaia  
Stephanie Fanos  
Sue Berg

Enclosures

## Appendix A – Rezoning Review Criteria (Density Transfer)

The primary criteria of a rezoning-density transfer application is in conformance with the Comprehensive Plan. In 2018 the Town Council adopted by Resolution an amendment to the Comprehensive Plan specific to Lot 30 that gave broader development authority. If Lot 30 is developed independent of the overall Parcel M, it could be developed in the following ways:

- Consistent with the underlying zoning,
- Pursuant to a rezone and density transfer application approved by Town Council, and
- Not subject to the Unit mix shown as Table 7 in the Comprehensive Plan (and a flagship hotel site).

In response to article 17.4.9 of the Community Development Code, the following criteria have been met for the review authority to approve the proposed rezoning development application related to the transfer of density to Lot 30:

- a. The proposed rezoning generally complies with the goals, policies, and provisions of the Comprehensive plan in that it offers:
  - An additional, sustainable resort bed base of over 100 “pillows”.
  - Common amenities, on-site management, and a front desk/reception area to support second homeowners who choose to lease their properties on a long or short-term basis.
  - A “high-quality” project that provides “a desirable place to live” for potential full-time residents.
  - “Integrated”, deed restricted housing, beyond that required under the current density allocation.
  - Adequate, effective, and efficient vehicular access and parking.
  - Pedestrian connectivity to transit, commercial centers, and recreational opportunities.
  - An appropriately scaled transition between the higher density Village Center, less dense outlying areas, and the natural alpine setting.
- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
  - As demonstrated in the development narrative and supporting documentation, the rezoning is consistent with Zoning and Land Use Regulations with specific regard to allowable uses, height, setbacks, site coverage, grading, access, parking, as well as “objective” portions of building design standards.
- c. The proposed rezoning meets the Comprehensive Plan project standards.
  - The Comprehensive Plan does not provide for specific development “standards”.

- The Mountain Village Center Sub-Area Plan references “no site-specific policies.”
- d. 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 proposed development of existing parcels is identified in the comprehensive plan as being “beneficial to Mountain Village and its environment by reserving development to areas that are most optimal for development and preserving those areas that are most appropriate for passive recreation and conservation”, and as such, the density increase, as applied within the underlying zoning requirements related to height, site coverage and setbacks, should be seen as an efficient and economical use of land while having little or no impact on the health, safety, or welfare of surrounding properties.
- e. 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.
- The Village Center Sub-Area Plan anticipates significant increases in density from the underlying density assigned to the lot, recognizing that existing roadways and other infrastructure can accommodate the proposed density increase.
- f. Adequate public facilities and services are available to serve the intended land uses.
- Adequate public facilities and services exist to serve the proposed residential uses as indicated within the engineered Utility Plan, submitted as part of this application.
  - When considering engineering (ITE) standards related to projecting traffic impacts, peak pm hour traffic volumes will increase by less than one vehicle over the current uses on site have little to no impact on roadways or intersection level of service.
    - Net Increase of 0.85 PM Peak Hour Trips
    - Existing Uses – 4.47 Total PM Peak Hour Trips
      - ITE Designation 173 “Small Office Building 2.45 Trips/1,000 sf
      - 1,710 sf = 4.19 Trips
      - ITE Designation 260 “Resort Homes” 0.28 Trips/Unit
      - 1 Unit = 0.28 Trips
    - Proposed Uses – 4.47 Total PM Peak Hour Trips
      - ITE Designation 260 “Resort Homes” 0.28 Trips/Unit
      - 19 Unit = 5.32 Trips
  - The applicant has proposed providing curb, gutter, and sidewalks consistent with town standards on both Mountain Village Boulevard and Aspen Ridge



Drive, although an easement would need to be obtained from the adjacent open space property owner by either the town or the owner of lot 30 in order to construct and maintain such improvements.

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash, or service delivery congestion.
  - The proposed development accommodates all anticipated vehicular and service needs within the site boundaries accessed by way of a single driveway curb cut on Aspen Ridge Drive. The proposed density increase would not require any revisions to vehicular access, parking, pedestrian circulation, and/or trash standards beyond which the underlying density would have required.
  - When considering engineering (ITE) standards related to projecting traffic impacts, peak pm hour traffic volumes will increase by less than one vehicle over the current uses on site.
  - There are no centralized service deliveries associated with the proposed residential uses.
  
- h. The proposed rezoning meets all applicable Town regulations and standards.
  - As stated in the attached correspondence and demonstrated in the accompanying documentation, the proposed project meets all applicable regulations and standards as adopted in the Community Development Code by the Town of Mountain Village, as interpreted by the development team.

In consideration of the above noted criteria, and as stated in the Comprehensive Plan and associated Amendment, the Town Council should take into consideration the following:

- “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 Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario of Lot 30, is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. The Town Council shall also consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.”

- “Town Council may consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements in any development scenario including an independent Lot 30 development (meaning 131 exclusive of any inclusion of the OS IAR-3 portion of Parcel M) scenario or a Parcel M development scenario.” Town Council should provide feedback related to these comprehensive plan policies.



Unit	Level	Floor Elevation	Net Area	Unit Area	Bedrooms	Offices	Baths	Parking Required (Outside VC)	Parking Required (Village Center)	Parking Provided	Parking Notes
102	Lower	9,524	1,871	<b>1,871</b>	2	1	2.5	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-21, O-32)
200	Lower	9,535	1,058	<b>2,030</b>	2	1	3.5	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-22, O-33)
	Upper	9,546	972								
201	Lower	9,524	781	<b>2,971</b>	4	1	4.5	1.5	1.0	2.0	2.0 Indoor Tandem (T-1,T-2)
	Upper	9,535	2,190								
202	Main	9,535	2,163	<b>2,163</b>	3	1	4.0	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-23, O-33)
203	Main	9,535	2,036	<b>2,036</b>	3	1	4.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-3,T-4)
204	Main	9,535	1,944	<b>1,944</b>	3	1	3.5	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-24, O-35)
205	Main	9,535	2,100	<b>2,100</b>	3	1	4.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-4, T-5)
206	Main	9,535	1,974	<b>1,974</b>	3	1	3.5	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-25, O-35)
301	Lower	9,546	2,124	<b>2,901</b>	4	1	5.5	1.5	1.0	2.0	2.0 Indoor Tandem (T-7, T-8)
	Upper	9,557	777								
302	Lower	9,546	2,154	<b>3,219</b>	4	1	5.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-9, T-10)
	Upper	9,557	1,065								
303	Lower	9,546	1,950	<b>3,435</b>	4	1	6.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-11, T-12)
	Upper	9,557	1,485								
304	Main	9,546	1,940	<b>1,940</b>	3	1	3.5	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-26, O-32)
305	Main	9,557	2,090	<b>2,090</b>	3	1	4.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-13, T-14)
PH 306	Lower	9,546	2,012	<b>3,472</b>	5	1	6.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-15, T-16)
	Upper	9,557	1,460								
PH 404	Lower	9,557	1,932	<b>3,003</b>	4	1	5.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-17, T-18)
	Upper	9,568	1,071								
PH 405	Lower	9,557	1,932	<b>2,542</b>	4	2	5.0	1.5	1.0	2.0	2.0 Indoor Tandem (T-19, T-20)
	Upper	9,568	610								
<b>Sub-Total (Fee Simple)</b>			<b>39,691</b>	<b>39,691</b>	<b>54.0</b>	<b>17.0</b>	<b>69.5</b>	<b>24.0</b>	<b>16.0</b>	<b>29.0</b>	
Apt. C	New Deed Restricted	9,513	829	<b>829</b>	1.0	2.0	2.0	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-29, O-30)
Apt. 98B	Exist Deed Restrict	9,519	678	<b>678</b>	1.0	0.0	1.0	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-27, O-31)
Apt. 98A	Converted Deed Restrict	9,519	1,710	<b>1,710</b>	2.0	2.0	1.0	1.5	1.0	1.5	1.0 Indoor + 0.5 Outdoor (I-27, O-31)
<b>Sub -Total</b>			<b>42,908</b>	<b>42,908</b>	<b>58.0</b>	<b>21.0</b>	<b>73.5</b>	<b>28.5</b>	<b>19.0</b>	<b>33.5</b>	
Short Term Service								1.0	1.0	1.5	1.5 Outdoor (O-34, O-31)
<b>Total Parking</b>								<b>29.5</b>	<b>20.0</b>	<b>35.0</b>	

(b) The Town-adopted IDF curves are set forth in Appendix 5-1.

2. All surface drains shall be a minimum eight inch (8") drain grate.
3. Development in the Village Center for infill lots may propose the use of a master drainage plan when drainage as required by this section cannot be accommodate on-site, with floodwater attenuation provided off-site when practicable.

M. Drainage plans shall require the review and approval of Public Works.

N. The applicant shall propose specific clearing limits in the plans submitted for DRB review that incorporate laybacks that conform to the general easement requirements set forth in Chapter 3.

**17.5.8 PARKING REGULATIONS**

**A. Required Number of Parking Spaces.**

1. Parking spaces shall be provided on-site for development as set forth in Table 5-2.

**Table 5-2, Required Parking Table**

<b>Zoning Designation</b>	<b>Required Number of Parking Spaces</b>
Single-family	2 enclosed spaces in garage and 2 surface parking spaces
Condominium unit (Village Center)	1 space per unit
Condominium unit (Multi-family)	1.5 spaces per unit
Single-family common interest community	2 spaces per unit
Employee condo/apt. unit (Village Center)	1 space per unit
Employee condo/apt. unit (outside Village Center)	1.5 spaces per unit
Hotel unit	0.5 space per unit
Hotel efficiency unit	0.5 space per unit
Lodge unit	0.5 space per unit
Efficiency lodge unit	0.5 space per unit
Commercial space (low intensity commercial)	1 space per 1,000 sq. ft.
Commercial space (high intensity commercial)	1 space per 500 sq. ft.
Industrial	2 space per 1,000 sq. ft.

2. For single family, the review authority may allow for tandem spaces as the two (2) surface spaces for smaller lots less than 0.75 acre where non-tandem parking is not feasible due to unique site conditions such as steep slopes, wetlands and unique shaped lots, and may waive the two (2) surface spaces for smaller lots when tandem parking is not feasible.
3. All parking shall be located outside of the general easement setback unless an encroachment is approved by the DRB as provided for in Chapter 3.
4. No less than one (1) space, but no more than five (5) spaces shall be provided for homeowners association maintenance vehicles. Such spaces shall be retained by the homeowners association as a general common element and shall be available for services such as housekeeping, cleaning, deliveries, maintenance, repair and minor construction. The spaces shall be signed for service vehicle use.
5. For uses not listed, the parking requirements shall be determined by the review authority based upon the parking requirements of a land use that is similar to the proposed use,

## Land Use: 221 Multifamily Housing (Mid-Rise)

### Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

### Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	100	100	100
5:00 a.m.	94	99	–
6:00 a.m.	83	97	–
7:00 a.m.	71	95	–
8:00 a.m.	61	88	–
9:00 a.m.	55	83	–
10:00 a.m.	54	75	–
11:00 a.m.	53	71	–
12:00 p.m.	50	68	–
1:00 p.m.	49	66	33
2:00 p.m.	49	70	40
3:00 p.m.	50	69	27
4:00 p.m.	58	72	13
5:00 p.m.	64	74	33
6:00 p.m.	67	74	60
7:00 p.m.	70	73	67
8:00 p.m.	76	75	47
9:00 p.m.	83	78	53
10:00 p.m.	90	82	73
11:00 p.m.	93	88	93

### Additional Data

In prior editions of *Parking Generation*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, District of Columbia, Maryland, Massachusetts, New Jersey, New York, Oregon, Virginia, Washington, and Wisconsin.

*It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.*

### Source Numbers

21, 209, 247, 255, 277, 401, 402, 419, 505, 512, 522, 533, 535, 536, 537, 538, 545, 546, 547, 575, 576, 577, 579, 580, 581, 583, 584, 585, 587

# Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

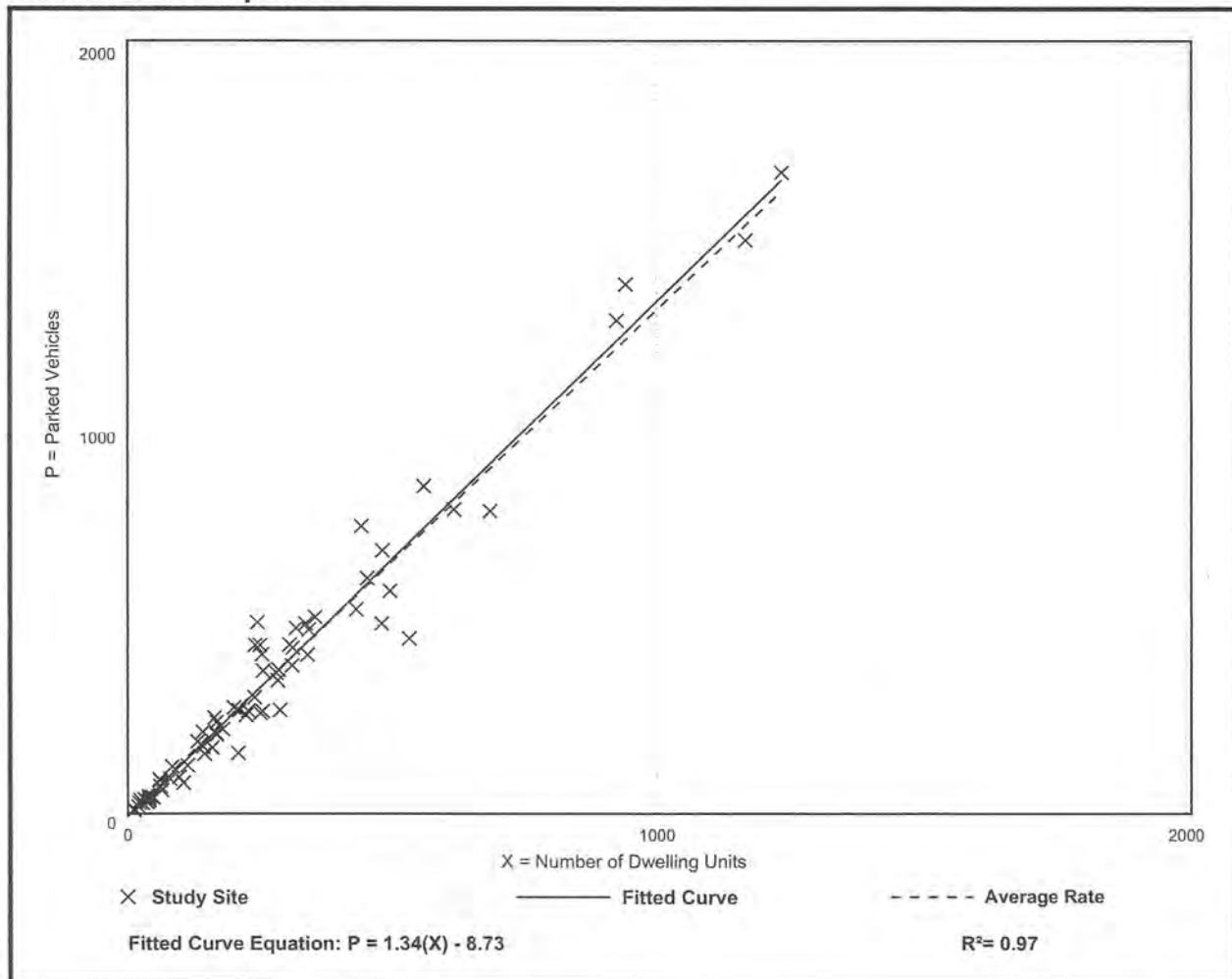
Number of Studies: 73

Avg. Num. of Dwelling Units: 261

## Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 ( 17% )

## Data Plot and Equation



# Multifamily Housing (Mid-Rise) (221)

## Peak Period Parking Demand vs: Dwelling Units

On a: Saturday

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.

Number of Studies: 3

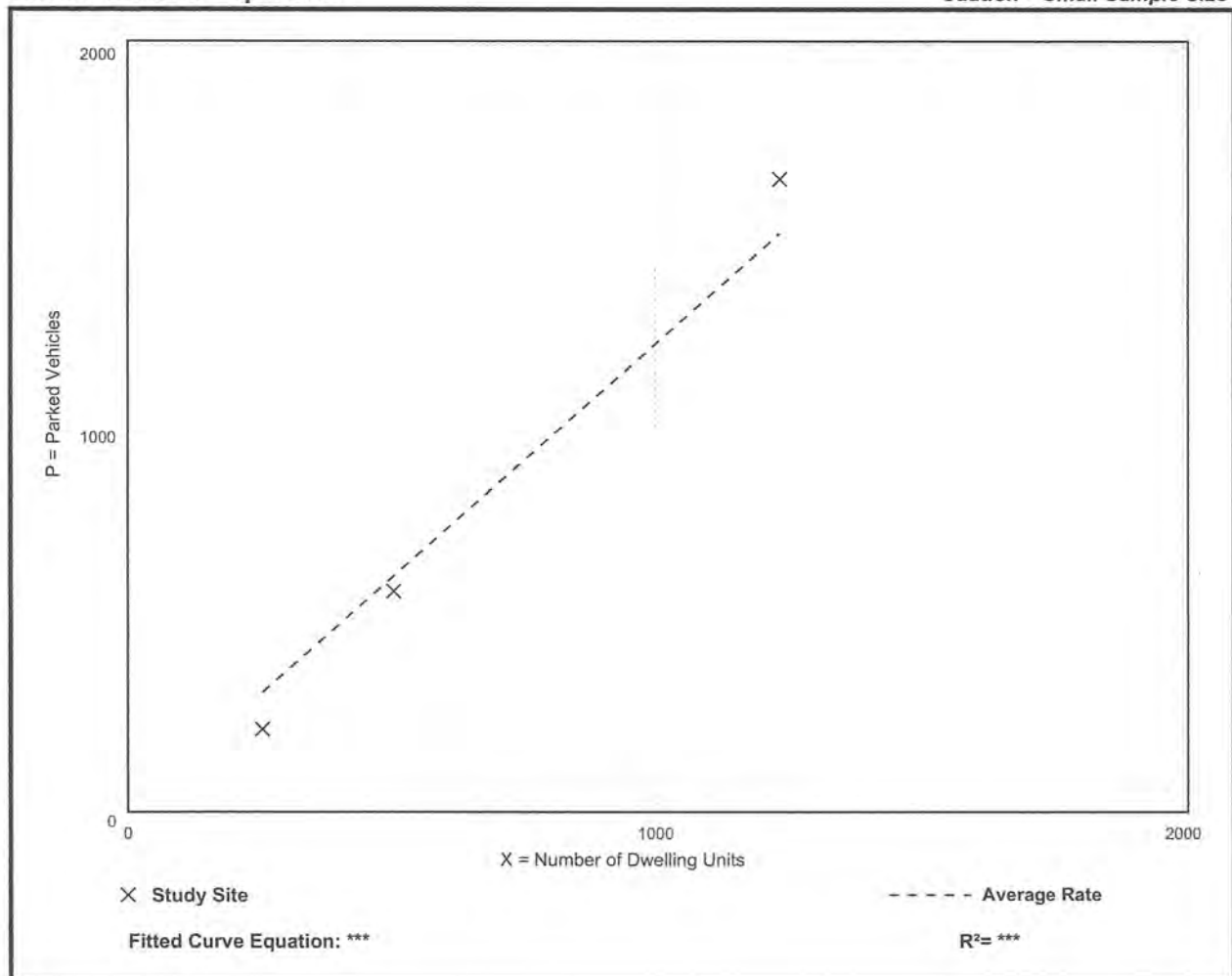
Avg. Num. of Dwelling Units: 665

## Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.22	0.84 - 1.33	0.94 / 1.33	***	0.20 ( 16% )

## Data Plot and Equation

Caution – Small Sample Size







January 27, 2015

**MEMORANDUM**

**TO:** Steve Cram, St. Shopia Partners LLLP

**FROM:** Todd Frisbie, PE, FHU; Colleen Guillotte, PE, FHU

**SUBJECT:** The Ridge Parking Analysis  
FHU Reference No. 115027-01

Parking occupancy data was collected for four condominiums in Mountain Village, CO. The data was collected at peak parking times between 10 PM and 5 AM during the holiday season (between Christmas and New Years). It was anticipated that using both the holidays and collecting overnight counts would lead to the highest parking occupancy rates. **Table 1** provides the parking data collect at all locations.

**Table 1. Parking Data**

Development	Residential Units	Parking Spaces	Maximum Occupancy Observed	Occupied Spaces/Units
See Forever Vilage	27	43	27	1.00
Lorian	26	32	9	0.35
Lorian New	6	10	3	0.50
Westermere	14	11	9	0.64
Palmyra	20	17	10	0.50
<b>Total</b>	<b>93</b>	<b>113</b>	<b>58</b>	<b>0.62</b>

As shown, the maximum number of parking spaces occupied per residential unit varied between 0.35 and 1.00. The overall average occupancy rate for all the developments was 0.62 parking spots occupied per residential unit.

We hope this information is helpful. If you have any questions, then please feel free to call me or Colleen at 719-314-1800.

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
<b>PORT AND TERMINAL</b>					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
<b>INDUSTRIAL</b>					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
<b>RESIDENTIAL</b>					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
<b>LODGING</b>					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
<b>RECREATIONAL</b>					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
<b>INSTITUTIONAL</b>					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
<b>MEDICAL</b>					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	→	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
<b>OFFICE</b>					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
<b>RETAIL</b>					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
<b>SERVICES</b>					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft<sup>2</sup> or a reduction of 40% if equal to or greater than 50,000ft<sup>2</sup>.

\*From 9th edition, no PM peak hour in 10th

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.


The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.

# MOUNTAIN VILLAGE - LOT 30

IN

## MOUNTAIN VILLAGE, CO

	
20192733	
07/01/2021	
DR	1



DESIGN REVIEW SUBMITTAL - 2

JULY 1ST, 2021

 **ZEHREN** AND ASSOCIATES, INC.  
ARCHITECTURE - PLANNING - INTERIORS  
LANDSCAPE ARCHITECTURE  
48 East Beaver Creek Blvd., Suite 303  
P.O. Box 1976 - Avon, Colorado 81620  
(970) 949-0257 FAX (970) 949-1080

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**TRACT OS-1A-R3**  
(TSG SKI AND GOLF, LLC.)

NORTH 1/4 CORNER  
SECTION 3,  
T.42N., R.9W., N.M.P.M.

N 84°48'06" E 137.56' (R)  
N 84°48'17" E 137.53' (M)

**LOT 11**  
(ASPEN RIDGE CONDOMINIUMS)

**LOT 30**  
0.60 ACRES (M)  
0.60 ACRES (R)

**SURVEYOR'S STATEMENT:**

I, Jeffrey C. Haskell, a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc., to Land Title Guarantee Company that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on September 22, 2016; that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.



Jeffrey C. Haskell

L.S. 37970

**PROPERTY DESCRIPTION:**

LOT 30, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF AMENDMENT TO THE FINAL PLAT OF LOTS 11 AND 30, TOWN OF MOUNTAIN VILLAGE, FILING 1, RECORDED OCTOBER 16, 1996 IN PLAT BOOK 1 AT PAGE 2139,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**NOTES:**

1. Easement research and property description from Land Title Guarantee Company, Order Number ABS86006285, dated September 15, 2016 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 080166, Panel Number 0287 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 100-year flood plain.
3. BASIS OF BEARINGS. The bearing from monument "Rim" to monument "Village Core" assumed as the Telluride Mountain Village project bearing of S 28°53'50" E.
4. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
5. This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
6. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
7. The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
9. 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.

MOUNTAIN VILLAGE BOULEVARD

TRACT OS-1A-R3  
(TSG SKI AND GOLF, LLC.)

BASIS OF BEARINGS:  
S 02°00'00" E 160.33' (R)  
S 02°00'00" E 160.31' (M)

SCALE: 1"=16'



ASPEN RIDGE DRIVE

**LEGEND**

- |   |                      |
|---|----------------------|
| ○ FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 27605 (MONUMENT NOT ACCEPTED) | ⚡ WATER VALVE        |
| ● FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24654                         | ⚡ FIRE HYDRANT       |
| ● SET 1-1/2" ALUMINUM CAP ON 18" #5 REBAR, L.S. 37970                       | ⊠ TRANSFORMER        |
| ⊙ SET BRASS TAG, L.S. 37970   | ○ TELEPHONE PEDESTAL |
| (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY                            | △ CABLE-TV PEDESTAL  |
| (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 2139                 |                      |

**Improvement Survey Plat**

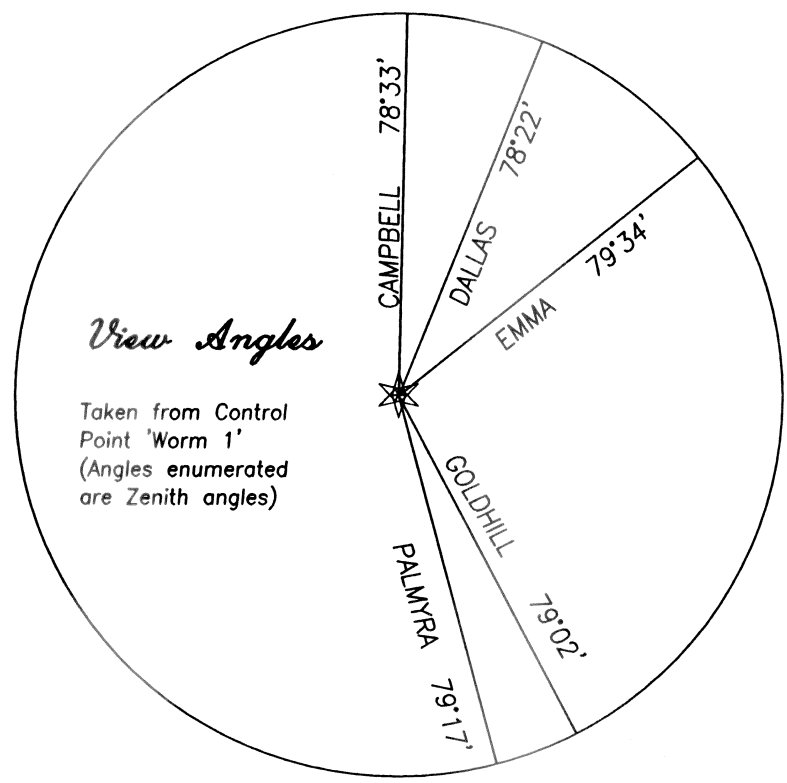
Lot 30, Town of Mountain Village,  
located within the NE 1/4 of Section 3, T.42N., R.9W., N.M.P.M., San Miguel County, Colorado.

Project Mgr: JH  
Technician: MC  
Checked by:  
Start date: 09/22/2016

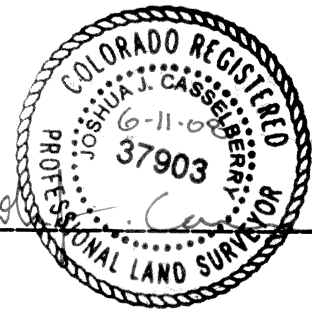


970-728-6153 970-728-6050 fax  
PO Box 1385  
125 W. Pacific Ave., Suite B-1  
Telluride, Colorado, 81435

Sheet1 of 1 Project #: 98004



This Topographic survey of a portion of Lot 30, Mountain Village, Filing No. 1 was field surveyed in June of 2008 under the direct responsibility, supervision and checking of Joshua J. Casselberry, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



P.L.S. NO.37903

Date

NOTES

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control Point "WORM-1", an 8" spike set flush to the natural ground, as shown hereon, having an elevation of 9528.04 feet.

LOT 10

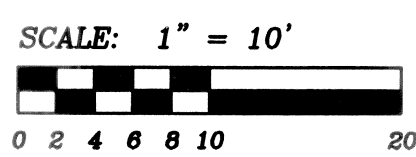
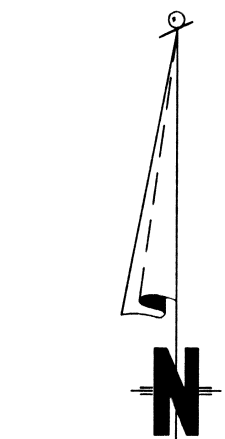
LOT 11

LOT 30

MOUNTAIN VILLAGE BOULEVARD

**Legend**

- ASPEN 2" TO 6"
- ASPEN 8" TO 12"
- ASPEN 14" TO 18"
- FIR 3" TO 6"
- FIR 8" TO 12"
- FIR 14" TO 20"
- SPRUCE 3" TO 6"
- SPRUCE 8" TO 12"
- SPRUCE 14" TO 20"
- WATER VALVE



TOPOGRAPHIC SURVEY  
LOT 30, FILING 1, MOUNTAIN VILLAGE

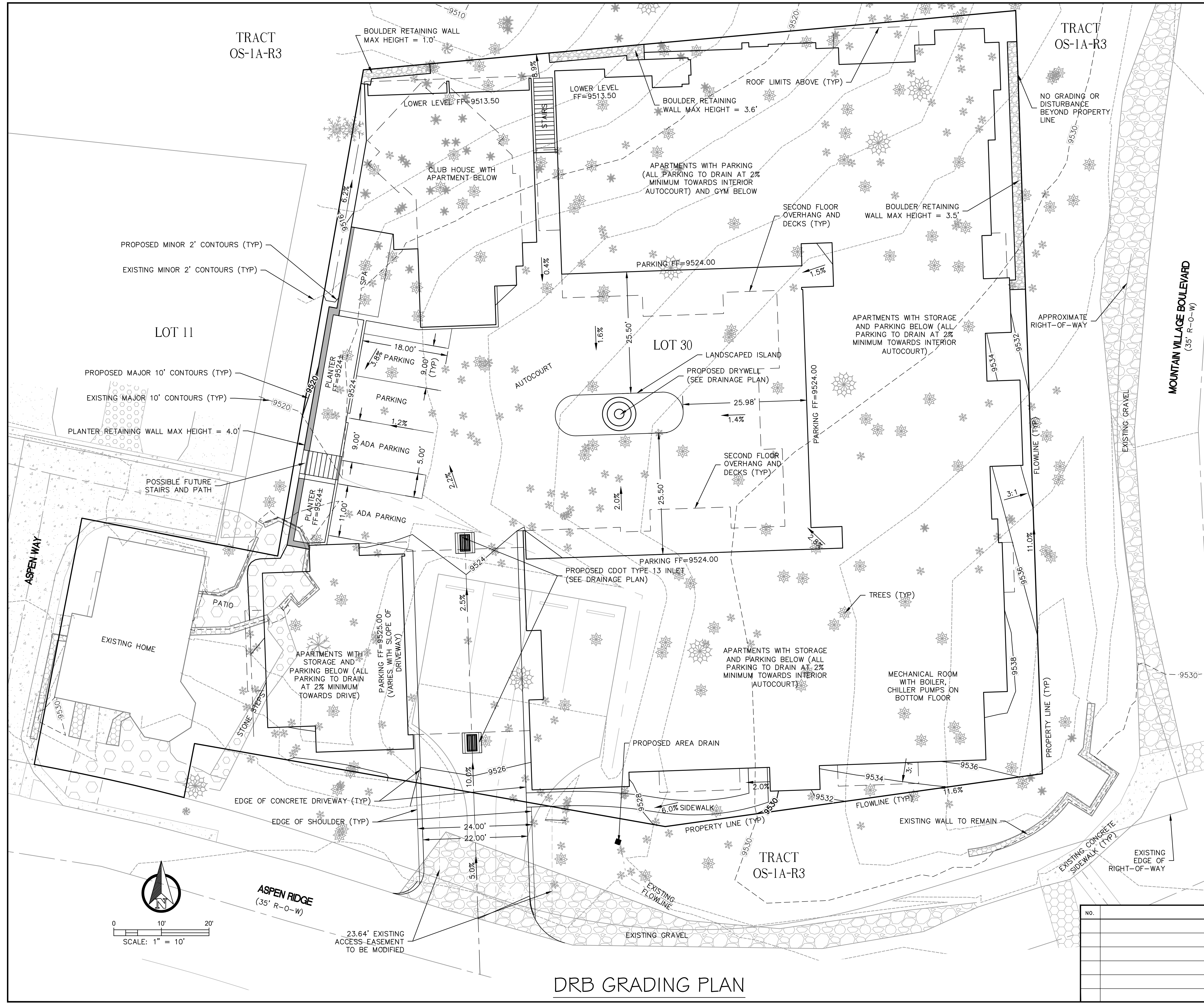
Project Mgr:	Rev.	description	date	by
JC				
Technician:	SS			
Checked by:				
Start date:	6/4/08			



970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

Drawing path: W:\JOBS\96004\TOPO-TREES-05-08

Sheet 1 of 1 Project #: 96004

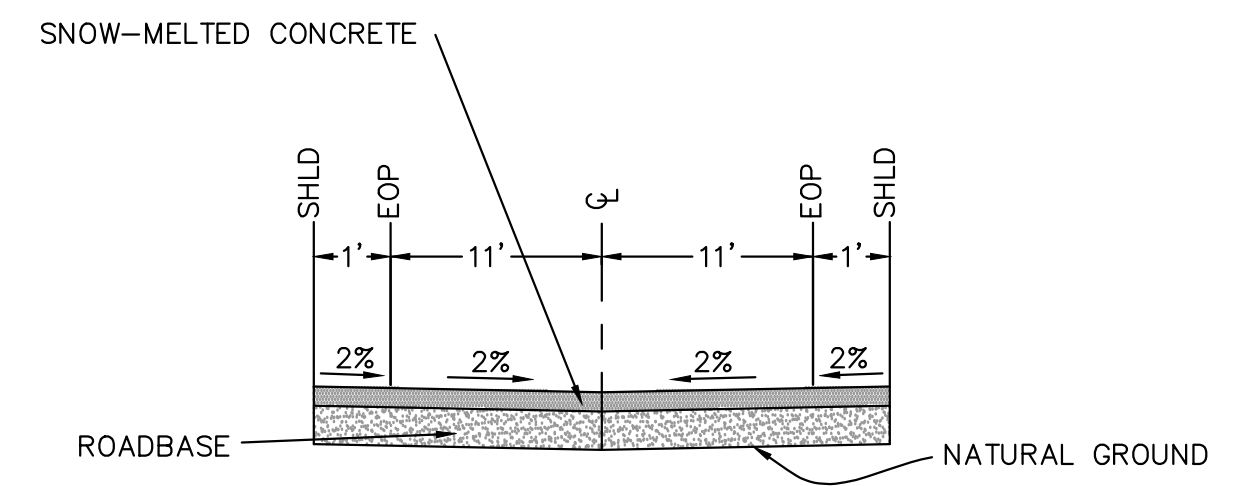
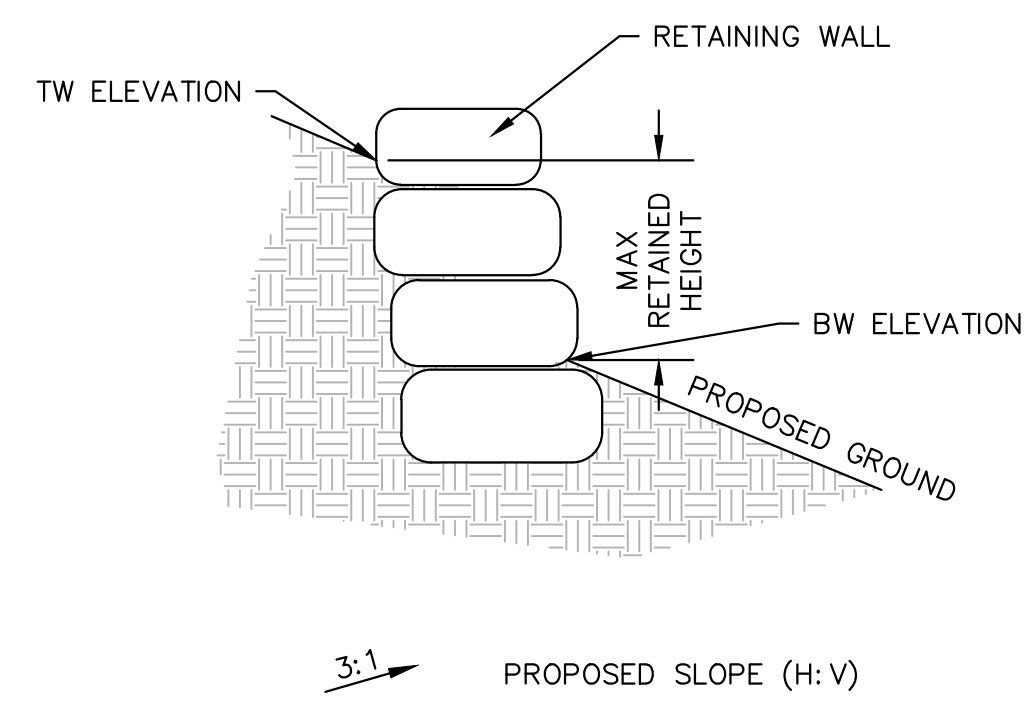


**DRB GRADING PLAN**

**NOTES**

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES INC AND WAS COMBINED WITH THE PARKING LOT DESIGN THAT WAS CONSTRUCTED IN 2019.
3. MAXIMUM SLOPE GRADING TO BE 2.5(H):1(V).
4. ACCESS EASEMENT TO BE RELOCATED TO INCORPORATE THE DRIVEWAY EXTENTS.
5. RETAINING WALL HEIGHTS DO NOT INCLUDE CAP OR FOUNDATION.

**LEGEND**

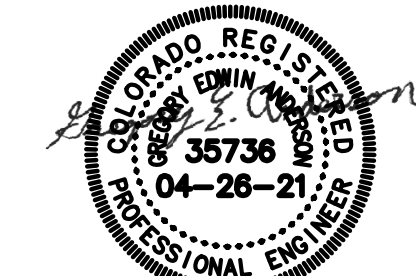


**TYPICAL DRIVEWAY CONCRETE SECTION WITH SNOWMELT**

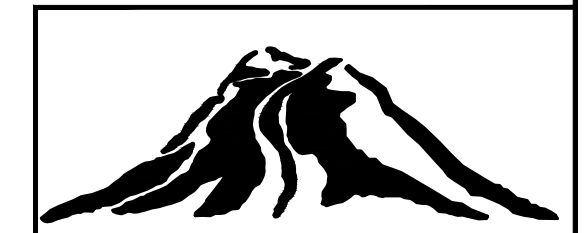
**FOR DRB ONLY AND NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
 OR  
**811**  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

THESE PRELIMINARY DRB PLANNING DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR ADVENTURA, LLC AND INCLUDES PRELIMINARY DRB PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.



GREGORY E. ANDERSON  
 COLORADO PROFESSIONAL ENGINEER  
 REGISTRATION NO. 35736



**ALPINE LAND CONSULTING, LLC**  
 P.O. BOX 234  
 RICO, COLORADO 81332  
 970-708-0326  
 GREGG@ALPINELANDCONSULTING.COM

**LOT 30 TOWN OF MOUNTAIN VILLAGE**  
 DRB GRADING PLAN

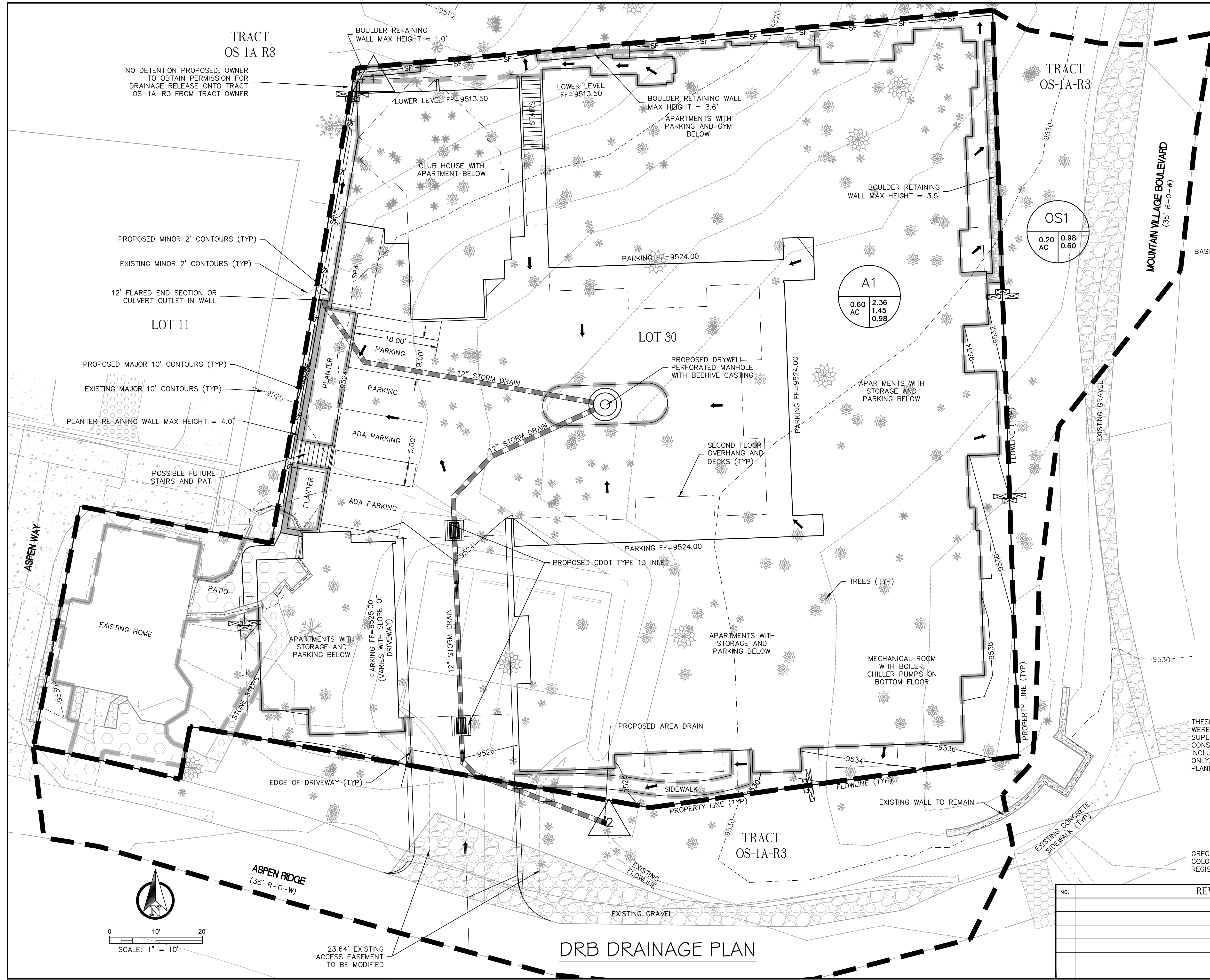
**CLIENT:**  
 ADVENTURA LLC  
 LOUIS ALAIA  
 18890 SANTA CLARA CIR  
 FOUNDATION VALLEY, CA 92708

DATE: APRIL 26, 2021  
 PROJECT #: 2019009  
 PROJECT MANAGER: GEA  
 DRAWN BY: GEA/ADM

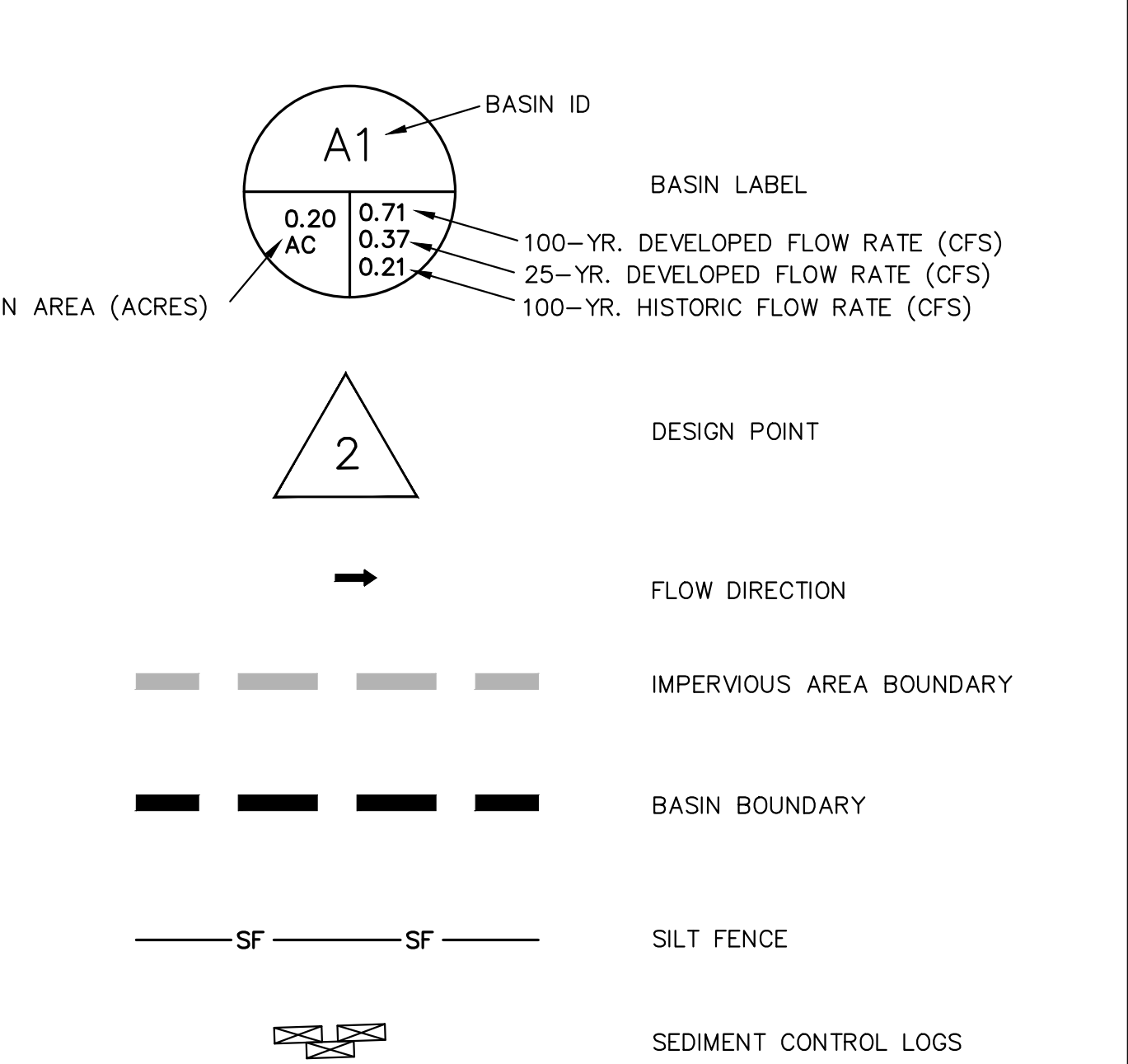
SHEET #:  
**1 OF 3**

NO.	REVISIONS	DATE





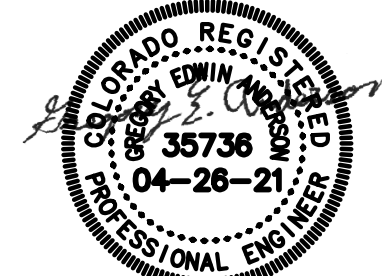
- ### NOTES
- THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
  - ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES INC.
  - MAXIMUM SLOPE GRADING TO BE 2.5(H):1(V).
  - RETAINING WALL MAX HEIGHTS DO NOT INCLUDE FOUNDATION OR CAPS (SEE SHEET 1 LEGEND).



**FOR DRB ONLY AND NOT FOR CONSTRUCTION**

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
 OR  
**811**  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

THESE PRELIMINARY DRB PLANNING DOCUMENTS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR AVENTURA, LLC AND INCLUDES PRELIMINARY DRB PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.



GREGORY E. ANDERSON  
 COLORADO PROFESSIONAL ENGINEER  
 REGISTRATION NO. 35736

**ALPINE LAND CONSULTING, LLC**  
 P.O. BOX 234  
 RICO, COLORADO 81332  
 970-708-0326  
 GREG@ALPINELANDCONSULTING.COM

**LOT 30 TOWN OF MOUNTAIN VILLAGE**  
 DRB DRAINAGE PLAN

**CLIENT:**  
 AVENTURA LLC  
 LOUIS ALAIA  
 18890 SANTA CLARA CIR  
 FOUNDATION VALLEY, CA 92708

DATE: APRIL 26, 2021

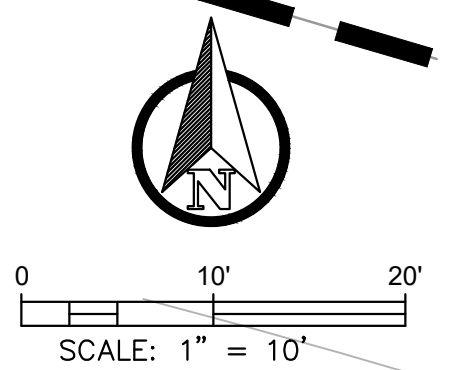
PROJECT #: 2019009

PROJECT MANAGER: GEA  
 DRAWN BY: GEA/ADM

SHEET #:

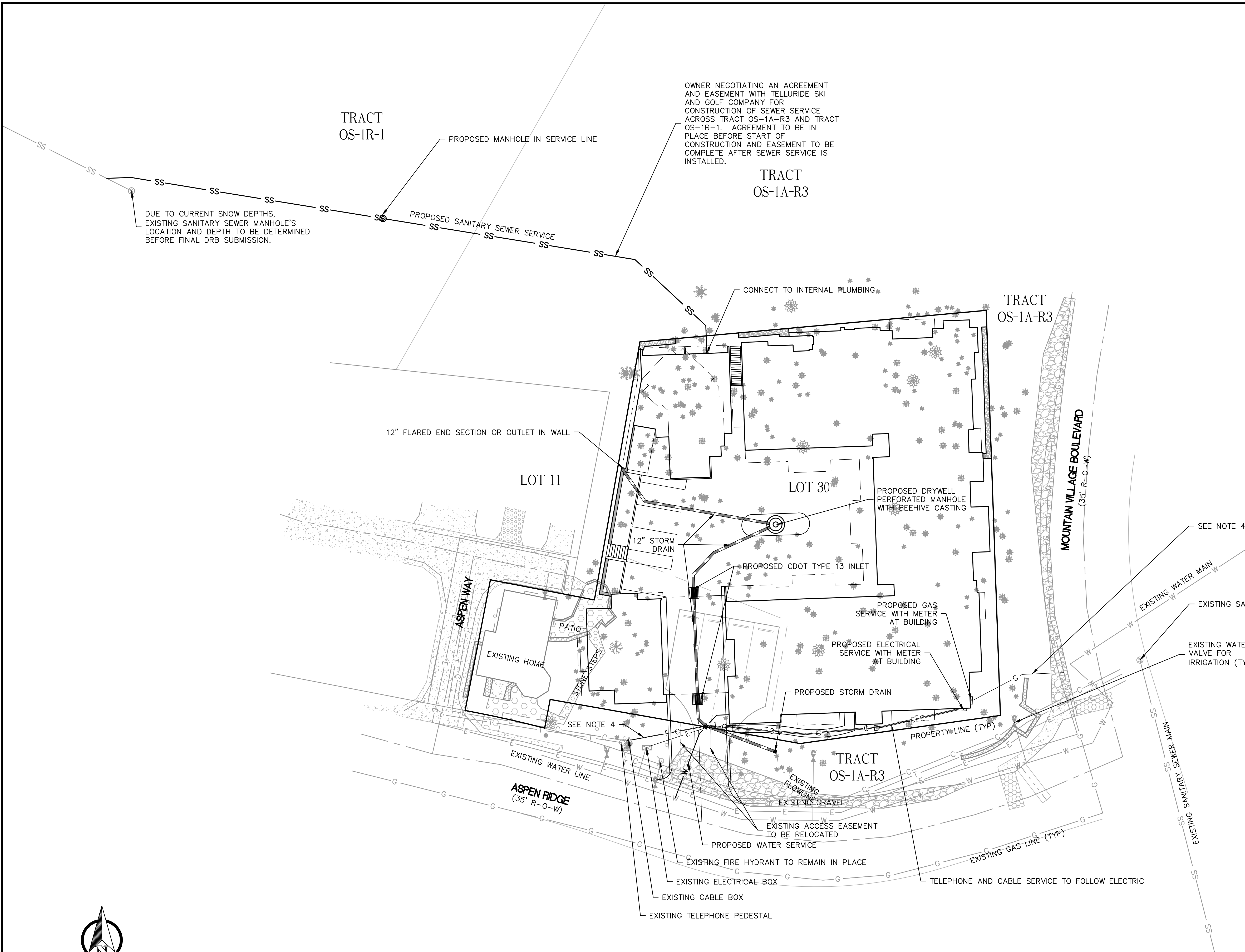
**2 OF 3**

NO.	REVISIONS	DATE



**DRB DRAINAGE PLAN**

23.64' EXISTING ACCESS EASEMENT TO BE MODIFIED



OWNER NEGOTIATING AN AGREEMENT AND EASEMENT WITH TELLURIDE SKI AND GOLF COMPANY FOR CONSTRUCTION OF SEWER SERVICE ACROSS TRACT OS-1A-R3 AND TRACT OS-1R-1. AGREEMENT TO BE IN PLACE BEFORE START OF CONSTRUCTION AND EASEMENT TO BE COMPLETE AFTER SEWER SERVICE IS INSTALLED.

DUE TO CURRENT SNOW DEPTHS, EXISTING SANITARY SEWER MANHOLE'S LOCATION AND DEPTH TO BE DETERMINED BEFORE FINAL DRB SUBMISSION.

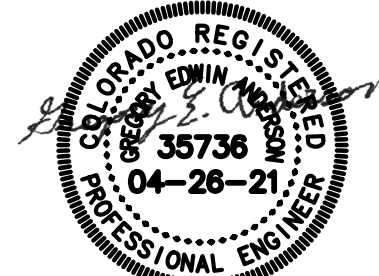
### NOTES

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES INC. SOME OF THE UTILITY SERVICES LOCATIONS SHOWN ON THIS PLAN ARE FROM MAPPING AS-BUILT INFORMATION ONLY AND NOT CONFIRMED BY FIELD SURVEY DUE TO WINTER CONDITIONS.
3. ALL UTILITY LOCATES TO BE PERFORMED PRIOR TO FINAL DESIGN. IT IS RECOMMEND THAT THE SEWER MANHOLE INVERT ELEVATIONS ARE DETERMINED FOR ALL THREE SURROUNDING MANHOLES PRIOR TO FINAL DESIGN IN ORDER TO DETERMINE IF THE SEWER REQUIRES A PUMP IN THE MECHANICAL ROOM.
4. AN EASEMENT WILL HAVE TO BE ESTABLISHED FOR ALL UTILITY SERVICES THROUGH ANY OPEN SPACE.

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 OR  
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GREGORY E. ANDERSON  
 COLORADO PROFESSIONAL ENGINEER  
 REGISTRATION NO. 35736



LOT 30 TOWN OF MOUNTAIN VILLAGE  
 DRB UTILITY PLAN

CLIENT:  
 AVENTURA LLC  
 LOUIS ALAIA  
 18890 SANTA CLARA CIR  
 FOUNDATION VALLEY, CA 92708

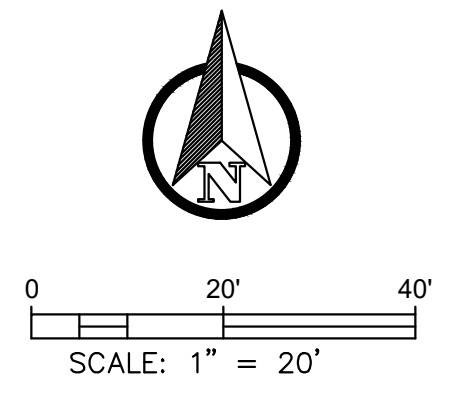
DATE: APRIL 26, 2021

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PROJECT MANAGER: GEA  
 DRAWN BY: GEA/ADM

SHEET #:  
**3 OF 3**

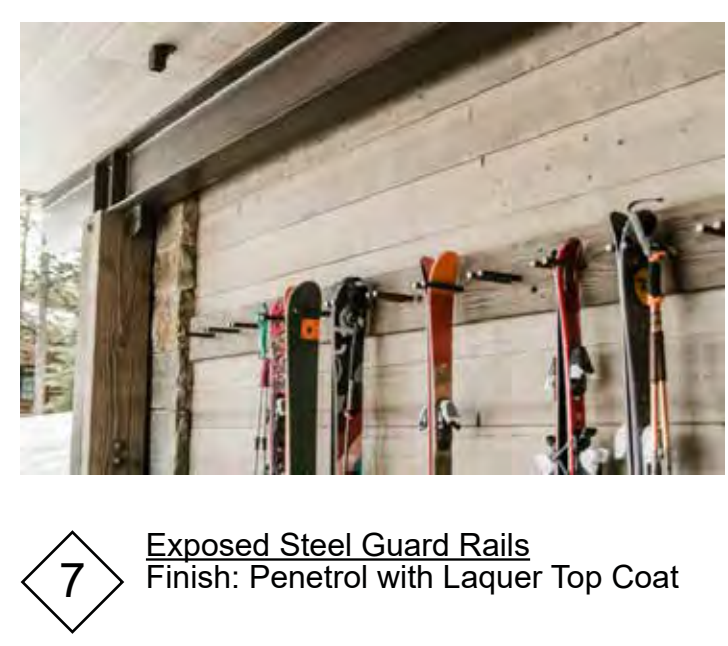
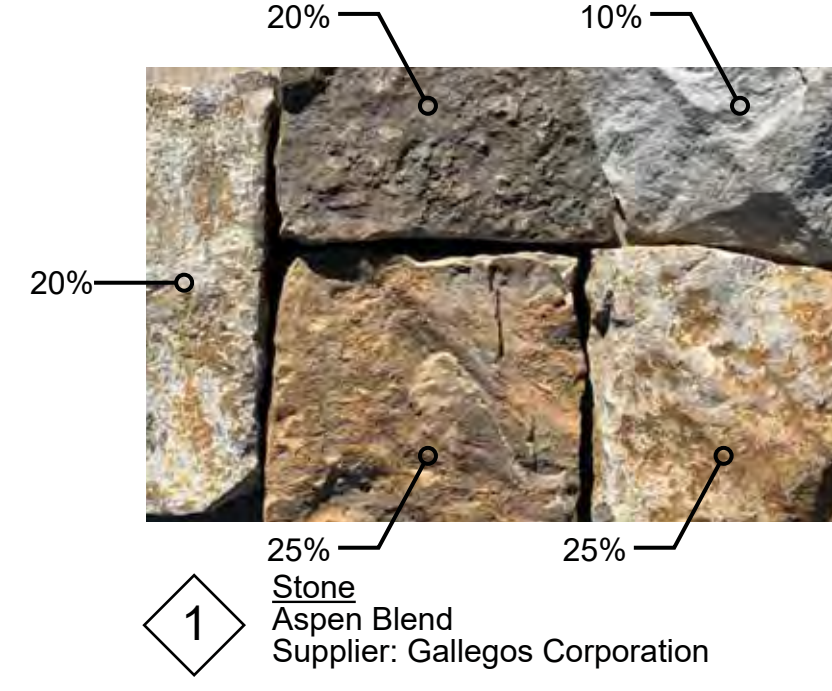
NO.	REVISIONS	DATE



## DRB UTILITY PLAN



1 ELEVATION - A (EAST)  
A2.1 1/8"=1'-0"



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**CIVIL**  
**STRUCTURAL**

MECHANICAL  
ELECTRICAL

**MOUNTAIN VILLAGE**  
**LOT 30**  
**TELLURIDE MOUNTAIN VILLAGE, CO**  
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**PROPOSED EXTERIOR MATERIALS**

PROJECT No. 192733.00	DATE 03/16/2021
DRAWN BY X	CHECK BY X
	TRV BY X

SHREY No.  
SCALE: AS SHOWN



**STONE**  
35%



**STUCCO**  
27%



**WOOD SIDING**  
28%



**GLASS**  
9.0%



**STEEL**  
1.0%

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**EXTERIOR MATERIALS PERCENTAGES**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY	CHK BY TRV BY

SHEET No.  
SCALE:



ELEVATION - B (NORTH)  
1/8"=1'-0"



ELEVATION - A (EAST)  
1/8"=1'-0"

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**RENDERED  
EXTERIOR  
ELEVATIONS**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY	CHK BY TRV BY

SHEET No.  
SCALE:



ELEVATION - H (SOUTH)  
1/8"=1'-0"



ELEVATION - G (INTERIOR COURT SOUTH)  
1/8"=1'-0"

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**RENDERED EXTERIOR ELEVATIONS**

PROJECT No. 192733.00	DATE 03/23/2021
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SCALE:



ELEVATION - F (INTERIOR COURTYARD NORTH)

1/8"=1'-0"

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**RENDERED  
 EXTERIOR  
 ELEVATIONS**

PROJECT No. 192733.00	DATE 03/23/2021
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SHEET No.  
 SCALE:



TRAMONTANA



INN AT LOST CREEK



BLUE MESA



BELVEDERE



ASPEN RIDGE



GRANITA



LUMIERE



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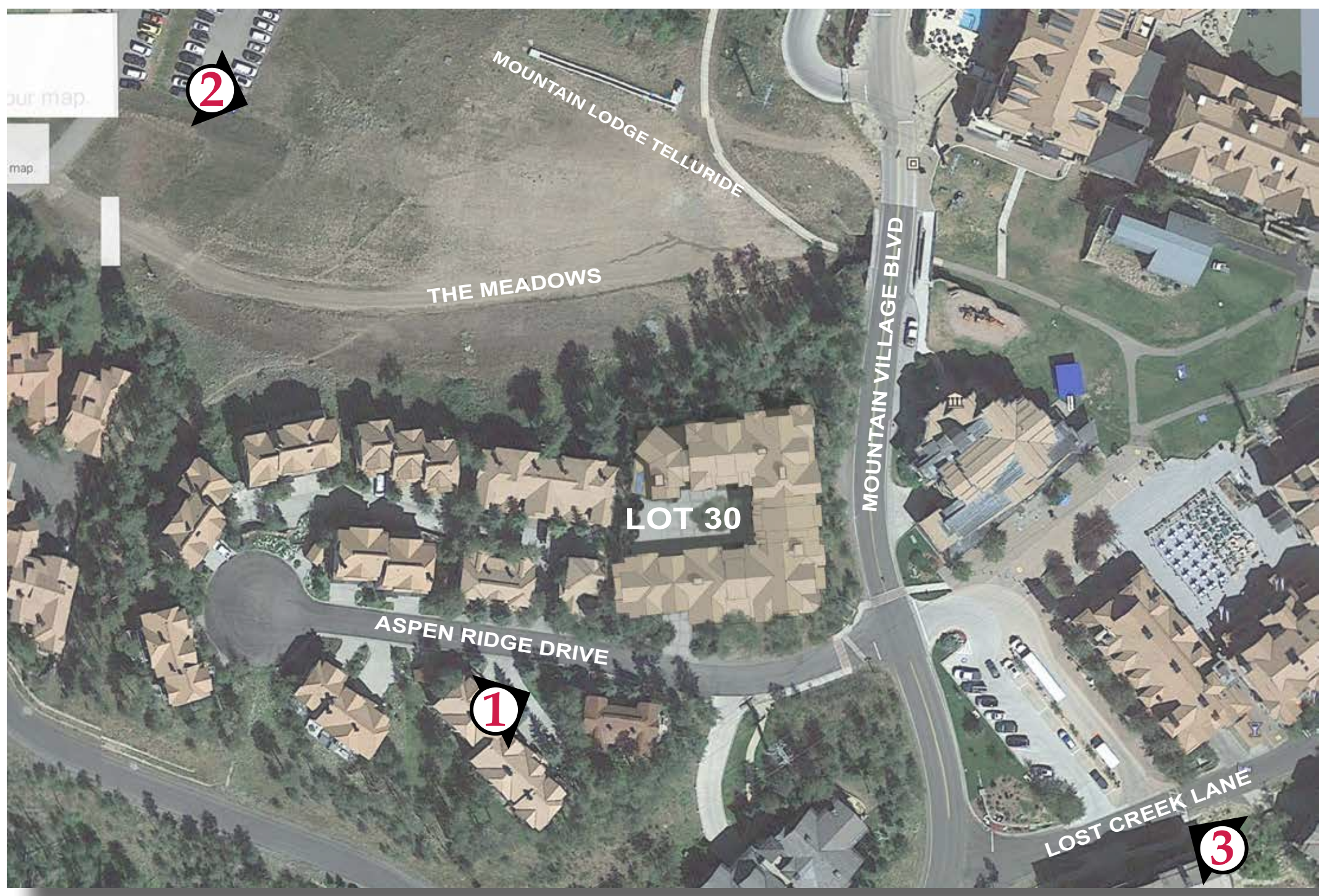
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LOCATION PLAN

PROJECT No.	DATE
192733.00	03/23/2021
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SHEET No.  
 SCALE:





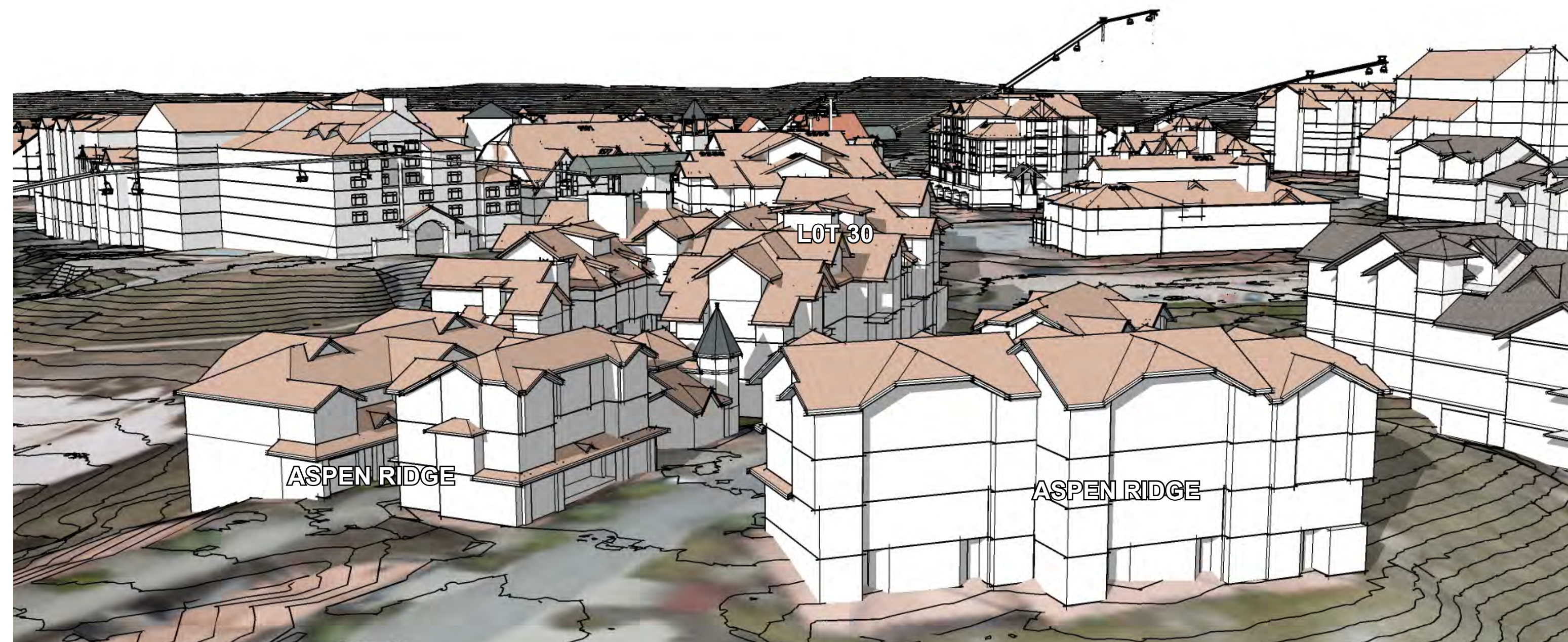
1 Northwest- Aspen Ridge Drive



3 Northwest Aerial - Lost Creek Lane



2 Southeast Aerial - The Meadows



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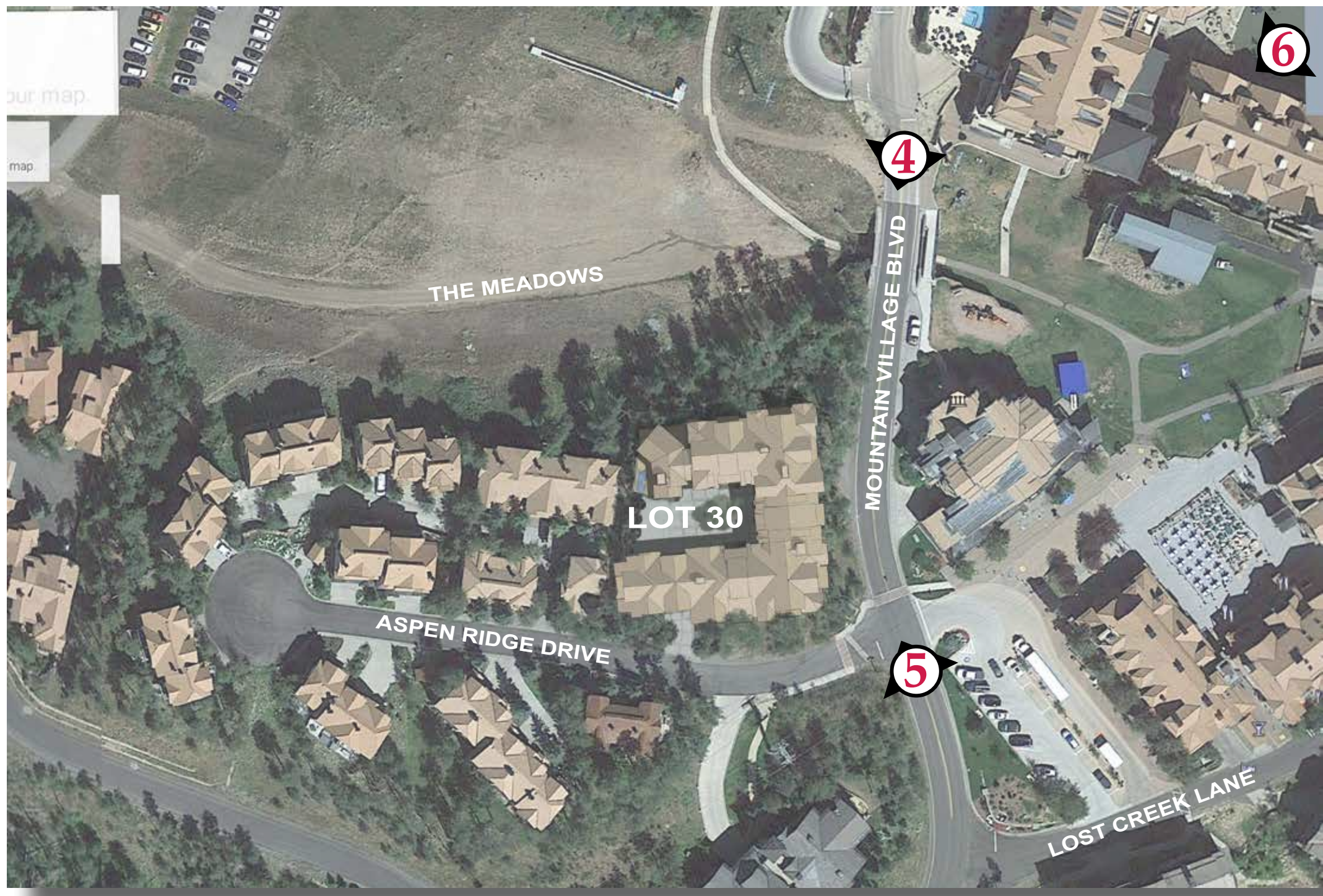
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**VILLAGE**  
**CONTEXT**

PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY

SHEET No.  
 SCALE:



5 North - Mountain Village Boulevard



6 Southwest Aerial - Madeline



4 South - Mountain Village Boulevard

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MOUNTAIN VILLAGE

LOT 30

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PROJECT No.  
192733.00

DATE  
03/23/2021

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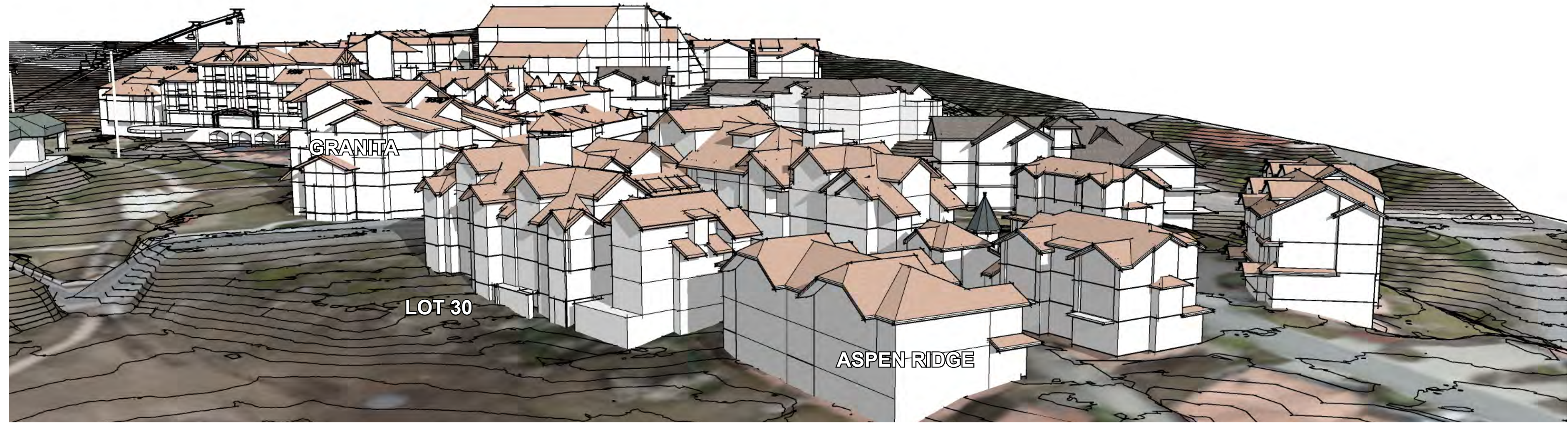
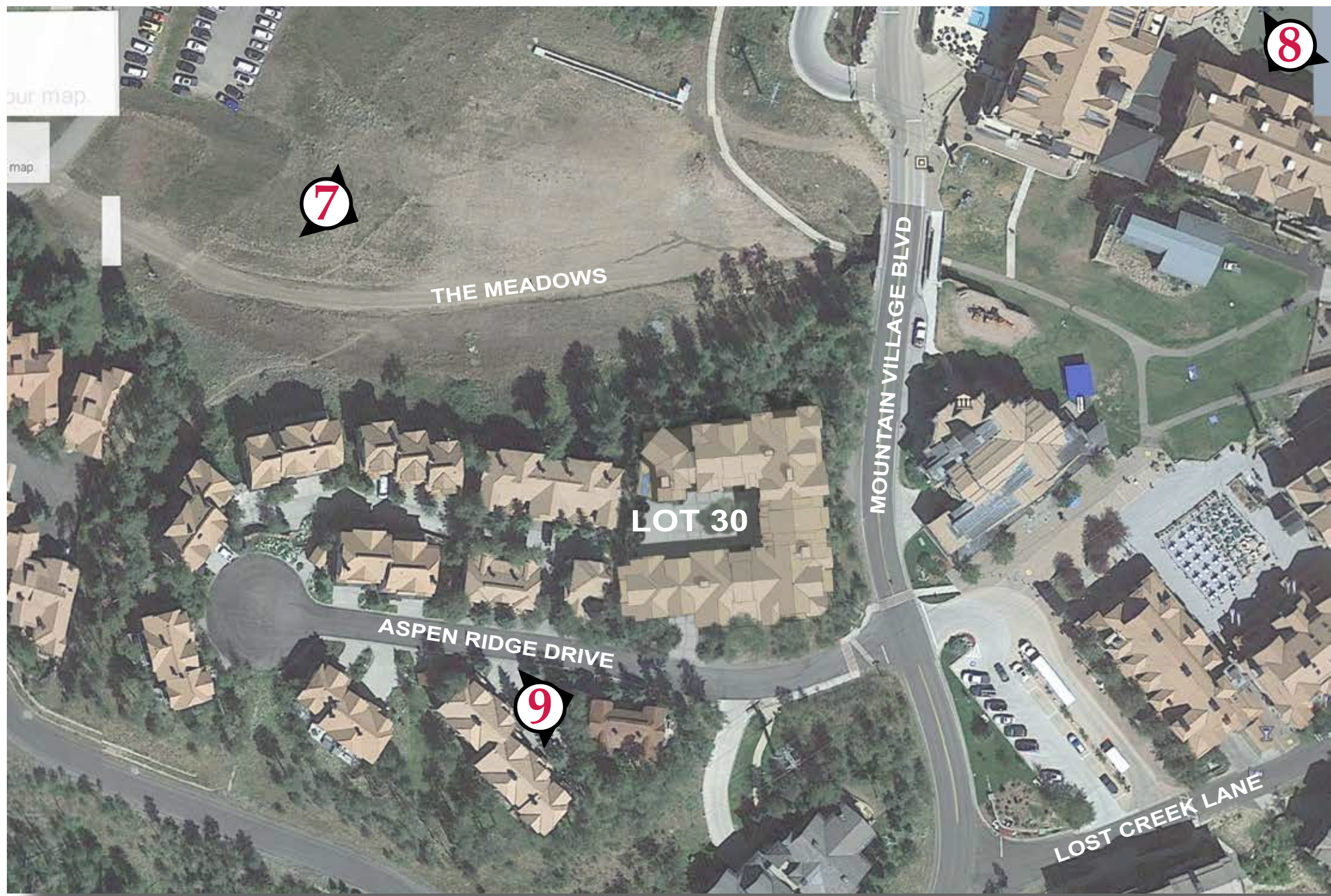
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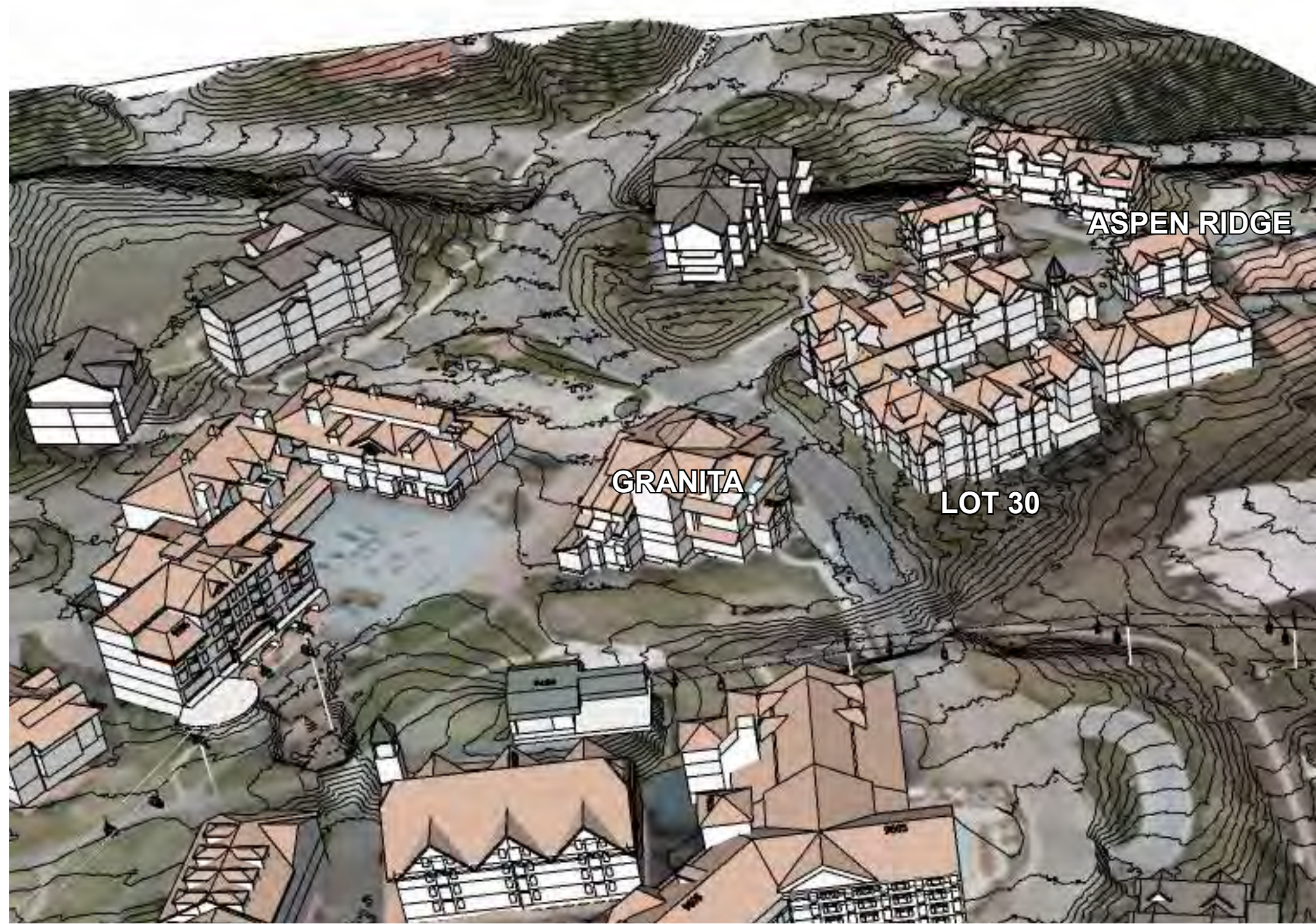
SHEET No.

SCALE:

291



7 Southeast - The Meadows



8 Southwest Aerial - Madeline



9 Northeast Aerial - Aspen Ridge Drive

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**VILLAGE CONTEXT**

PROJECT No. 192733.00	DATE 03/23/2021
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SHEET No.  
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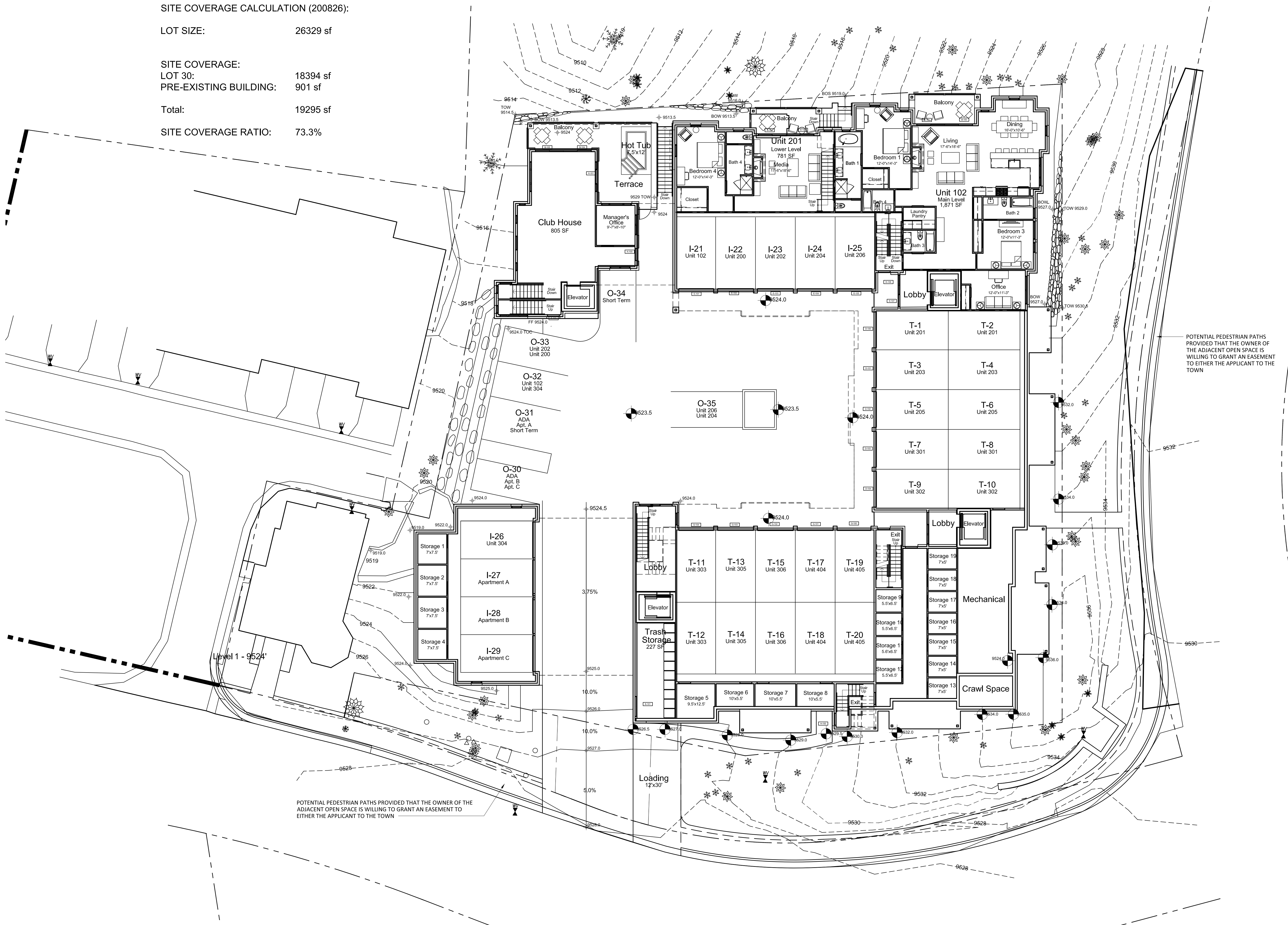
SITE COVERAGE CALCULATION (200826):

LOT SIZE: 26329 sf

SITE COVERAGE:  
 LOT 30: 18394 sf  
 PRE-EXISTING BUILDING: 901 sf

Total: 19295 sf

SITE COVERAGE RATIO: 73.3%



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**CIVIL**  
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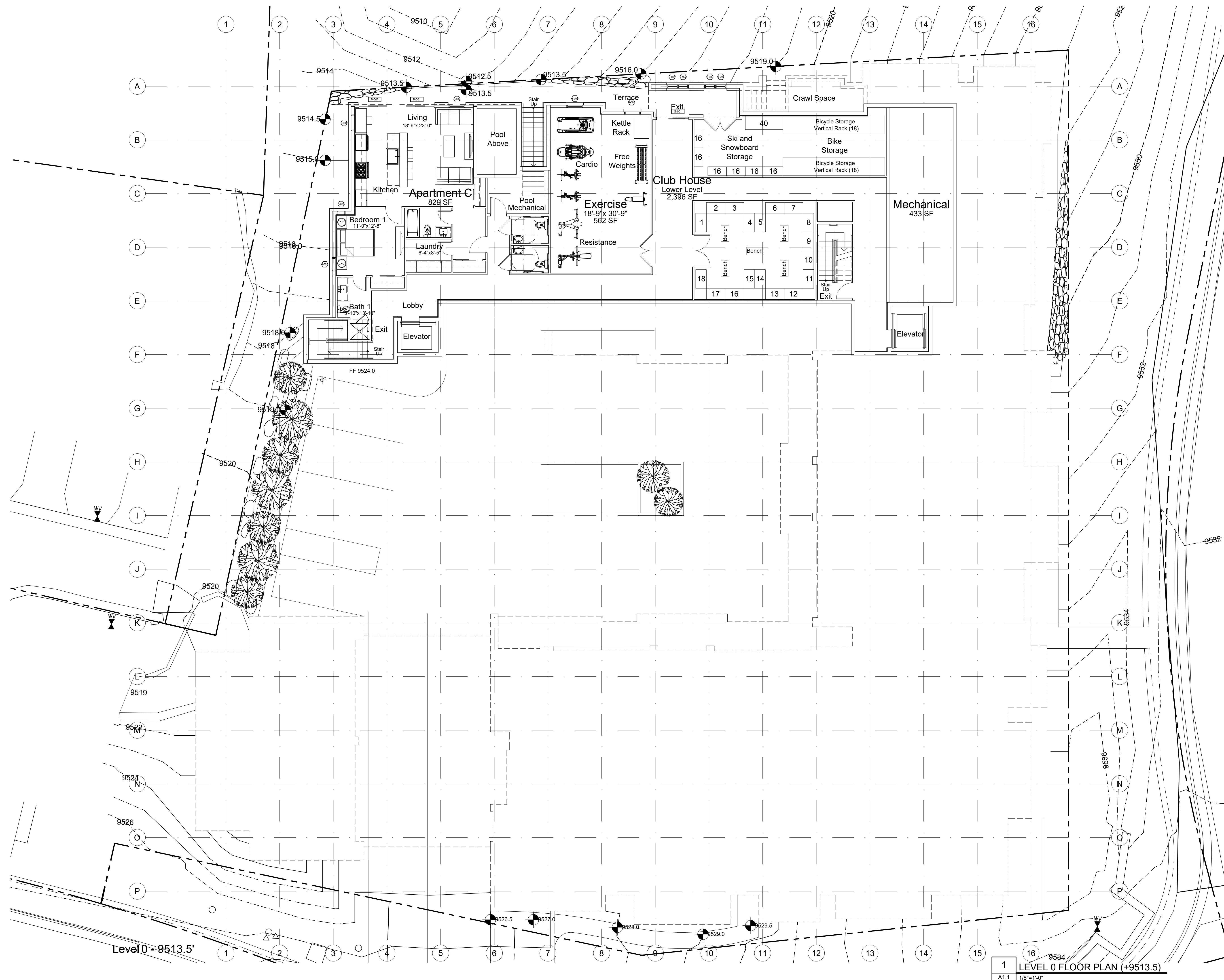
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**SITE PLAN**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY TL	CHK BY TL
TRV BY	

SHEET No.  
**ASP1.01**  
 SCALE: AS SHOWN

1 ARCHITECTURAL SITE PLAN  
 ASP1.01 3/23/21 1"=0'



1 LEVEL 0 FLOOR PLAN (+9513.5)  
A1.1 1/8"=1'-0"

**ZEHREN AND ASSOCIATES, INC.**  
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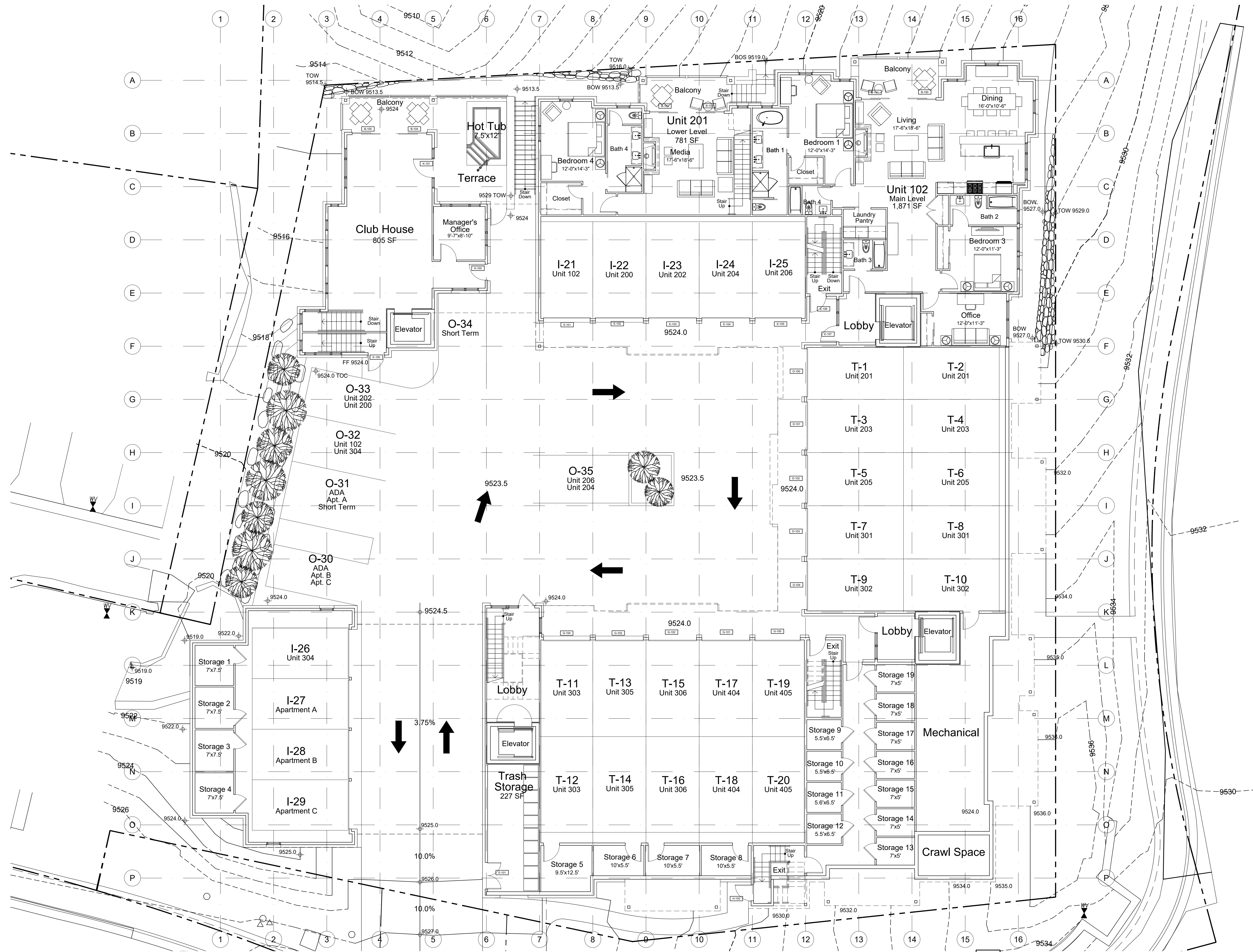
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**LEVEL 0 FLOOR PLAN (+9513.5)**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.  
**A1.1**  
SCALE: AS SHOWN



1 LEVEL 01 FLOOR PLAN (+9524.0)  
A1.2 1/8"=1'-0"

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**LEVEL 01**  
**FLOOR PLAN**  
**(+9524.0)**

PROJECT No.  
192733.00

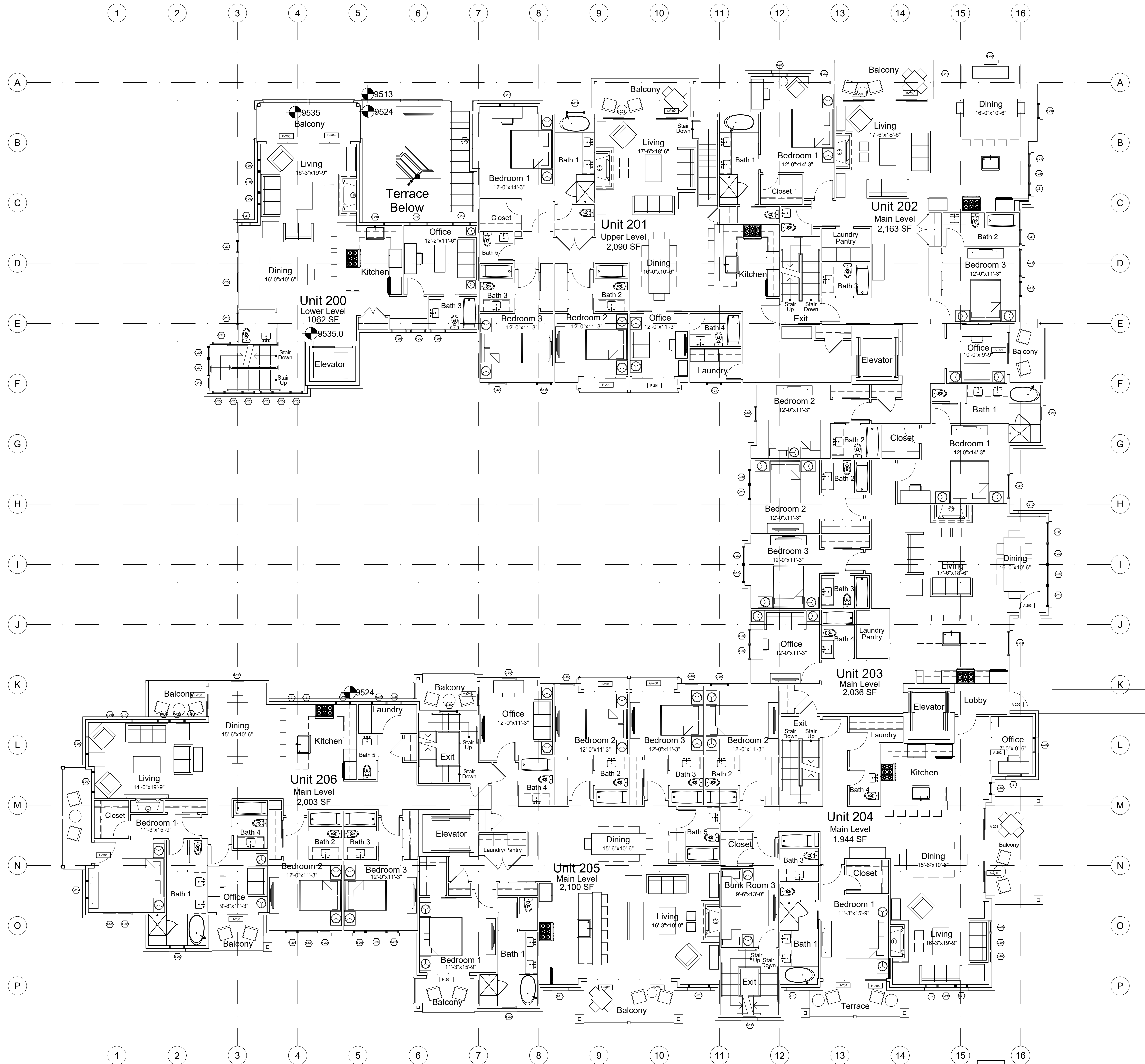
DRAWN BY  
X

DATE  
03/23/2021

CHK BY  
X

TRV BY  
X

SHEET No.  
**A1.2**  
SCALE: AS SHOWN



1 LEVEL 02 FLOOR PLAN (+935.0)  
A1.3 1/8"=1'-0"

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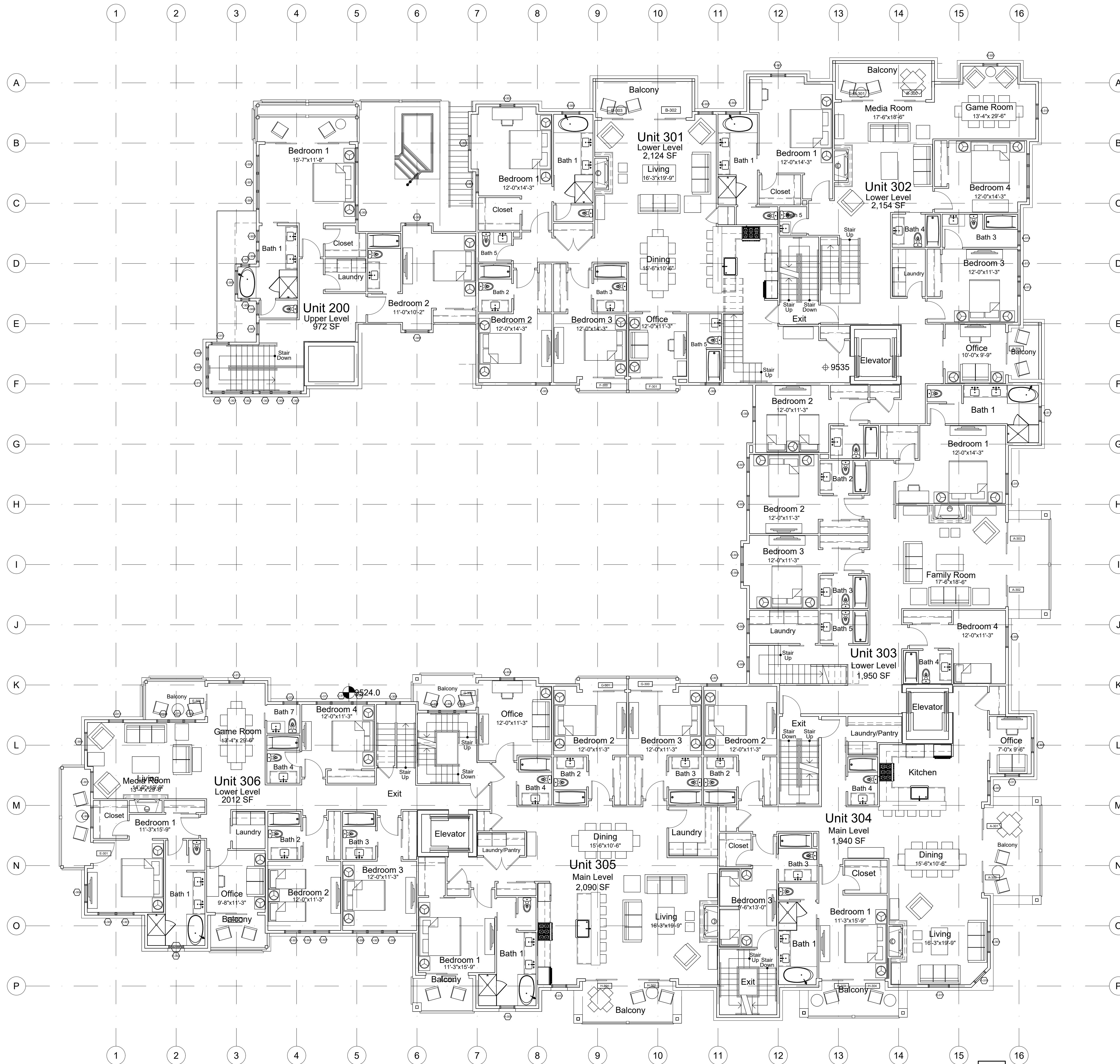
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**LEVEL 02**  
**FLOOR PLAN**  
**(+935.0)**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.  
**A1.3**  
SCALE: AS SHOWN



1 LEVEL 03 FLOOR PLAN (+9546.0)  
A1.4 1/8"=1'-0"

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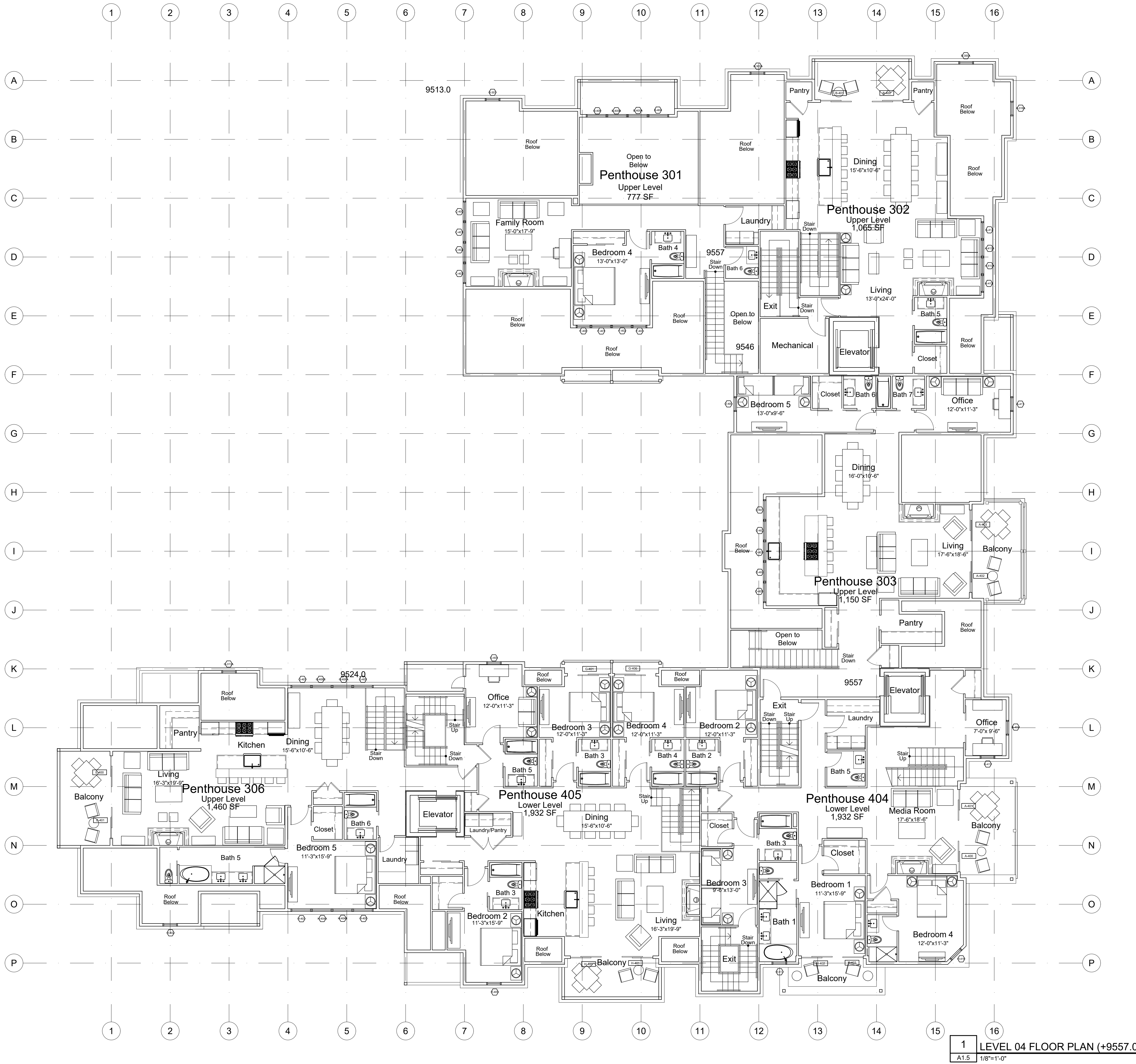
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A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1
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**LEVEL 03**  
**FLOOR PLAN**  
**(+9546.0)**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.  
**A1.4**  
SCALE: AS SHOWN





1 LEVEL 04 FLOOR PLAN (+9557.0)  
A1.5 1/8"=1'-0"

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MECHANICAL  
ELECTRICAL  
CIVIL  
STRUCTURAL

SEAL

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**LOT 30**  
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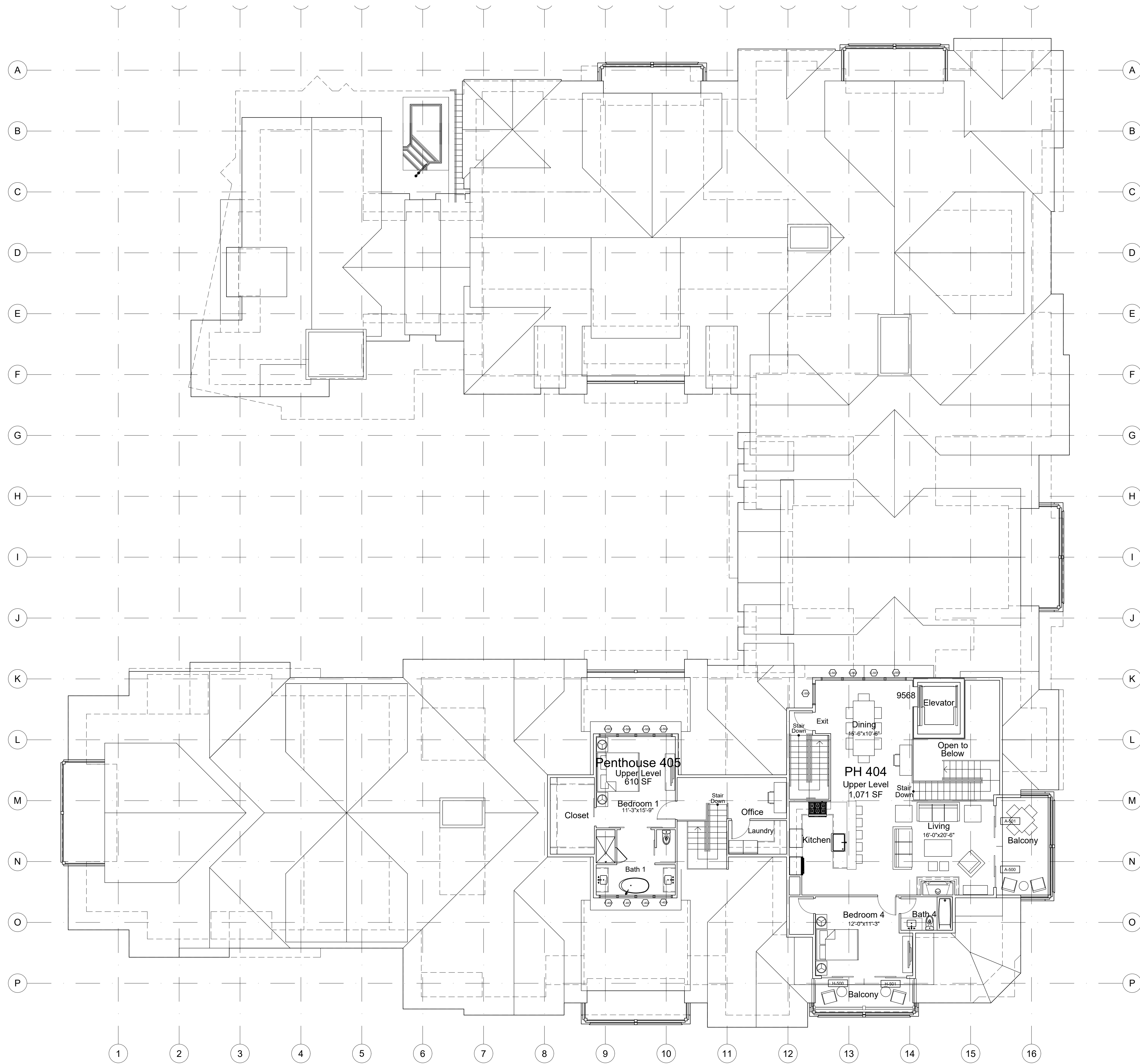
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**LEVEL 04**  
**FLOOR PLAN**  
**(+9557.0)**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

SHEET No.  
**A1.5**  
SCALE: AS SHOWN



**1** LEVEL 05 FLOOR PLAN (+9568.0)  
 A1.6 1/8"=1'-0"

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**CIVIL**  
**STRUCTURAL**  
**MECHANICAL**  
**ELECTRICAL**

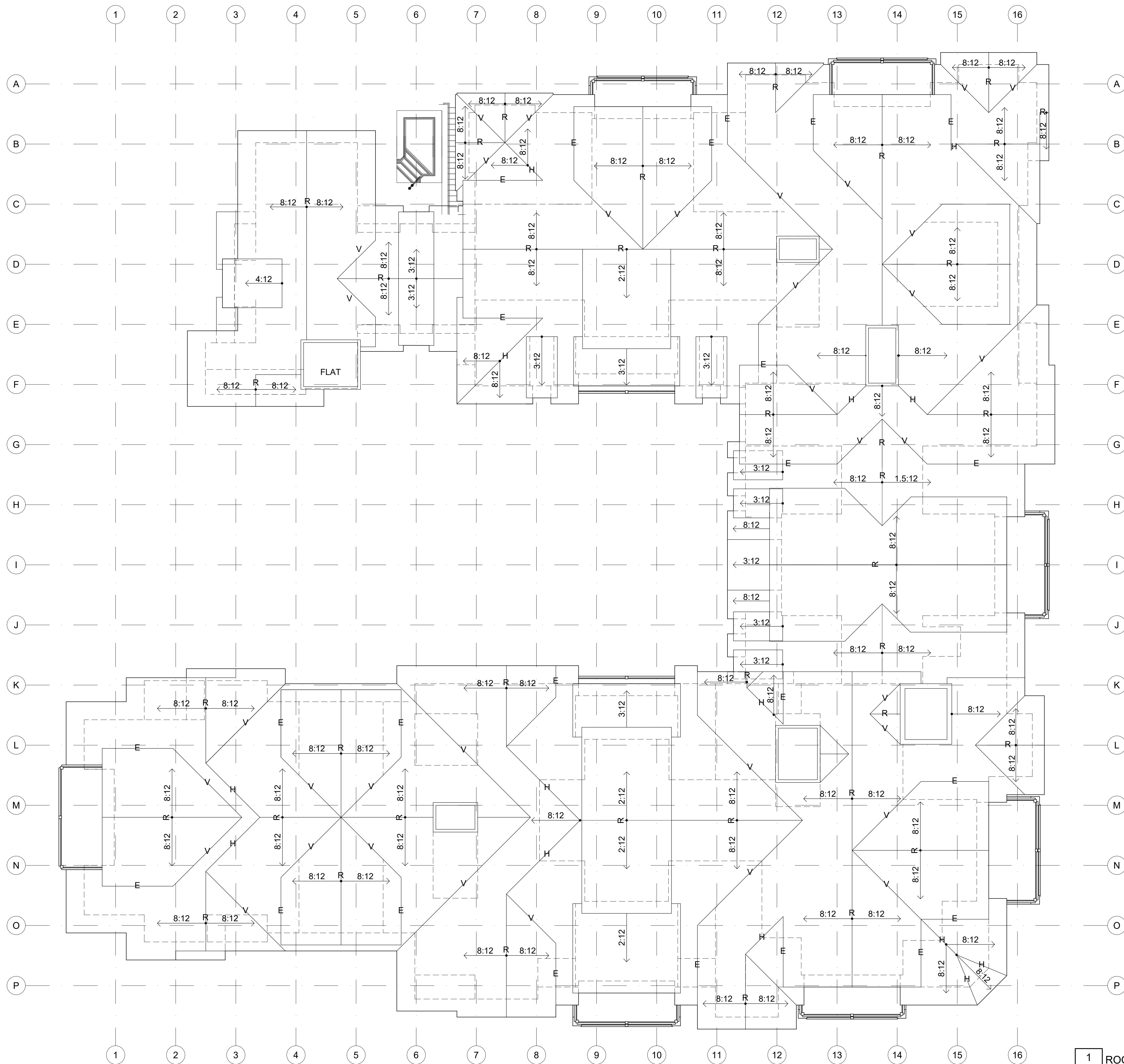
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**LEVEL 05**  
**FLOOR PLAN**  
**(+9568)**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X
SHEET No. <b>A1.6</b>	
SCALE: AS SHOWN	



1 ROOF PLAN  
A1.7 1/8"=1'-0"

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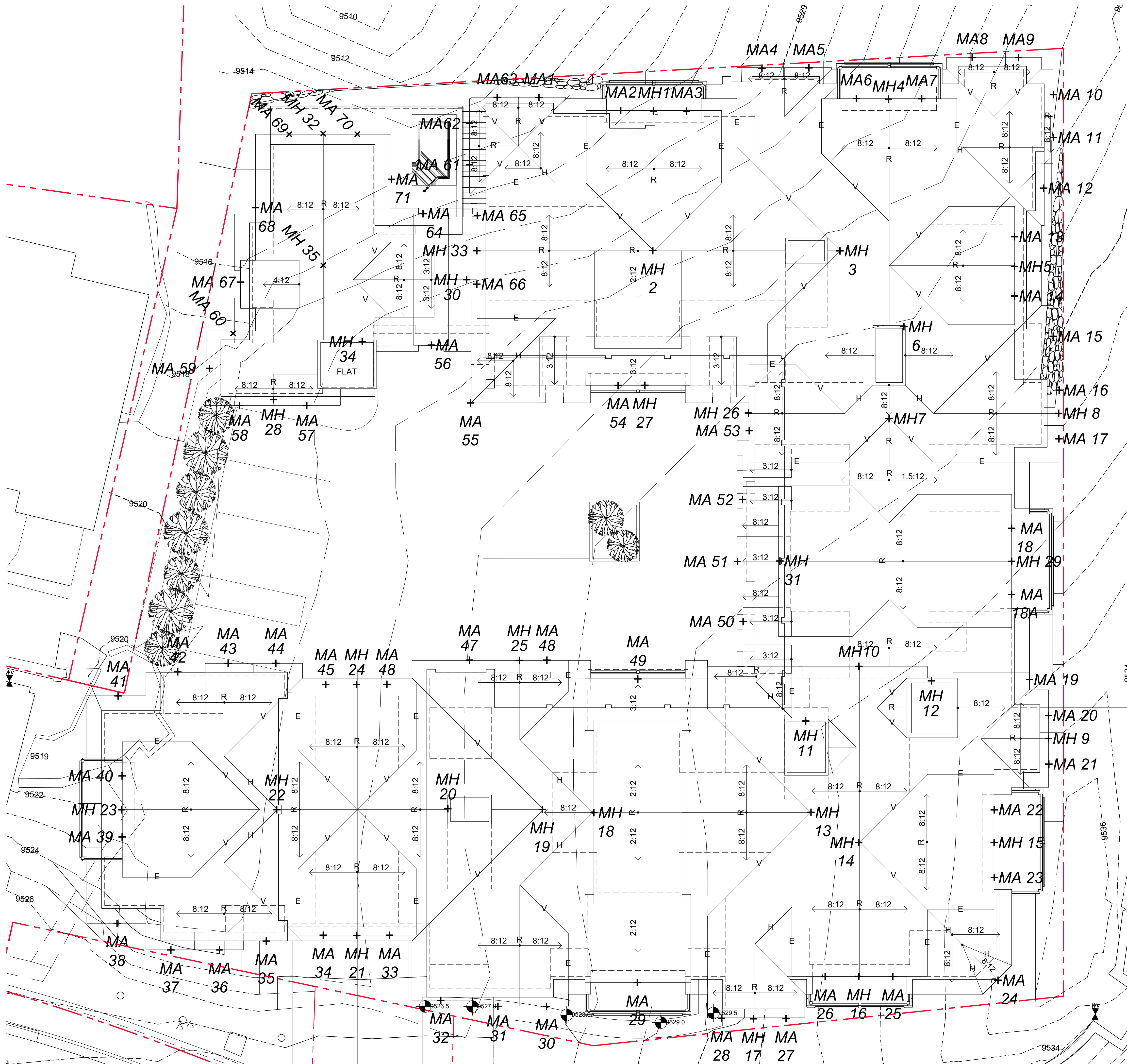
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**ROOF PLAN**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X
SHEET No. <b>A1.7</b>	
SCALE: AS SHOWN	



Maximum Average Height			
Point (MA)	Roof Elevation	Grade Elevation	Roof Height
1	9558.8	9513.6	45.2
2	9565.2	9517.2	48.0
3	9565.2	9518.4	46.8
4	9560.0	9519.4	40.6
5	9560.0	9520.6	39.4
6	9570.6	9522.6	48.0
7	9570.6	9524.2	46.4
8	9560.0	9525.0	35.0
9	9560.0	9526.4	33.6
10	9560.0	9526.8	33.2
11	9560.0	9527.0	33.0
12	9561.6	9527.0	34.6
13	9571.1	9527.0	44.1
14	9571.1	9527.0	44.1
15	9560.7	9528.0	32.7
16	9566.7	9530.0	36.7
17	9566.7	9531.2	35.5
18	9569.5	9532.0	37.5
18A	9569.5	9533.0	36.5
19	9576.2	9533.1	43.1
20	9571.1	9534.6	36.5
21	9571.1	9535.5	35.6
22	9581.7	9534.5	47.2
23	9581.7	9534.5	47.2
24	9568.5	9534.9	33.6
25	9581.7	9533.2	48.5
26	9581.7	9532.1	49.6
27	9571.0	9531.3	39.7
28	9571.0	9530.5	40.5
29	9567.7	9529.0	38.7
30	9569.0	9527.5	41.5
31	9569.0	9526.5	42.5
32	9563.0	9525.5	37.5
33	9571.2	9524.5	46.7
34	9571.2	9523.5	47.7
35	9564.0	9523.0	41.0
36	9562.4	9523.0	39.4
37	9562.4	9523.5	38.9
38	9556.3	9524.0	32.3
39	9568.6	9522.0	46.6
40	9568.6	9520.5	48.1
41	9556.3	9520.0	36.3
42	9562.4	9520.0	42.4
43	9562.4	9521.0	41.4
44	9564.0	9522.0	42.0
45	9571.2	9524.0	47.2
46	9571.2	9524.0	47.2
47	9563.0	9524.0	39.0
48	9569.0	9524.0	45.0
49	9569.0	9524.0	45.0
50	9567.7	9524.0	43.7
51	9562.8	9524.0	38.8
52	9567.7	9524.0	43.7
53	9562.8	9524.0	38.8
54	9556.7	9524.0	32.7
55	9551.8	9524.0	27.8
56	9556.3	9523.0	33.3
57	9553.0	9520.0	33.0
58	9553.0	9521.0	32.0
59	9549.2	9519.0	30.2
60	9551.8	9517.0	34.8
61	9546.2	9514.5	31.7
62	9545.4	9514.4	31.0
63	9541.2	9517.9	23.3
64	9556.3	9518.0	38.3
65	9565.2	9519.5	45.7
66	9565.2	9524.0	41.2
67	9556.4	9516.5	39.9
68	9559.2	9515.5	43.7
69	9558.6	9514.5	44.1
70	9558.6	9514.4	44.2
71	9554.8	9516.0	38.8
Maximum Average Height			39.9

Maximum Height			
Point (MH)	Roof Elevation	Grade Elevation	Roof Height
1	9569.0	9518.1	50.9
2	9578.0	9525.1	52.9
3	9569.0	9526.2	42.8
4	9574.5	9523.0	51.5
5	9574.5	9527.0	47.5
6	9580.0	9527.5	52.5
7	9574.5	9529.5	45.0
8	9580.0	9530.0	50.0
9	9567.8	9524.0	43.8
10	9584.0	9531.5	52.5
11	9584.0	9531.5	52.5
12	9580.0	9532.8	47.2
13	9580.0	9531.6	48.4
14	9585.5	9532.6	52.9
15	9585.5	9534.6	50.9
16	9585.5	9532.6	52.9
17	9567.7	9529.0	38.7
18	9580.0	9528.5	51.5
19	9574.5	9527.5	47.0
20	9578.0	9525.6	52.4
21	9574.5	9523.9	50.6
22	9574.5	9522.2	52.3
23	9572.5	9521.5	51.0
24	9574.5	9523.5	51.0
25	9567.7	9524.0	43.7
26	9567.8	9524.0	43.8
27	9556.8	9524.0	32.8
28	9556.8	9520.5	36.3
29	9573.3	9532.3	41.0
30	9559.0	9522.0	37.0
31	9573.3	9524.0	49.3
32	9562.4	9514.5	47.9
33	9574.5	9529.0	45.5
34	9563.0	9523.0	40.0
35	9562.5	9518.0	44.5
Maximum Height			47.2

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**OVERLAY**  
**ROOF PLAN**

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PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
TRV BY X	

---

SHEET No.  
**A1.8**

SCALE:  
AS SHOWN

1 ROOF PLAN  
A1.8 1/8"=1'-0"



**2** ELEVATION - B (NORTH)  
A2.1 1/8"=1'-0"



**1** ELEVATION - A (EAST)  
A2.1 1/8"=1'-0"

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**EXTERIOR ELEVATIONS**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X
SHEET No. <b>A2.1</b>	
SCALE: AS SHOWN	



**5** ELEVATION H (SOUTH)  
A2.2 1/8"=1'-0"



**4** ELEVATION - J (WEST)  
A2.2 1/8"=1'-0"

**3** ELEVATION - C (WEST)  
A2.2 1/8"=1'-0"

**2** ELEVATION - D (WEST)  
A2.2 1/8"=1'-0"

**1** ELEVATION - E (WEST)  
A2.2 1/8"=1'-0"

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**EXTERIOR ELEVATIONS**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X
SHEET No. <b>A2.2</b>	
SCALE: AS SHOWN	



North Elevation

2 ELEVATION - G (INTERIOR COURT SOUTH)  
A2.3 1/8"=1'-0"



South Elevation

1 ELEVATION - F (INTERIOR COURTYARD NORTH)  
A2.3 1/8"=1'-0"

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**EXTERIOR ELEVATIONS**

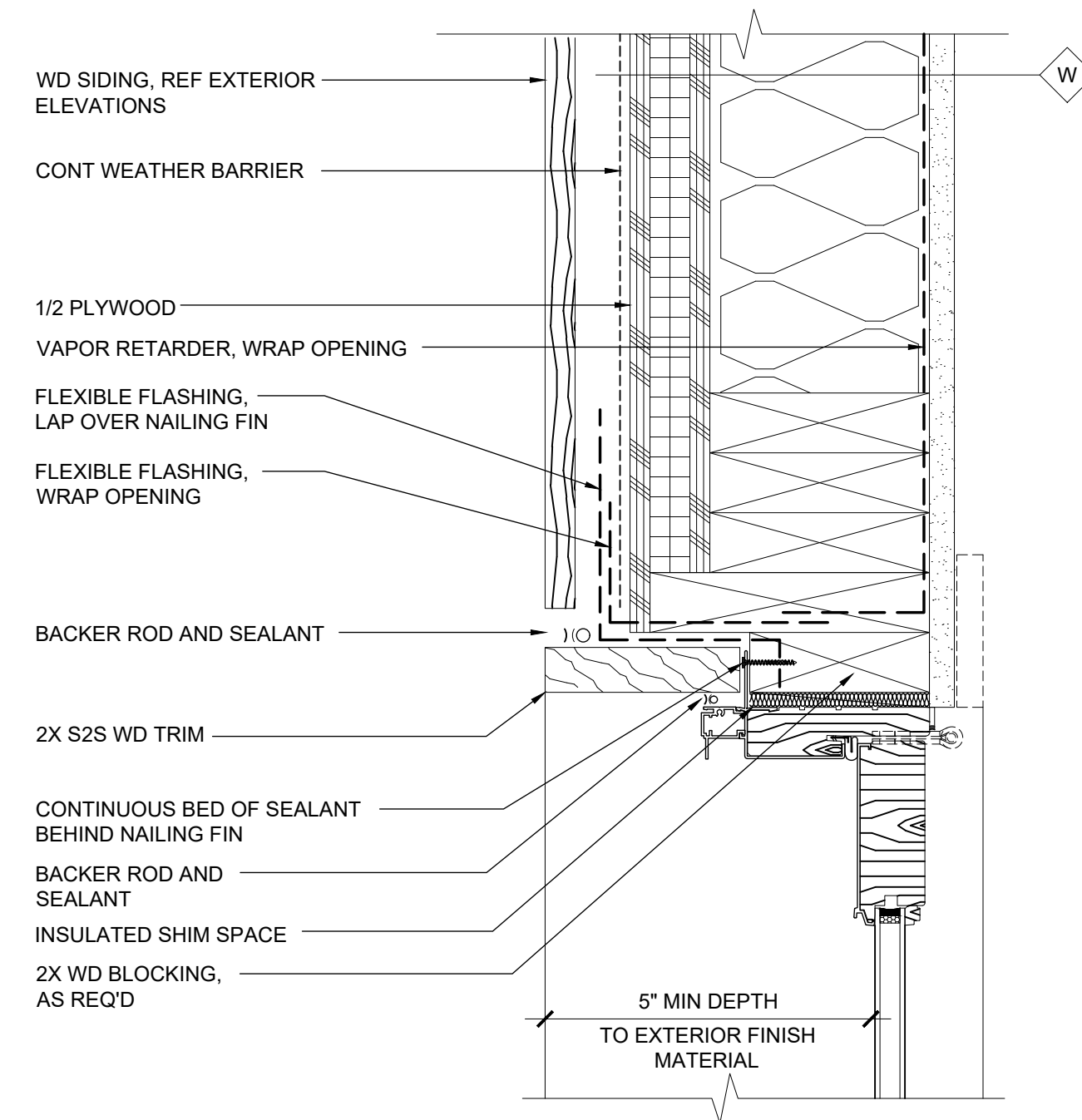
PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X
SHEET No. <b>A2.3</b>	
SCALE: AS SHOWN	

**DOOR SCHEDULE GENERAL NOTES:**

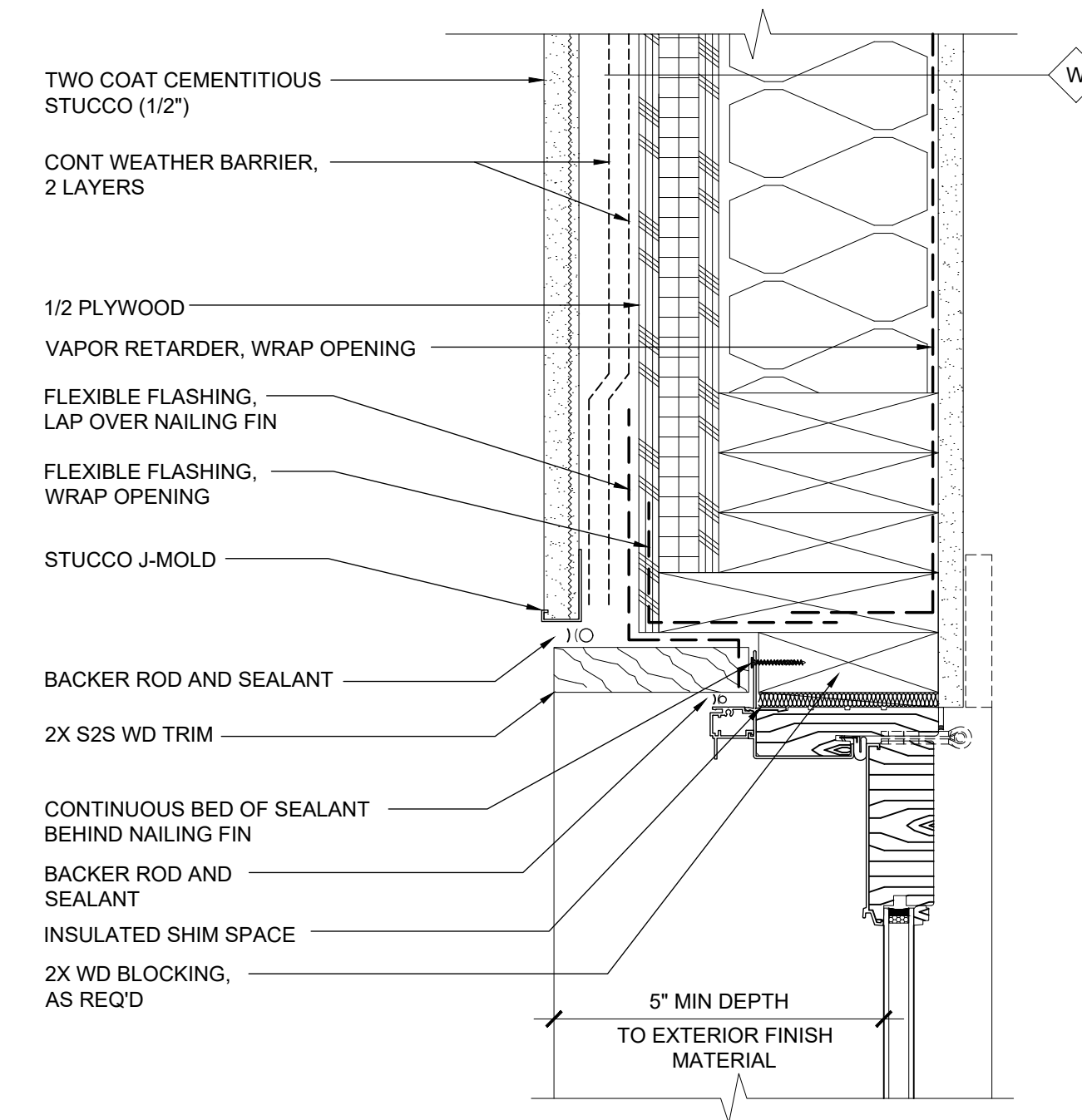
1. SIZE DETERMINED BY OVERALL SIZE OF DOOR, NOT BY INDIVIDUAL LEAFS UNLESS NOTED OTHERWISE.
2. RATINGS DESIGNATED IN MINUTES.
3. SEE SPECIFICATIONS FOR HARDWARE (HW) GROUPS.
4. SEE PLANS AND ELEVATIONS FOR SWING INFORMATION.

**DOOR DETAIL GENERAL NOTES:**

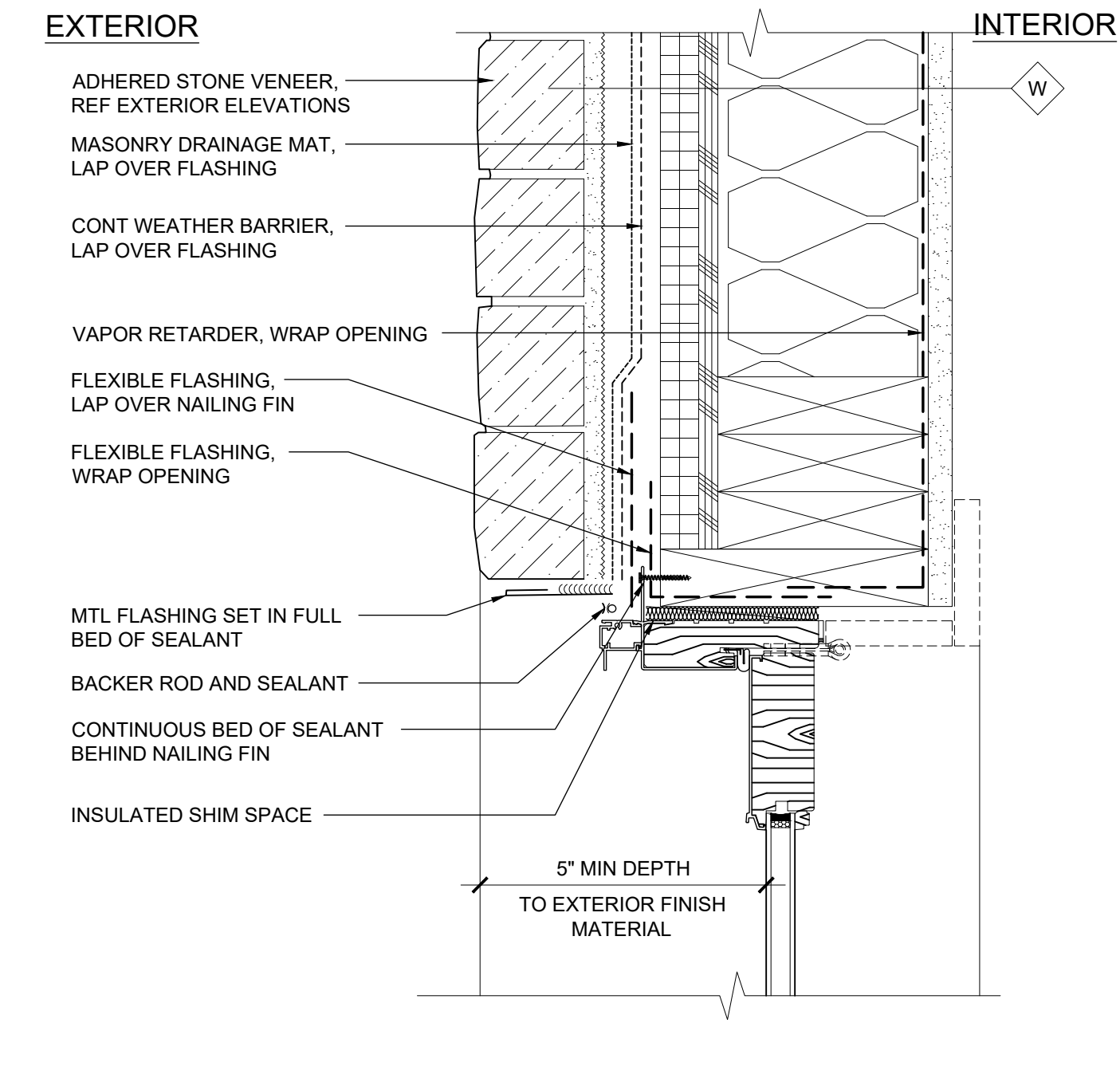
1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL



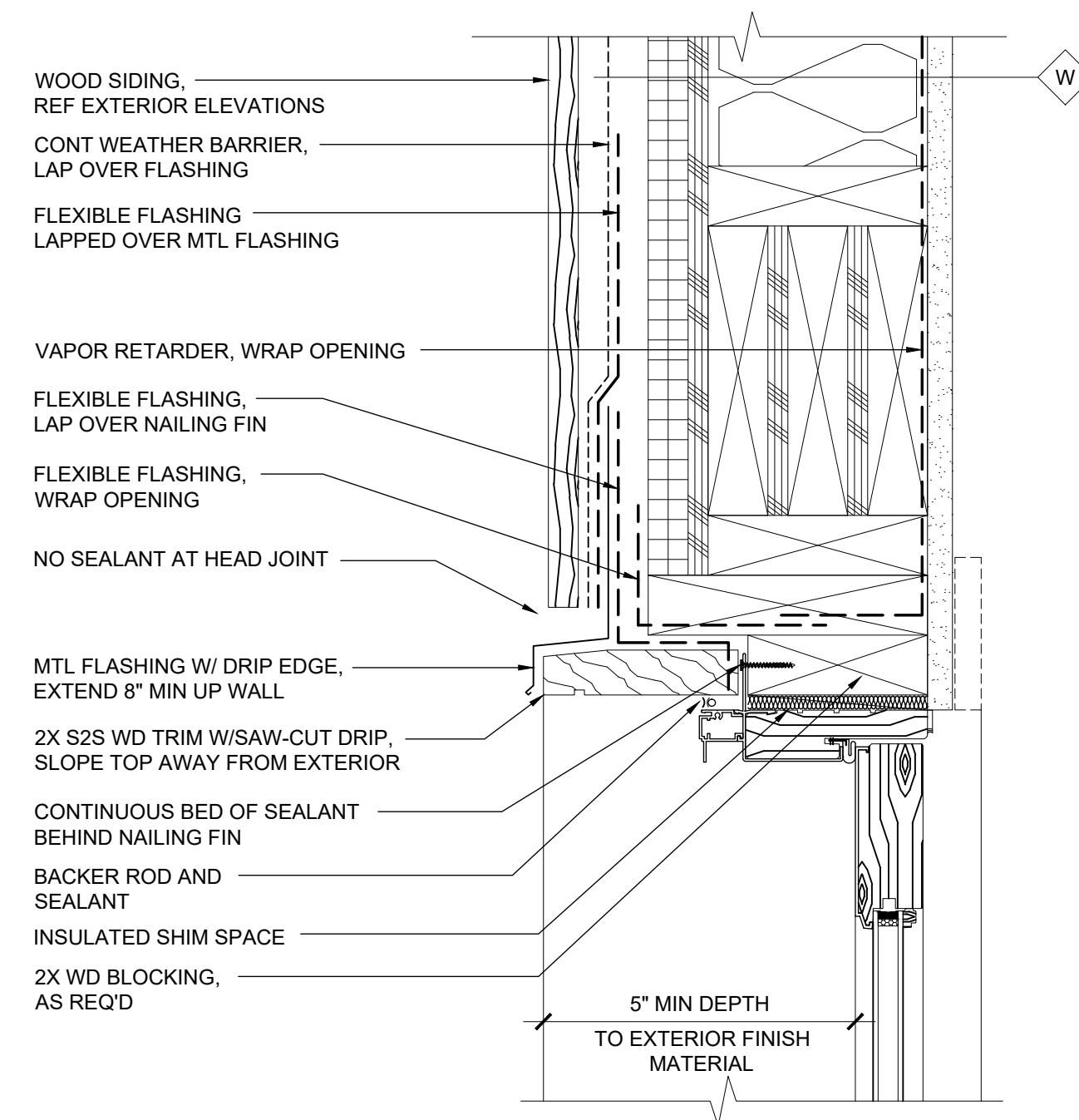
**6 DOOR JAMB AT WOOD SIDING**  
A5.6 3"=1'-0"



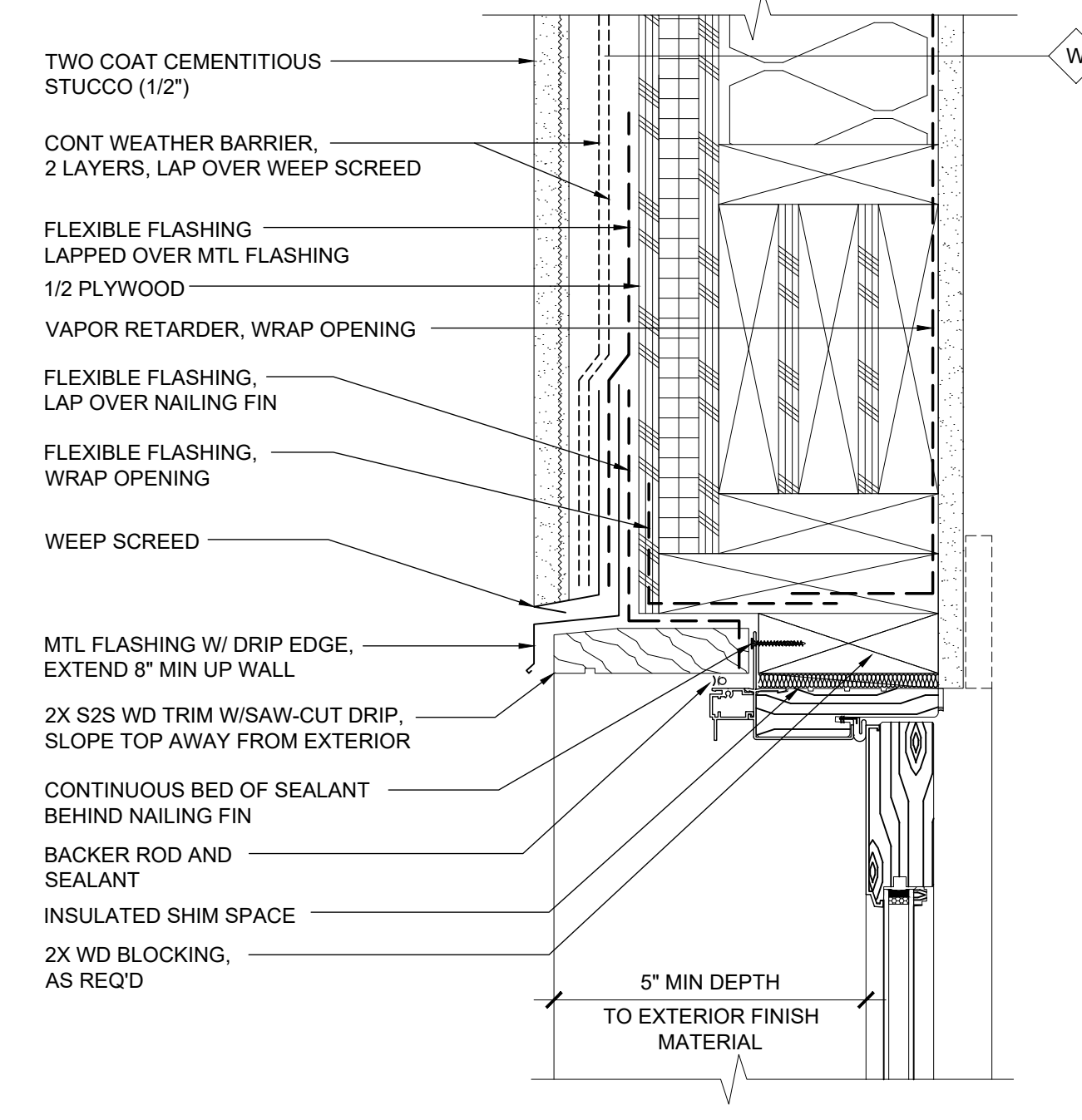
**4 DOOR JAMB AT CEMENTITIOUS STUCCO**  
A5.6 3"=1'-0"



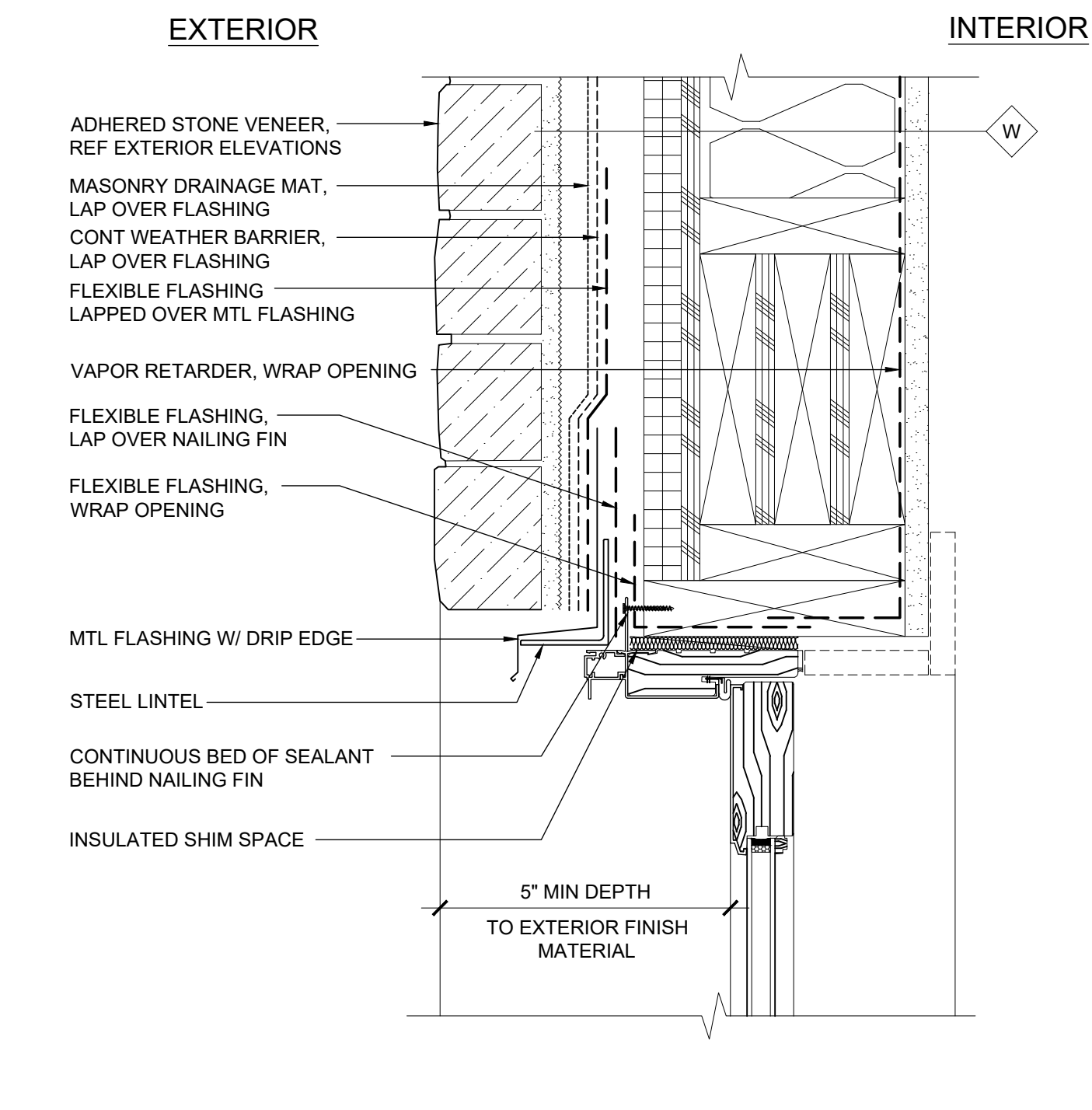
**2 DOOR JAMB AT STONE**  
A5.6 3"=1'-0"



**5 DOOR HEAD AT WOOD SIDING**  
A5.6 3"=1'-0"



**3 DOOR HEAD AT CEMENTITIOUS STUCCO**  
A5.6 3"=1'-0"



**1 DOOR HEAD AT STONE**  
A5.6 3"=1'-0"

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**DOOR DETAILS**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X
SHEET No. <b>A5.60</b>	
SCALE: AS SHOWN	





**DOOR SCHEDULE GENERAL NOTES:**

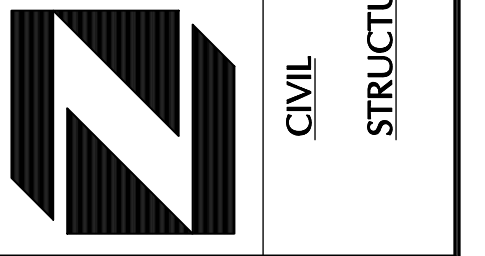
1. SIZE DETERMINED BY OVERALL SIZE OF DOOR, NOT BY INDIVIDUAL LEAFS UNLESS NOTED OTHERWISE.
2. RATINGS DESIGNATED IN MINUTES.
3. SEE SPECIFICATIONS FOR HARDWARE (HW) GROUPS.
4. SEE PLANS AND ELEVATIONS FOR SWING INFORMATION.

**DOOR DETAIL GENERAL NOTES:**

1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL

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DOOR SCHEDULE		
PROJECT No.	DATE	
192733.00	03/23/2021	
DRAWN BY	CHK BY	TRV BY
X	X	X
SHEET No.		
<b>A5.63</b>		
SCALE:		
AS SHOWN		

DOOR SCHEDULE															
TAG	ROOM	TYPE	SIZE		DOOR		FRAME		DETAIL			RATING	HW	GLAZING	REMARKS
			W x H	THK	CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL				
A-500	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-501	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-500	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-501	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None

**2** LEVEL 5 DOOR SCHEDULE  
A5.63

DOOR SCHEDULE															
TAG	ROOM	TYPE	SIZE		DOOR		FRAME		DETAIL			RATING	HW	GLAZING	REMARKS
			W x H	THK	CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL				
A-400	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-401	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-402	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
A-403	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-400	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
B-401	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-400	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
E-401	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-400	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
G-401	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-400	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-401	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-402	--	--	7'-0" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None
H-403	--	--	3'-6" x 8'-0"	1 3/4"	WD	ST	WD	ST	-	-	-	NA	--	None	None

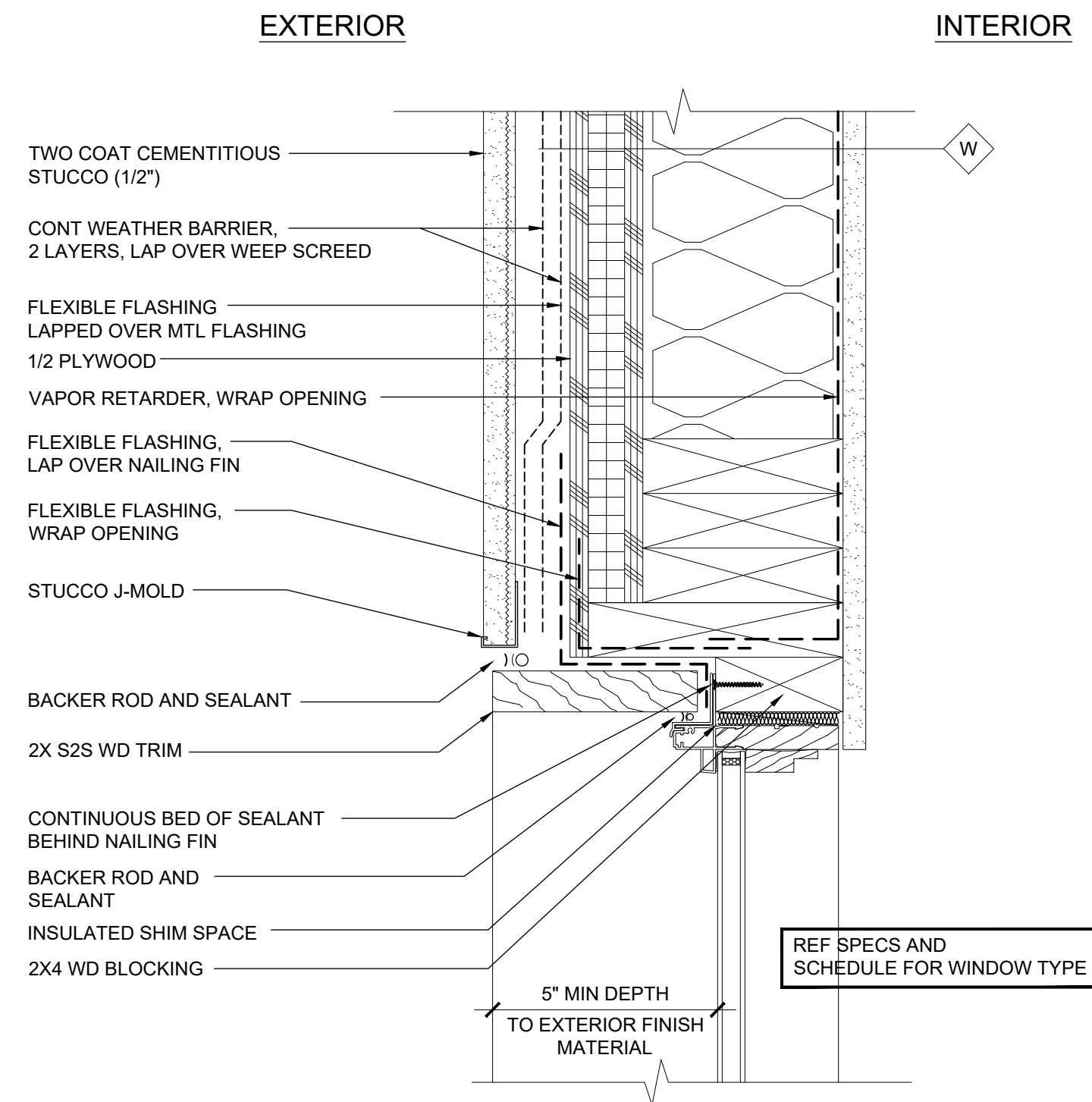
**1** LEVEL 4 DOOR SCHEDULE  
A5.63

**WINDOW SCHEDULE GENERAL NOTES:**

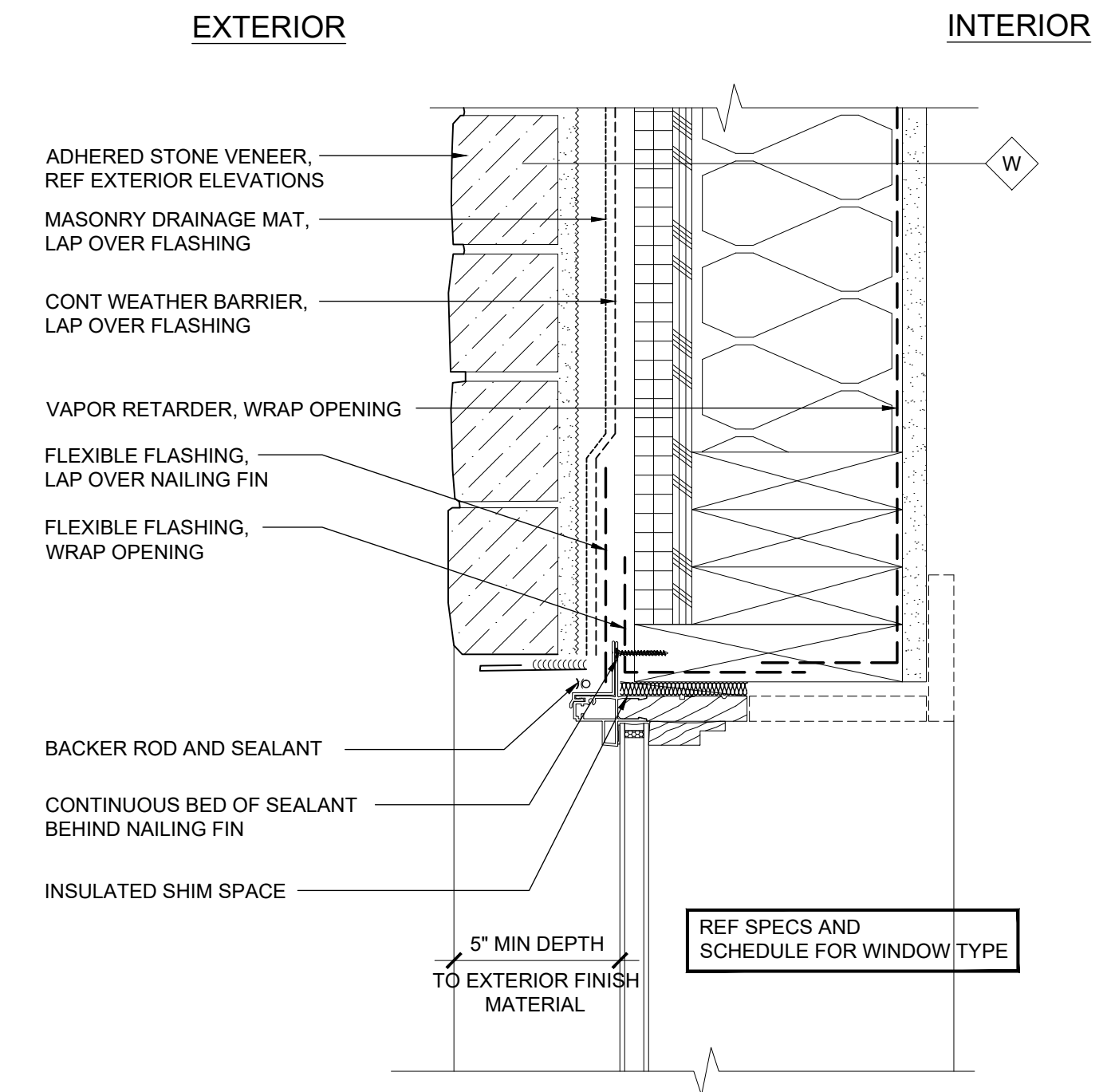
1. SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW TAGS.
2. SEE ELEVATIONS FOR OPERATORS AND SWING INFORMATION.
3. WINDOW DIMENSIONS INDICATE UNIT DIMENSIONS - ROUGH OPENINGS TO BE PROVIDED BY WINDOW MANUFACTURER.
4. HEAD HEIGHTS TAKEN FROM TOP OF FINISHED FLOOR.
5. "PLATE" DESIGNATES PLATE GLASS, AND "TEMP" DESIGNATES TEMPERED GLASS - SEE SPECIFICATIONS FOR GLAZING SYSTEM.
6. PROVIDE WINDOW LIMITING DEVICES AT ALL OPERABLE UNITS WITH SILLS LESS THAN 36 INCHES, WHEN SILLS ARE 72 INCHES OR MORE ABOVE EXTERIOR GRADE.

**WINDOW DETAIL GENERAL NOTES:**

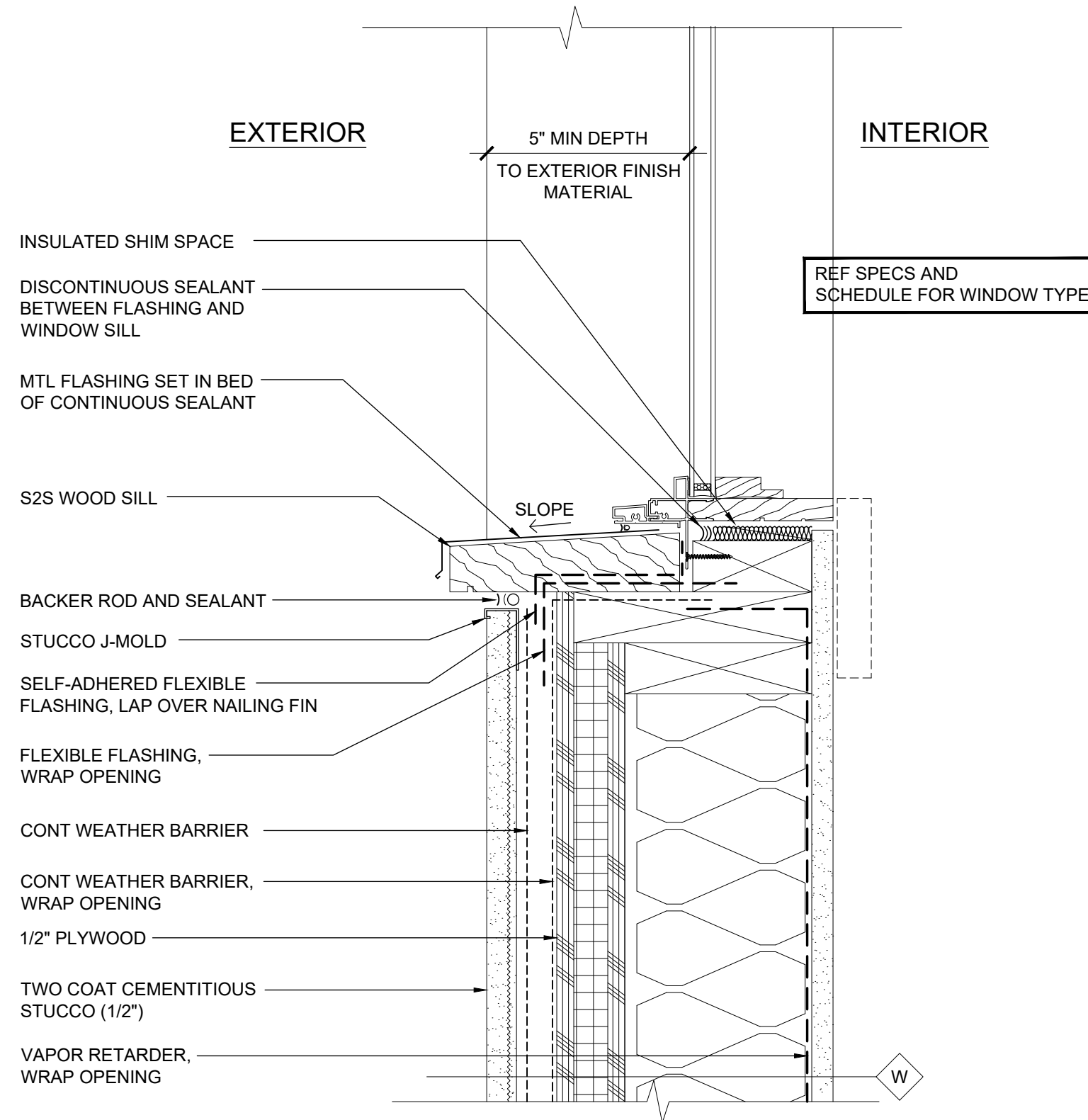
1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL



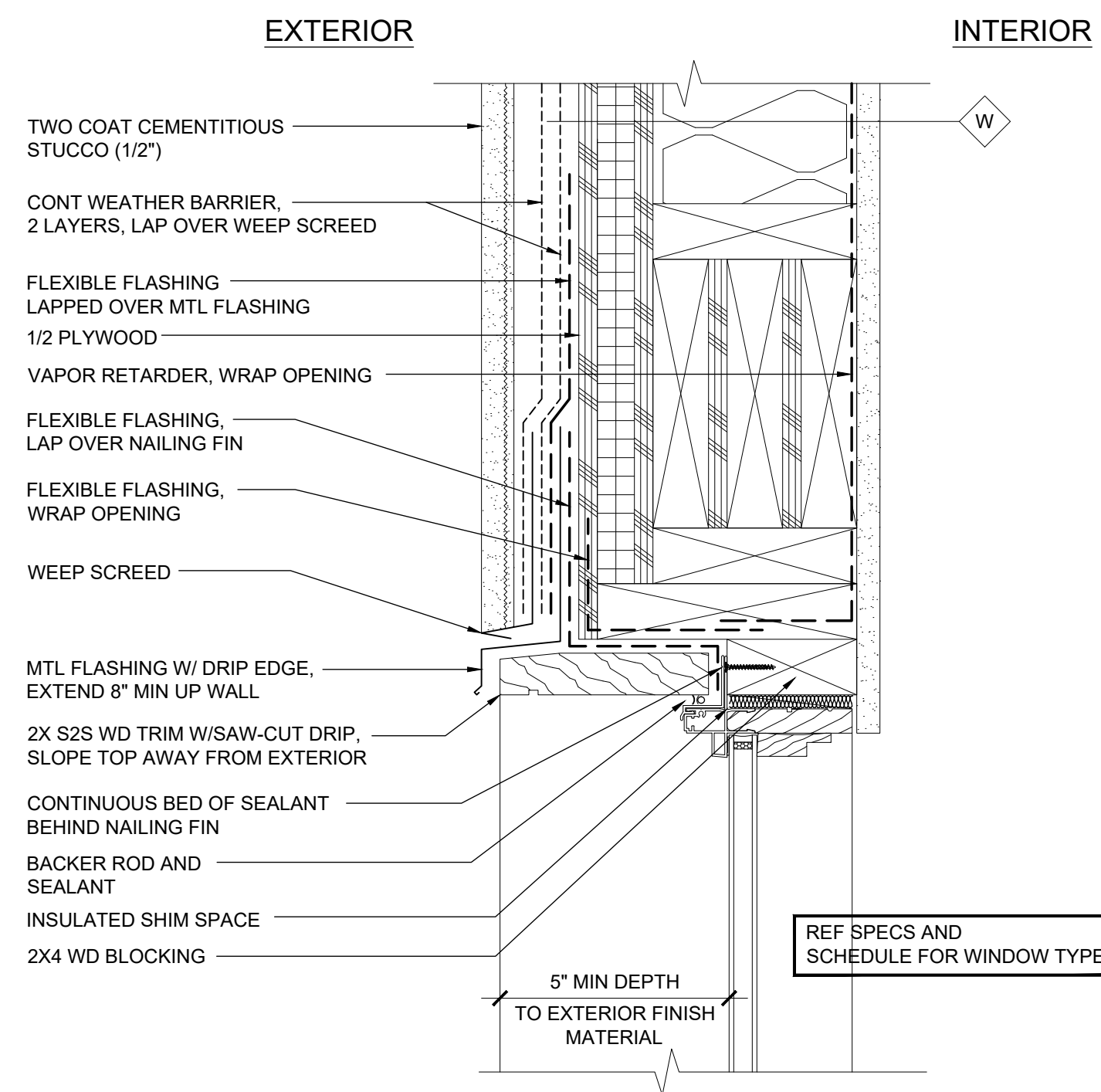
**5 WINDOW JAMB AT CEMENTITIOUS STUCCO**  
A5.7 3\"=1'-0\"



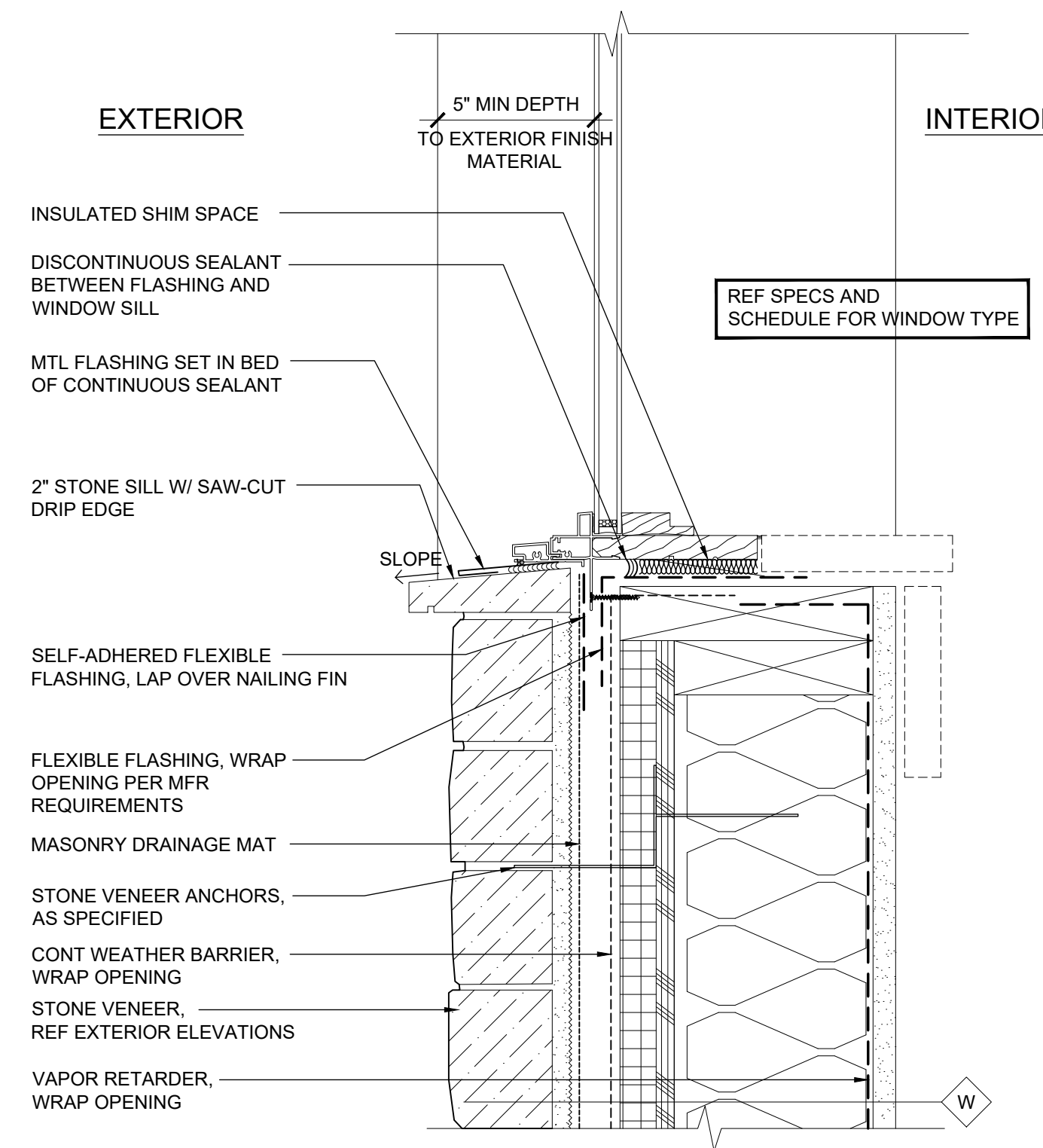
**2 WINDOW JAMB AT STONE**  
A5.7 3\"=1'-0\"



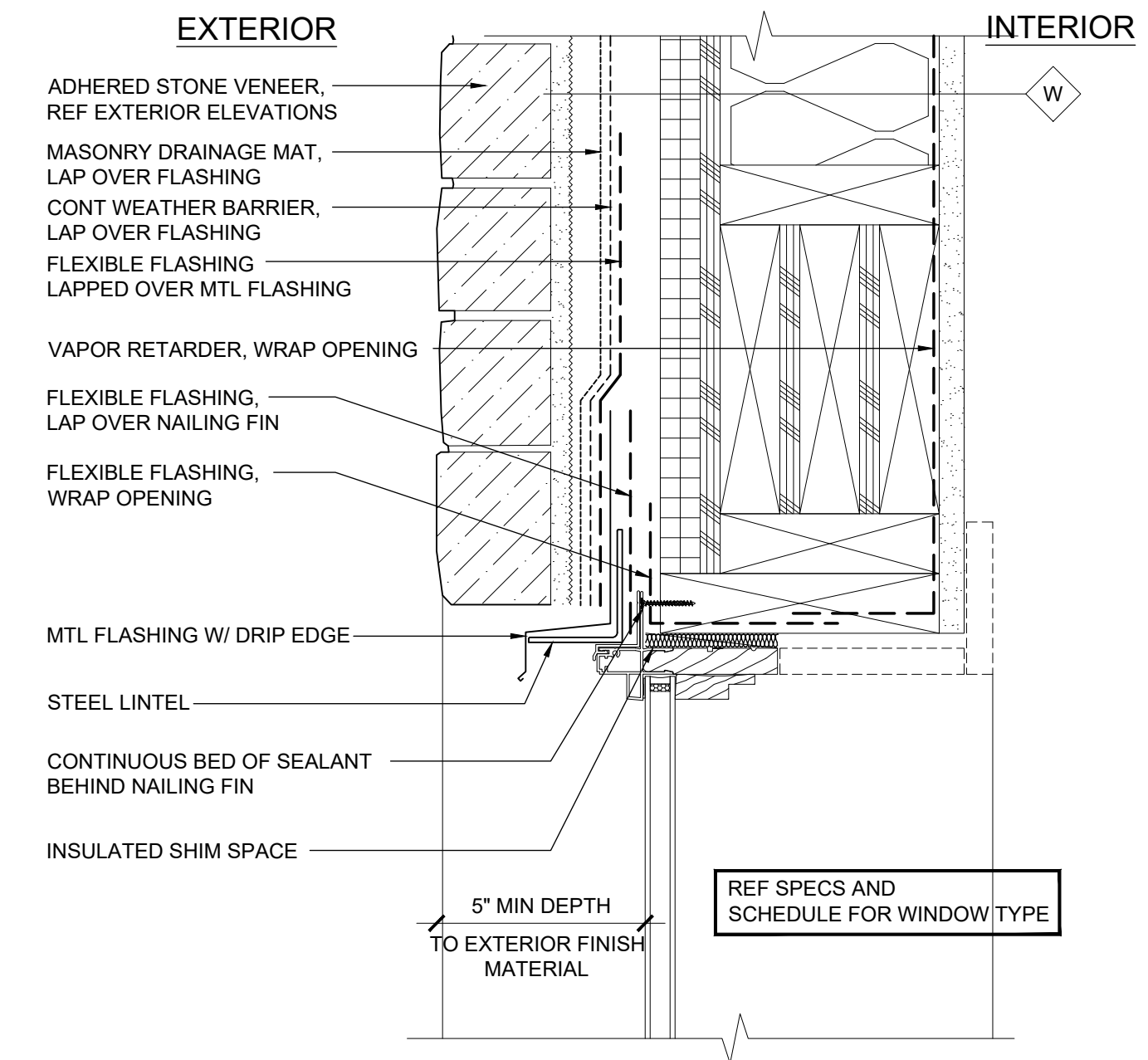
**6 WINDOW SILL AT CEMENTITIOUS STUCCO**  
A5.7 3\"=1'-0\"



**4 WINDOW HEAD AT CEMENTITIOUS STUCCO**  
A5.7 3\"=1'-0\"



**3 WINDOW SILL AT STONE**  
A5.7 3\"=1'-0\"



**1 WINDOW HEAD AT STONE**  
A5.7 3\"=1'-0\"

**ZEHREN AND ASSOCIATES, INC.**  
ARCHITECTURE - PLANNING - INTERIORS  
LANDSCAPE ARCHITECTURE  
101 El Paseo  
Santa Barbara, California 93101  
(805) 963-6890 FAX (805) 963-8102

**ZEHREN**

48 East Beaver Creek Blvd., Suite 303  
P.O. Box 1976 - Avon, Colorado 81620  
(970) 949-0257 FAX (970) 949-1080

CIVIL  
STRUCTURAL  
MECHANICAL  
ELECTRICAL

**MOUNTAIN VILLAGE**  
**LOT 30**  
TELLURIDE MOUNTAIN VILLAGE, CO  
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ISSUED FOR:

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/30/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

**WINDOW DETAILS**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY X	CHK BY X
	TRV BY X

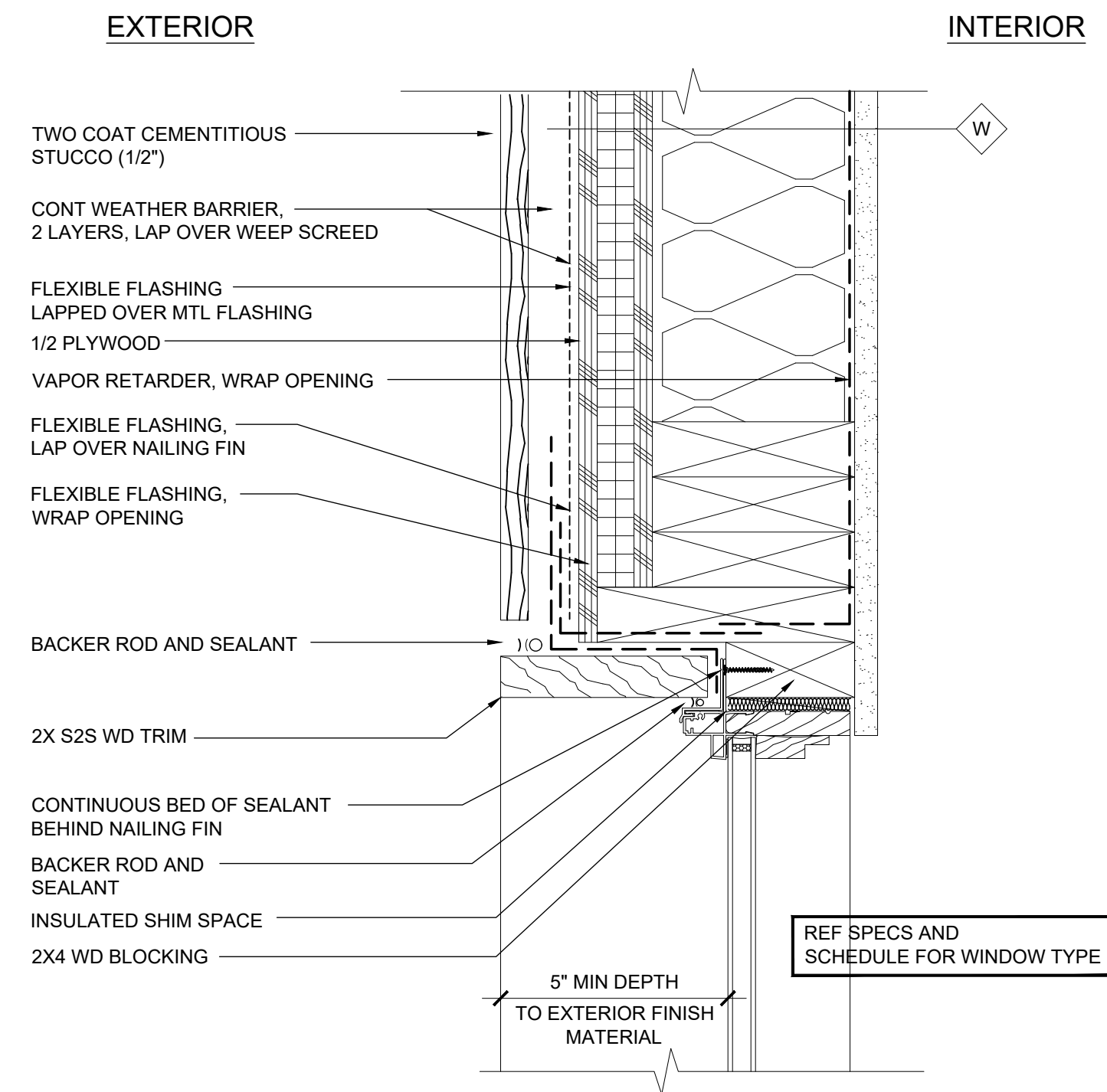
SHEET No.  
**A5.70**  
SCALE: AS SHOWN

**WINDOW SCHEDULE GENERAL NOTES:**

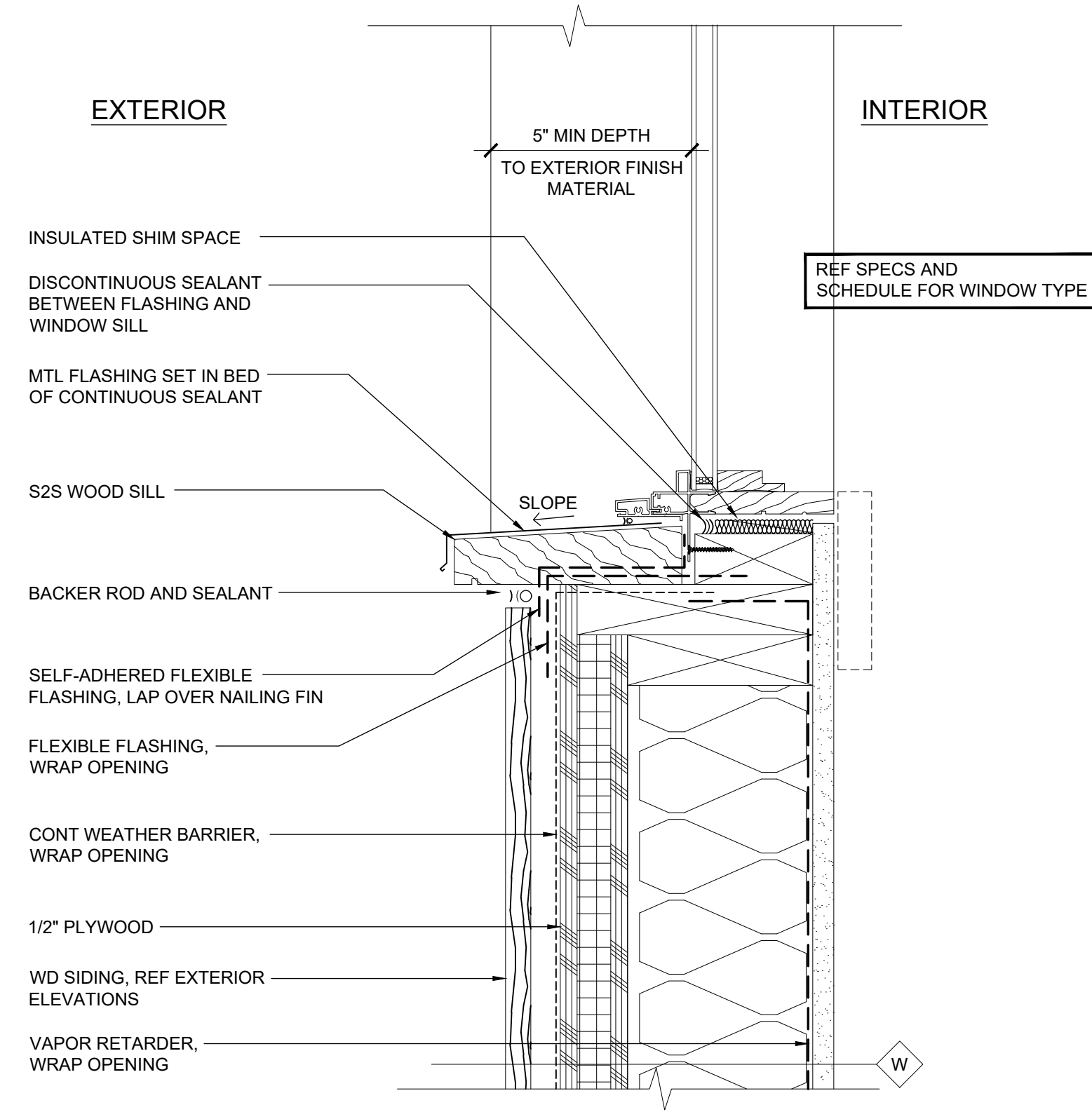
1. SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW TAGS.
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**WINDOW DETAIL GENERAL NOTES:**

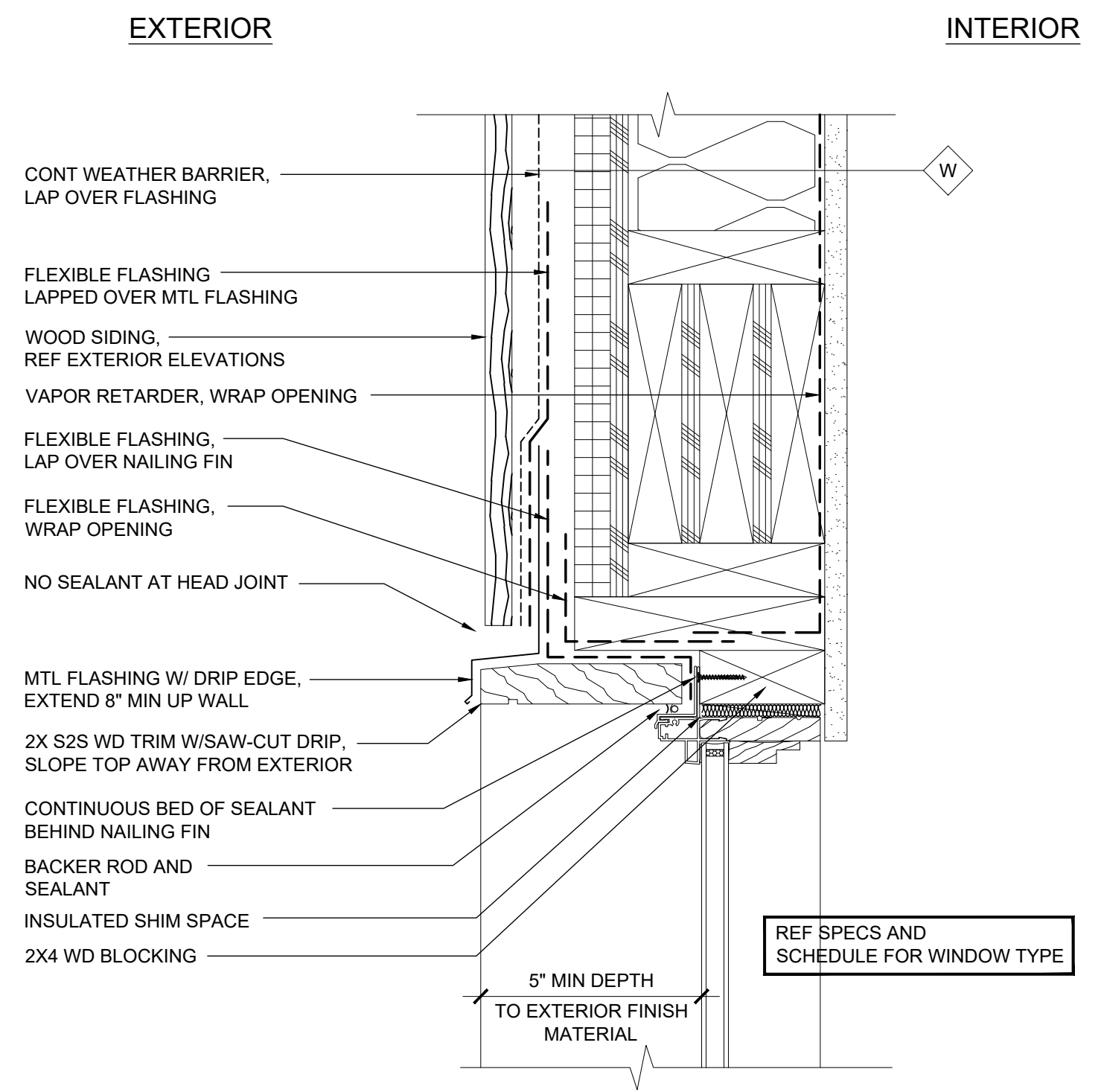
1. WEATHER BARRIER AND FLASHING LINES ARE SHOWN OFFSET FOR CLARITY, TYPICAL



**2 WINDOW JAMB AT WOOD SIDING**  
A5.71 3"=1'-0"



**3 WINDOW SILL AT WOOD SIDING**  
A5.71 3"=1'-0"



**1 WINDOW HEAD AT WOOD SIDING**  
A5.71 3"=1'-0"

**ZEHREN AND ASSOCIATES, INC.**  
ARCHITECTURE - PLANNING - INTERIORS  
LANDSCAPE ARCHITECTURE  
101 El Paseo  
Santa Barbara, California 93101  
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**MOUNTAIN VILLAGE**  
LOT 30  
TELLURIDE MOUNTAIN VILLAGE, CO  
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STRUCTURAL  
MECHANICAL  
ELECTRICAL

SEAL

No.	DATE	COMMENT
A	03/23/2021	DESIGN REVIEW
B	03/09/2021	CONCEPT BUDGETING
C	04/28/2021	DESIGN REVIEW - 1
D	07/01/2021	DESIGN REVIEW - 2

PROJECT No.	DATE
192733.00	03/23/2021

ISSUED FOR:

PROJECT No.	DATE	CHK BY	TRV BY
192733.00	03/23/2021	X	X

SHEET No.  
**A5.71**  
SCALE: AS SHOWN





## John A. Miller

---

**From:** LES OMOTANI <lmo8337@gmail.com>  
**Sent:** Friday, April 2, 2021 11:32 AM  
**To:** Michelle Haynes; John A. Miller  
**Cc:** Les M. Omotani  
**Subject:** Fwd: Lot 30

April 2, 2021

Hello Michelle and John,

In reviewing the latest application for the development of Lot 30 we, as owners of Granita 304, continue to have similar concerns to those we shared with you in 2020.

Our preference is that Lot 30 be developed in a manner similar to the existing houses/buildings in the Aspen Ridge development.

We remain concerned that a large uninterrupted solid block of multi-unit homes impacts the south and west views of Granita owners and guests.

It is our hope that you will require the developer to clearly mark the MAXIMUM height lines for the roof tops along Mountain Village Blvd. = 53 Feet. The illustrations provided / available in the link to the application do not allow an interpretation of the issue of greatest concern to us as owners in the Granita building.

[Last year the marking of trees was done in such a minimal manner / method as to serve no functional purpose. The markings were made at an elevation less than the highest heights of the roof top ridges. ]

The developer will continue to make the false case that owners in the Granita Building will not suffer any loss of existing views to the south and west. This is simply not a true statement or conclusion.

A frank assessment of the rationale for the planned height / elevations of the penthouse units for this development is to provide those housing units with a clear view of the mountain vistas that they will remove and block from owners and guests in the Granita building. As owners of Granita 304 our purchase of this unit pre-dates the changes to the planning and zoning changes made regarding Lot 30 and Parcel M.

In our opinion, the developer has not made a sound case for the increased density nor for the significantly solid mass of building to be constructed in opposition to the current characteristic and quality of Aspen Ridge homes.

### 1. **Building Height Limits (CDC 17.3.11 and 17.3.12)**

The CDC limits the maximum and maximum average building height on Multi-Family lots to 48 feet. However, the ridge of a gable, hip, gambrel, or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit.

- The proposed development is in compliance with both the maximum and average height limits for Multi-Family lots.

PLEASE NOTE: Several of the drawings and illustrations that are available via the link are not completely visible. Is it possible to receive a scanned PDF copy of the complete application documents?

Thank you for your time and consideration. We look forward to receiving additional information of the review process and timeline for this application.

take care,

Les and Barbara

GRANITA 304

Les Omotani, Ph. D., Barbara Omotani, Ph. D.  
[LMO8337@gmail.com](mailto:LMO8337@gmail.com)

8337 N Lee Trevino Drive  
Tucson, Arizona 85742

516 652 6278

**From:** Michelle Haynes <[MHaynes@mntvillage.org](mailto:MHaynes@mntvillage.org)>  
**Subject:** FW: Lot 30  
**Date:** April 2, 2021 at 7:34:21 AM MST  
**To:** LES OMOTANI <[lmo8337@gmail.com](mailto:lmo8337@gmail.com)>, Albert Roer <[albertroer@gmail.com](mailto:albertroer@gmail.com)>

Good morning. Lot 30 files can be downloaded at the following [link](#) found under current planning.

Michelle Haynes

---

**From:** Michelle Haynes  
**Sent:** Friday, April 2, 2021 7:47 AM  
**To:** LES OMOTANI <[lmo8337@gmail.com](mailto:lmo8337@gmail.com)>; Albert Roer <[albertroer@gmail.com](mailto:albertroer@gmail.com)>  
**Subject:** Lot 30

Les and Albert:

Good morning. We have received a complete application for Lot 30. The 30 day public noticing will go out shortly. The application will be posted to the website by early next week. We scheduled the public hearings for May and June. Thank you!

[Michelle Haynes](#), MPA  
Planning and Development Services Director  
Housing Director  
**Town of Mountain Village**  
[455 Mountain Village Blvd. Suite A](#)  
O :: [970.239.4061](tel:970.239.4061)  
M :: [970.417.6976](tel:970.417.6976)



For information about The Town of Mountain Village's response to COVID-19 (Coronavirus), please visit [townofmountainvillage.com/coronavirus/](https://townofmountainvillage.com/coronavirus/)

Si Usted necesita comunicarse conmigo y necesita servicio de traducción al español, simplemente háganoslo saber y podemos proporcionar tal servicio.

## John A. Miller

---

**From:** John A. Miller  
**Sent:** Monday, May 3, 2021 4:17 PM  
**To:** John A. Miller  
**Subject:** FW: Lot 30. April 9 2021

---

**From:** LES OMOTANI <lmo8337@gmail.com>  
**Sent:** Friday, April 9, 2021 1:45 PM  
**To:** Michelle Haynes <MHaynes@mtnvillage.org>; John A. Miller <JohnMiller@mtnvillage.org>  
**Cc:** Les M. Omotani <LMO8337@gmail.com>; Yvette Rauff <yvette.rauff@gmail.com>; Sandy Van Gilbert <svgnm@comcast.net>; Albert Roer <albertroer@gmail.com>  
**Subject:** Re: Lot 30. April 9 2021

April 9 2021

Hello John and Michelle,

Is it possible to request that the developed be asked to clearly mark the MAXIMUM roof line heights for each section of the building(s) that run parallel to Mountain Village Blvd. Last time they used red paint. It would be best if the marks were WIDER and more visible AND/OR were done using a florescent surveyor like tape or marking material of 3-5 inch width.

Last year the marks were made at the height of the top FLOOR and not the top of the roof line. Obviously this does not help anyone to determine the views that are blocked to current owners in the Granita building. What we want to see is the elevation of the maximum roof line heights.

It would be very desirable to have these elevations marked on the existing trees well before the initial DRB hearing scheduled for May 6, 2021.

Thank you for your consideration and great communication.

Sincerely,

Les Omotani

Granita 304

## John A. Miller

---

**From:** Sandra <svgnm@comcast.net>  
**Sent:** Monday, April 12, 2021 2:22 PM  
**To:** John A. Miller  
**Subject:** Fwd: Views from Granita 303

John,  
I sent this to an incorrect email address and they were kind enough to notify me of my error. Sorry for the lag time in getting this to you.

Sandra Gilbert / Granita 303  
Sent from my iPhone

Begin forwarded message:

**From:** Sandra <[svgnm@comcast.net](mailto:svgnm@comcast.net)>  
**Date:** April 12, 2021 at 1:51:38 PM MDT  
**To:** [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)  
**Cc:** [albertroer@gmail.com](mailto:albertroer@gmail.com), [yvette.rauff@gmail.com](mailto:yvette.rauff@gmail.com), [lmo8337@gmail.com](mailto:lmo8337@gmail.com),  
[JohnMiller@mountainvillage.com](mailto:JohnMiller@mountainvillage.com)  
**Subject:** **Views from Granita 303**

Michelle and John,  
As a follow up to Les' email and photos I reiterate his remarks.

The position of the minuscule red ties on the trees makes it clear that the massive proposed developer building will present a solid wall from Aspen Ridge road to the north. All views will be obliterated for Unit 303 and 203 and severely impact Unit 304.

Additionally views will be obliterated for homeowners and visitors driving north on Mountain Village Blvd, severely disrupting the arrival experience and impacting the intrinsic essence of Mountain Village and the visual access of the stunning vistas that sets MV apart as a community that values the land and environment.

Following are photos taken from Unit 303 last week.

Van and Sandra Gilbert/ Granita 303













## John A. Miller

---

**From:** LES OMOTANI <lmo8337@gmail.com>  
**Sent:** Monday, April 12, 2021 11:52 AM  
**To:** Michelle Haynes; John A. Miller  
**Cc:** Yvette Rauff; Sandy Van Gilbert; Les M. Omotani; Albert Roer  
**Subject:** PROPOSED LOT 30 DEVELOPMENT = DENSITY AND HEIGHT

APRIL 12 2021

Hello Michelle and John,

Last summer the case was made by some to imply that owners of homes in the Granita Building did NOT have views to the south and west. Therefore the proposed new development would have a minimal impact upon existing sight lines.

Last week, we asked a friend to take a few photos from two of our rooms that are located on the third floor of the Granita building. It is obvious that we do indeed enjoy some great views throughout the winter and spring [and even the summer and fall.]. We continue to ask that the developer be required to CLEARLY mark the highest roof heights for the proposed building that will run the entire length parallel to Mountain Village Blvd. Obviously if the proposed construction will negatively affect the views from our Granita 304 condo then the impact upon Granita 303 and the units on the first and second floors will be SEVERE.

thanks for your consideration.











take care,

Les

GRANITA 304

Les Omotani, Ph. D.

[LMO8337@gmail.com](mailto:LMO8337@gmail.com)

8337 N Lee Trevino Drive  
Tucson, Arizona 85742

516 652 6278

516 652 6278

**John A. Miller**

---

**From:** Yorke Pharr <yorkepharr@gmail.com>  
**Sent:** Monday, April 26, 2021 2:48 PM  
**To:** cd  
**Subject:** Lot 30 density change

I have been owner at Aspen Ridge unit 4 for nearly 20 years. I wish to strongly object to the new and nearly double density request for the lot 30 from 11 to 19 units and 33 to 57 person change. This is now totally out of character for Aspen Ridge and the across street development by same developer. I hope those in charge will value tradition and reason and reject this change. It will definitely do damage to what has been carefully developed in heart of Mt Village. Quality not quantity please!

J Yorke Pharr iii and family

Sent from my iPhone



## John A. Miller

---

**From:** Greg Nichols <rgnichols@me.com>  
**Sent:** Tuesday, April 27, 2021 11:39 AM  
**To:** cd  
**Cc:** Tim Durham; Bohdan Iwanetz; Mike &Debbie Rutledge; Phil Gruszka; Julie REZNICEK; Laura Norwitch; Steve R; Marcy (Telluride)  
**Subject:** Lot 30 Development

Attn: MV Planning Development

Our family first started skiing in Telluride in the mid-nineties and purchased our family townhouse in 2020 in Aspen Ridge. For over 20 plus years we have spent 10-15 weeks a year in MV and consider this our families 2nd home.

We purchased in the AR community as our HOA which is comprised of all AR owners was doing a great job then and continues to do so helping the AR neighborhood community remain one of the best in MV.

Another consideration was the development that would eventually go up on the Lot 30. We understood when we purchased that it was a low density area and we assumed we would never have to worry about a large condo development.

We never believed that MV would even consider approving a development this size on our block much less one that appears massive from the email plans I received.

Who believes that we should increase the units by 8 and allow 24 plus more people than originally zoned. After all, we all know that there will not be 57 people but closer to 70-80 when the units are full and everyone's friends, family, or group of renters show-up.

Parking will be a problem and feel sure unless MV police dept. are geared up for and do hourly drive-bys this will be an issue.

Many of us have grandchildren and small kids that are out and about in the neighborhood. The increase in the additional traffic down AR blvd. will certainly add an additional hazard that we have not faced. And as many of the new occupants will undoubtedly be renters, I feel sure they will all be lost and miss the driveway and head up-down our street.

Our AR HOA has worked hard to maintain building standards to help keep the noise level down in our community as most of us have our windows open 24/7 weather permitting. We never have party noise issues nor large outside gatherings. THAT there is a community center planned along with a spa/pool is unacceptable. As we all know, the more the booze flows the longer the party goes and louder it gets. Who is going to be in charge of shutting this problem down as we know" posted hours" are not working for some owners and young renters.

I have other concerns about the development as to how it will impact this area we have lived and vacationed in for 20 plus years. It is certainly not my/ours/MV problem that the developer can not make this a viable financial project with the current density zoning. Maybe they need to rescale the project or sell off Lot 30 to a developer that has no issues building within the existing MV zoning codes.

Thanks R Greg Nichols

**John A. Miller**

---

**From:** tim durham <rtimdurham@gmail.com>  
**Sent:** Tuesday, April 27, 2021 1:09 PM  
**To:** cd  
**Cc:** Tim Durham  
**Subject:** Lot 30 Development Proposal

Dear MV Design Review Board,

We are 31 year Mountain Village property owners in the Aspen Ridge Condominium complex. We have loved being a part time MV resident and truly consider it our "Happy Place." To that end we are very concerned about the proposed condominium project being proposed for Lot 30, which is directly adjacent to our property and shares Aspen Ridge Blvd as common egress and ingress.

Given the size of Lot 30, the currently approved density plan for 11 units actually already seems excessively dense, and would need to be very carefully designed with vehicular access to most units from Mountain Village Boulevard to prevent excess traffic on Aspen Ridge Blvd, given the existing volume of pedestrian traffic from Aspen Ridge and the condo residents down the stairs from us. The people traffic associated with 11 additional residential units should not present a problem assuming use is limited to individual owners or renters.

The most recent proposed plan of an increase up to 19 units not only consumes virtually every available square foot of the lot, but expands the human density to that which is more in line with a hotel. It far exceeds that of Aspen Ridge or the Granita which have lots of green spaces surrounding them. Furthermore, adding a Community Center and outdoor spa/pool further adds potential noise and visual pollution to surrounding properties and would be unacceptable to most.

As proposed, the massive size of this proposed development would certainly not be a transitional unit between Aspen Ridge and the Village. It would be the insertion of a very large, view blocking structure that would create increased noise and activity through the spa and community center areas. This proposed structure is out of place with its surroundings, not only with Aspen Ridge and The Granita, but also with other buildings around Sunset Plaza.

Obviously we strongly object to this development as proposed.

We truly appreciate your serious consideration of the potential harm that this proposed development would have on our, and all the neighboring resident's, "Happy Place" and highly encourage you to reject this density increase proposal as designed.

Regards,

Tim Durham  
Aspen Ridge #24 Owner  
512-422-1237

## John A. Miller

---

**From:** Riles, Thomas <Thomas.Riles@nyulangone.org>  
**Sent:** Tuesday, April 27, 2021 9:20 AM  
**To:** cd  
**Cc:** Merideth Munn; rtimdurham@gmail.com; adriana riles  
**Subject:** Proposed Development at Aspen Ridge lot 30

Dear Members of the Design Review Board,

As owners at Aspen Ridge for over 30 years, we are appalled at the most recent plan to expand the project at Lot 30 of Aspen Ridge to 19 units, as well as the plan to include a Community Center with the spa and pool as part of the development most adjacent to the Aspen Ridge homes.

Clearly Lot 30 is ideal for development. It is surprising that it had not been developed long ago. As we have watched Aspen Ridge and Mountain Village grow, it always seemed that an attractive structure between the Aspen Ridge homes and the Granita would complete a graceful transition between the Village and the residential properties.

Given the size of Lot 30, if new structures were to maintain the same density that currently exists in Aspen Ridge, we estimate the lot could host the equivalent of seven more AR units. The previous plan for 11 units on Lot 30 seemed excessively dense, but manageable if well designed and if vehicular access to most units were from Mountain Village Boulevard. Also, the human traffic associated with 11 residential units would be acceptable if use were limited to individual owners or renters.

The most recent plan of 19 units not only consumes virtually every available square foot of the lot but expands the human density to that which is more in line with a hotel. It far exceeds that of Aspen Ridge or the Granita which has spacious surroundings. Including a Community Center and Spa further adds to the traffic and undoubtedly brings a transient and potentially commercial aspect to an area that has been heretofore limited to residential use.

As proposed, this development would certainly not be a transitional unit between Aspen Ridge and the Village. It would be the insertion of huge, humanly dense structure that is designed to increase activity through the spa and community space. The proposed structure is out of place with its surroundings, not only with Aspen Ridge and The Granita, but also with other buildings around Sunset Plaza.

Equally concerning is the proposal to have the only vehicular access for the new development from Aspen Ridge Drive. ARD has always been a quiet lane that residents use to walk from their homes to Mountain Village. Placing access, even for a 11 unit complex on the Drive will be detrimental to the families and in particular children who now feel safe walking from their homes to the crosswalk to reach the Village. The impact to all who depend on the Drive to walk to the Plaza and Village will be significant, and potentially dangerous if vehicles and deliveries for 19 units (or even 11 units) are all funneled through the entrance to Aspen Ridge Drive.

As I stated at the beginning, we have enjoyed watching Mountain Village develop these past 30 years. For the most part (Peaks excepted) new buildings have been well designed with careful consideration to the impact on the Village proper, and with the focus of making Mountain Village and Telluride the most attractive resort

area in the United States. The fact that we and so many others return to Mountain Village year after year is the enduring natural beauty as well as the attractive and functional architecture of the developed areas. This proposal seems contrary to all that has previously been done to adhere to high standards that have guided development to date. Placing a structure that utilizes every available foot and pushes the limits of height will serve no purpose other than satisfying the greed of the developers.

We firmly oppose the plan being reviewed by the Design Review Board and urge to DRB to do the right thing - reject this proposal.

Respectfully,  
Tom and Adriana Riles  
Owners at Aspen Ridge unit 25

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This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is proprietary, confidential, and exempt from disclosure under applicable law. Any unauthorized review, use, disclosure, or distribution is prohibited. If you have received this email in error please notify the sender by return email and delete the original message. Please note, the recipient should check this email and any attachments for the presence of viruses. The organization accepts no liability for any damage caused by any virus transmitted by this email.

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**To the Mountain Village Design Review Board concerning Lot 30:**

I have been an owner in the AspenRidge 1 Development in unit 27 since 1997 and have served on its HOA board since it was organized in March 1999.

I have been traveling to Telluride and Mountain Village since 1988 to ski and vacation every year. My hope is to move to this area in retirement and make Colorado my home.

The proposed Lot 30 development next to my personal unit (physically the closes, 8 feet) and to the Aspen Ridge Drive neighborhood has me concerned "Personally" about specific problems affecting myself and multiple owners in Aspen Ridge 1, Aspen Ridge 2, and even Tramontana.

The Developer is asking to increase the density to 16 condominiums and 3 employee condominiums (17 in the new structure) for 57 Total Personal Equivalents and 34 parking spaces. All these personal vehicles, other servicing vehicles and pedestrians **can only enter and exit via the Tunnel driveway on Aspen Ridge Drive**. This in contrast to every other dwelling on that street where either 1 or 2 cars exit onto the street or Tramontana which has 5 or 6 condominiums exiting 1-2 cars each from an underground garage. This demonstrates the difference in existing density and the **Huge traffic problem** with people/cars on a **small dead end private street**. At night the car lights would especially affect our Duplex building #1-2 directly across from where the Tunnel driveway exits. If you assist on this density level **it should enter and exit off Mountain Village Boulevard** with construction of sidewalks to allow connection to paths already built along to the other large developments on that street such as Madeline , Peaks, etc.

The next serious concern I wish to bring up is the proposed Club House with outside decks and Pool/Hot tub area located on the west side property line of Aventura's current plans. This is directly below my kitchen/dining room windows and even level with my Master bedroom, there has been no effective attempt to shelter our development from the noise or activity caused by a **party room/pool for 57 people plus guests eight feet from my window..**

**In contrast** eight of the Aspen Ridge Hot tubs are **indoors**, 1 outdoor tub used by AR unit 1 is 50+ feet from Tramontana's garage. Aspen Ridge 2 has hot tubs located on their balconies or private enclosed decks. We have had **very few or no** problems with noise for over 20+ years

I am sure an **indoor pool** and even some balcony hot tubs would be a better **more neighborly solution**.

Larissa my wife and I are not against growth in the Mountain Village community but we wish to comment at your May 6<sup>th</sup> DRB Zoom meeting and any follow up meetings concerning this subject.

Sincerely,

**Bo and Larissa Iwanetz Unit 27B Aspen Ridge 1** Cell: 708-275-4911 [biwanetz@sbcglobal.net](mailto:biwanetz@sbcglobal.net)

## John A. Miller

---

**From:** Cynthia Warner <cindy@cindywarner.com>  
**Sent:** Wednesday, April 28, 2021 4:11 PM  
**To:** cd  
**Subject:** Proposed Development of Lot 30 at Aspen Ridge

April 28, 2021

Dear Members of the Design Review Board,

Thank you for reviewing input for the Aspen Ridge Lot 30 proposal and considering the concerns of the community and nearby neighbors.

As family member/owner at Aspen Ridge for over 30 years, we are very concerned about the most recent plan to expand the previously planned density for the project at Lot 30 of Aspen Ridge to 19 units.

The previous plan for 11 units on Lot 30 seemed excessively dense, but manageable if well designed and if vehicular access to most units were from Mountain Village Boulevard.

The most recent plan of 19 units is beyond a reasonable density proposal. It would consume nearly every available buildable square foot of the lot. The sheer volume of building and hardscape proposed leaves very little open space or nature and would not be in line with the Aspen Ridge or Mountain Village objectives and setting. It would also increase the vehicular use and traffic beyond a reasonable usage.

The proposal to have the only vehicular access for the new development from Aspen Ridge Drive is also concerning as the existing roadway is often used by residents to walk from their homes to Mountain Village. Placing access, even for a 11-unit complex, on the Drive will be an increased safety hazard.

In conclusion, we firmly oppose the plan being reviewed by the Design Review Board and urge to DRB to reject the increased density aspect of this proposal.

All the best,

Cynthia Warner

Cynthia Warner, 718 Olinda Road, Makawao, HI 96768, [cindy@cindywarner.com](mailto:cindy@cindywarner.com)

(Family member of Bill & Joan Warner, owner at Aspen Ridge Unit 25C)

Cynthia Warner  
[cindy@cindywarner.com](mailto:cindy@cindywarner.com)

**John A. Miller**

---

**From:** Jennie <jandjdaley@aol.com>  
**Sent:** Thursday, April 29, 2021 4:07 PM  
**To:** cd  
**Cc:** rtimdurham@gmail.com  
**Subject:** Lot 30 objection

We are long time owners at Aspen Ridge and strongly object to any increase in density (currently 9+2...16+3 requested) by the developer. Further, by reason of location, we request that height be limited to 48 feet, inclusive.

We believe that the enjoyment of our property will be severely curtailed if the current Lot 30 proposal is approved. **We request that no waivers or variances be granted.**

Sincerely,  
Jennie and Jim Daley

## John A. Miller

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**From:** jerrystrickert <jerrystrickert@verizon.net>  
**Sent:** Thursday, April 29, 2021 4:21 PM  
**To:** Jennie; cd; jerrystrickert@verizon.net  
**Cc:** rtimdurham@gmail.com  
**Subject:** RE: Lot 30 objection

As long time owners at Aspen Ridge, we agree with everything stated in following message from Jim and Jennie Daley and would like to register your objections to any waivers or variances.

Jerry and Donald Strickert

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Jennie <jandjdaley@aol.com>  
Date: 4/29/21 5:06 PM (GMT-06:00)  
To: cd@mtnvillage.org  
Cc: rtimdurham@gmail.com  
Subject: Lot 30 objection

We are long time owners at Aspen Ridge and strongly object to any increase in density (currently 9+2...16+3 requested) by the developer. Further, by reason of location, we request that height be limited to 48 feet, inclusive.

We believe that the enjoyment of our property will be severely curtailed if the current Lot 30 proposal is approved. **We request that no waivers or variances be granted.**

Sincerely,  
Jennie and Jim Daley





## **SOLOMON LAW FIRM, P.C.**

227 WEST PACIFIC AVENUE, SUITE A (REQUIRED FOR FEDEX)

PO BOX 1748 (REQUIRED FOR ALL U.S. MAIL)

**JOSEPH A. SOLOMON, ESQ. TELLURIDE, COLORADO 81435**

**ATTORNEY AT LAW**

**E-MAIL: JSOLOMON@MONTROSE.NET**

**TEL (970) 728-8655**

**CELL (970) 729-2225**

**FAX (775) 703-9582**

April 29, 2021

Town of Mountain Village Design Review Board  
c/o Michelle Haynes, MPA  
Planning and Development Services Director  
Housing Director  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, Colorado 81435

Re: Lot 30 Development Application / May 6, 2021 DRB Hearing

Dear Members of the DRB:

I represent Sandra and Van Gilbert, owners of Granita Unit 303. The purpose of this letter is to comment on the above matter.

### Density

Lot 30 is currently has assigned density of nine (9) Condominium Units and two (2) Employee Apartments. The applicant is seeking to increase development density and develop a project that will contain sixteen (16) Condominium Units and three (3) Employee Condominium Units.

### Mountain Village Comprehensive Plan

The Mountain Village Comprehensive Plan, as amended by the Resolution dated February 15, 2018, targets Lot 30 and adjacent open space (collectively referred to as "Parcel M") for a high density hotel.

The current Lot 30 owner is not applying to construct a hotel on Parcel M. Rather, the owner is merely seeking to construct nearly double the Condominium Units designated for Lot 30.

There is no justification for this increased density. This increased density results in walling out adjacent properties.

Town of Mountain Village Town Council  
April 29, 2021  
Page 2

Visuals

Enclosed are the following visuals:

1. Overhead view as provided by the Lot 30 owner/applicant. The single monolithic mass is not consistent with adjacent Aspen Ridge development.
2. Overhead view showing development according to current entitlements. The development should break up massing with buildings consistent with adjacent Aspen Ridge development.

October 15, 2020 Town Council Worksession

The applicant presented a very similar proposal at the October 15, 2020 Town Council Worksession. The Town Council responded that the project was too massive. However, again, the current application is substantially similar to the prior proposal.

Conclusion

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph A. Solomon", written over a horizontal line.

Joseph A. Solomon, Esq.

Encs.  
Two Visuals

cc: Sandra & Van Gilbert  
Ken Alexander

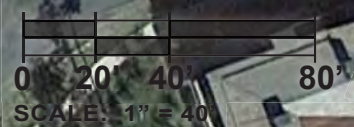
1. Overhead view as proposed by the applicant



2. Overhead view  
per current entitlements



Break up massing with buildings  
consistent with adjacent Aspen  
Ridge development



## John A. Miller

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**From:** Sandy Whitney <swhitney@taosnet.com>  
**Sent:** Thursday, April 29, 2021 12:14 PM  
**To:** cd  
**Subject:** AR lot 30 Plan

Hi Mountain Village Planning Department,

We have recently caught wind about the proposed development of AR lot 30. We are partial owners of unit 25 AR, and bought in when they were first under construction, about 30 years ago. We have appreciated the skillful and articulate planning that has gone into the development of AR and Mountain Village over the last 30 years. Amazing! There is a sense of peace, calmness and order when visiting.

Reading about the proposed increase in zone density, and then about the building of a community center is quite disturbing. We have known that lot 30 would be developed, but anticipated development would be in line with the current state, which would be tolerable, and understandable. The increased zoning though, along with the development of a community center/pool/spa/lockers is out of line with what Aspen Ridge is all about. Looking at the architectural drawings, it looks more like a shopping center in the suburbs of Denver. The increase in people density, traffic, noise, parking would also make me think I was in a busy suburban setting.

Please, please, please consider how this proposed increased zoning density, and the Community Center will impact the current state of AR and Mountain Village. And please, reject this proposal based on basic principles. The beauty of the area will change forever if this goes through, all for the sake of MONEY in the pocket of a developer.

Sincerely,  
Sandra & John Whitney

## John A. Miller

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**From:** Bill J Warner <billjwarner@gmail.com>  
**Sent:** Thursday, April 29, 2021 11:02 AM  
**To:** cd  
**Subject:** Fwd: Proposed Development of Lot 30 Aspen Ridge

### **Subject: Proposed Development of Lot 30 Aspen Ridge**

Mountain Village Planning Department:

A little history first. We bought into Unit 25 AR when the building was under construction in the 1980's. This was the first building constructed in Aspen Ridge and adjoins Lot 30. Another interesting fact is that we were the first occupants in Aspen Ridge.

We have enjoyed our 30 years at AR. But now we are quite dismayed to learn the owner of Lot 30 wants to increase the permitted 11 units to a proposed 19 units on .6 acre.

The density does not fit our AR community in any sense. Our AR is quite spacious. It is peaceful and quiet.

The proposal includes using AR Drive as access to the development. This is not good at all. At present AR occupants use this access as a quiet walking area to access the Village center and Sunset Plaza. This would become a hazardous excursion to the Village. The original 11 unit zoning would keep the safety aspect more in line with the current situation.

Mountain Village has developed mostly into a beautiful, well-planned resort area. The 19 proposed units will be a detraction from Mountain Village as it is now. And the negative part of this is the inclusion of a Community Center which includes a spa and pool. This is way too much for the AR community.

Please consider this proposal carefully. We urge you to reject this proposal of increasing the density to 19 units, and to reject the building of the Community Center.

Sincerely,

Bill & Joan Warner

**John A. Miller**

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**From:** Peter Capobianco <petercapo@hotmail.com>  
**Sent:** Friday, April 30, 2021 9:51 AM  
**To:** cd  
**Subject:** Lot 30 Application

Dear members of the Mountain Village Design Review Board

My wife and I have been residents of Aspen Ridge for 15 years . Having reviewed the current proposal for the Lot 30 development we are extremely disturbed by its potentially adverse consequences and would like you to consider our strong opposition to this submission .

In considering the dimensions , elevation, and location of Lot 30 as an abutter to Aspen Ridge we believe the density and high-rise nature of this proposal will have an extremely detrimental effect on the quality of life of the Aspen Ridge community. Aspen Ridge is a well laid out , low density development , not located within the central core of the Town. It should not be negatively impacted by a proposal better suited for that environment. The applicant's inaccurate description of this obtrusive Lot 30 project as a visual "gateway" is outrageous.

Additionally, we would like you to consider in your review that existing access is limited to a narrow singular road already frequented by the vehicular and pedestrian traffic of Aspen Ridge and Tramontana residents and its service providers. Having this access absorb the traffic impacts of the already approved density of 11 units will be challenging enough . To propose increasing this density by 73% is simply misguided. The traffic , noise , parking , required services and the like for a development of this scale will be overwhelming to the Aspen Ridge community . The imposition of an oversized development such as this will unjustifiably infringe on the quiet enjoyment rights of its residents.

Existing market conditions for housing demand in Mountain Village already assure the developer of a viable economic project under the current Lot 30 zoning approvals. The proposal being reviewed is simply an additional " density money grab " at the expense of the adverse consequences of its neighbors.

We respectfully request that the Board protect the interests of the longstanding residents of Aspen Ridge and deny this application in its present form .

Kind regards

Peter Capobianco  
Aspen Ridge Unit 24

## John A. Miller

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**From:** Glynias, Joe <Joe.Glynias@huschblackwell.com>  
**Sent:** Friday, April 30, 2021 12:41 PM  
**To:** cd  
**Cc:** whitneyglynias@hotmail.com; rtimdurham@gmail.com  
**Subject:** Lot 30 Objection -- Aspen Ridge  
**Attachments:** Presentation Development Lot 30 Mountain Village.pdf

Hello – we are owners on Aspen Ridge, and we wanted to reach out with our concern regarding the project proposed in the attached. In short, we are strongly opposed to this development.

My family and I have been coming out to Telluride since 2013, and always on Aspen Ridge. To say that we fell in love with Telluride and Aspen Ridge would be an injustice to what it has come to mean to us. The ease of access to MV, Meadows, the Gondola, and so many other activities are obvious, but the neighborhood feel is what made us want to be owners on the street. Last year, that became a reality and our six visits over twelve months became our pandemic refuge for my four young children. The comfort of knowing that they could simply walk into or back from the village while my wife and I relaxed at the house or listened to music in Heritage Plaza—without concern for traffic or their safety along the way—is something that makes Aspen Ridge uniquely a part of our life together. We relish having a house in a neighborhood, and we specifically did not want a unit amongst many others.

We understand that this plot has always been zoned for multi-dwelling use, and so some amount of increased population is to be expected, but the expanded application in this proposed development goes well beyond what we would like to see on our street. We are very concerned about the increased congestion on our small street, and the impact it will have on our neighborhood feel. Please consider this to be our formal objection to the proposed development, and we request that no waivers or variances be granted.

I do not believe I misunderstand the development being proposed, as I have studied carefully, but please feel free to contact me if you believe that is the case.

Thanks,  
Joe and Whitney Glynias

**Josef S. Glynias**  
Partner

**HUSCH BLACKWELL LLP**  
190 Carondelet Plaza, Suite 600  
St. Louis, MO 63105-3433  
Direct: 314.345.6208  
Fax: 314.480.1505  
[Joe.Glynias@huschblackwell.com](mailto:Joe.Glynias@huschblackwell.com)  
[huschblackwell.com](http://huschblackwell.com)  
[View Bio](#) | [View VCard](#)

### Husch Blackwell Covid-19 Toolkit

Husch Blackwell has launched a COVID-19 response team providing insight to businesses as they address challenges related to the coronavirus outbreak. Content and programming to assist clients across multiple areas of operations can be found on our website via our [Coronavirus toolkit](#).



April 30, 2021

Town of Mountain Village Design Review Board  
c/o Michelle Haynes, MPA  
Planning and Development Services Director / Housing Director  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435

Re: Lot 30 Development Application

Dear Members of the DRB:

As parties directly impacted by the density increase proposed for Lot 30 and as two of the multitudes of people who are in awe of Mountain Village's spectacular setting, I respectfully submit these comments on the above matter.

Looking upwards from ground level to the red ties in the trees, the magnitude of the building mass is not readily apparent. From the balcony of our third-floor unit in the Granita Building the magnitude of the proposed building is apparent. The proposed structure(s) are not in keeping with the adjacent Aspen Ridge development.

Attached are two visuals illustrating how the higher density, 19-unit, condominium impacts its immediate surroundings.

**Visual 1** is the mock-up of the condominium on the site using the developers photo taken with my permission from Granita 303's balcony. Taken during fire season the photo shows no views.

**Visual 2** is a photo of the condominium site taken from Granita 303's balcony on a clear day, showing the view to the west and north. Using the bare trees and distinctive crooked tree limbs shown in Visual 1, I marked up the clear-day photo to mimic the building outline.

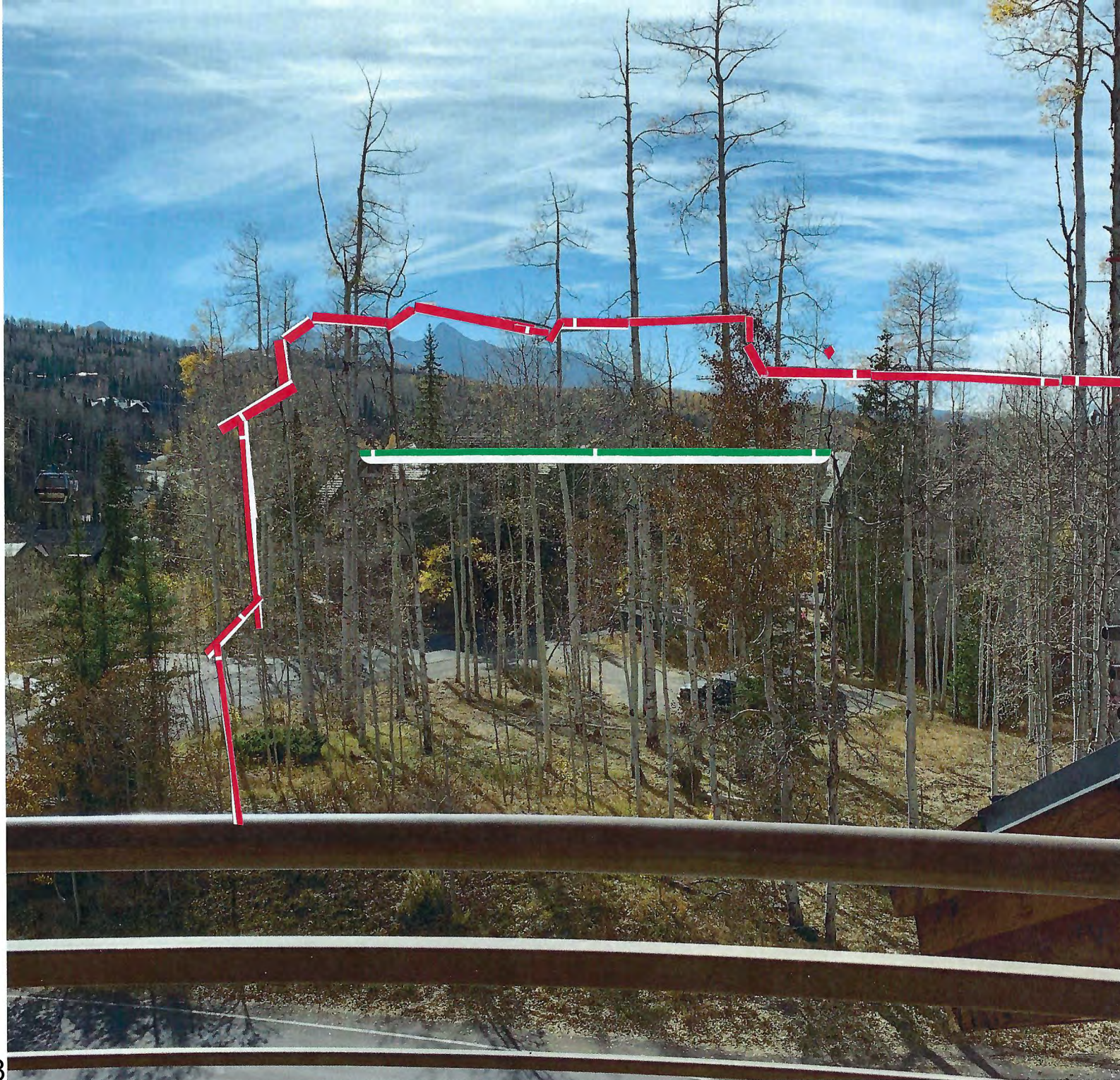
The **red outline** shows the condominium building rising above the distant horizon directly to the west and north, blocking every view.

The **green outline** marks the roof line of Aspen Ridge structures and shows how the proposed condominium building will loom over the long-standing Aspen Ridge development.

Is a developer entitled to drastically alter every visitors experience of the unique visual setting as one traverses Mountain Village Boulevard, diminish the sense of a pedestrian environment, and eliminate access to views and sunsets? The Lot 30 current density allows development of the site in keeping with the aesthetic values of the community and with respect for an appropriate building mass on Lot 30's limited size. With the Town Council's decision to authorize a review of the Comprehensive Plan for development decisions going forward, it seems prudent to place a moratorium on decisions until the review is completed.

Best regards,  
Van and Sandra Gilbert





**John A. Miller**

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**From:** Bohdan Iwanetz <biwanetz@sbcglobal.net>  
**Sent:** Friday, April 30, 2021 1:14 PM  
**To:** cd  
**Cc:** Mike Rutledge; Dr, Tony Howard; Tim Durham; Phillip Gruszka; Bohdan A Iwanetz; Julie REZNICEK; Jack Ellis; Josie Howser; Rick Klopccic; Thomas West  
**Subject:** Additional problem with Lot 30 proposal Discovered, water discharge hazard & possible damage!

Mountain Village Design Review Board

Addition to the prior objections by Bo & Larissa Iwanetz to the LOT 30 development.

This is the discovery concerning drainage of collected Water from the Car turn-around and driveway directly onto OS-1A-R3 (ski-out access for Aspen Ridge 1 HOA) east of unit 27 and through the West wall of the development via a 12 inch pipe

This is described on DRB Grading Plan sheet 2 of 3 prepared by Alpine Land Consulting, LLC in the Avventura Packet. (this is page 189 of the 238 page 1<sup>st</sup> meeting package) it is noted at North end of the Planter wall "12 inch flared end section or culvert outlet in wall"

This would discharge on a surface that would ice up in the winter, and erode the path as well as discharge possible against the foundation and crawlspace of the 4-plex specifically my unit 27.

I need a clear explanation why this is allowed and cannot be discharge to a different area that would be wider and not so dangerous and possible damaging to the communities ski out access and neighboring structures.

Bohdan A. Iwanetz owner of Aspe Ridge 1 unit #27.

Sunday, May 2, 2021

Via email: [CD@mtnvillage.org](mailto:CD@mtnvillage.org)

Mountain Village Planning and Development Services  
455 Mountain Village Boulevard, Suite A  
Mountain Village, Colorado 81435

**Re: Lot 30 Development Comments**

Dear Mountain Village Design Board:

As the owner of a property within 400 feet of the proposed development of lot 30, I am submitting my comments and concerns regarding the development. I am opposed to the change in density and the development as currently submitted.

My wife, Joanne , and I are the owners of condominium number 204 in the Granita Building. We do not rent out the condominium and occupy the unit periodically throughout the year. Our condominium is on the second level of the building with a southwest exposure – right toward lot 30

Our concerns are summarized with the following three points:

1. The zoning of lot 30 at the time of our purchase of the condominium was a salient factor in our purchase decision. We depended on the Village Comprehensive Plan, the Design review board, and the Town Council to help protect our interests (i.e., views, noise, density). Rezoning or “transferring” density flies in the face of the spirit of zoning and undermines our interests.
2. The density and the height of the development with no set back requirements will create a “canyon” effect similar to the area of Mountain Village Boulevard, north of the Madeline Hotel.
3. The proposed development of Lot 30 as submitted by Zehern and Associates will significantly decrease the property value of our condominium unit as well as the values of the other Granita condominiums.

We take no exception to the proposed Lot 30 limited commercial space or (2) employee units of density.

**Zoning**

We purchased our condominium 3 years ago. Working with our realtor, we confirmed at that time that Lot 30 was zoned for up to nine condominium units and two employee units. That seemed reasonable. Our expectation was that, if the lot had to be developed, that the

Page 2

Via email: CD@mtnvillage.org

Mountain Village Planning and Development Services

455 Mountain Village Boulevard, Suite A

Mountain Village, Colorado 81435

Re: Lot 30 Development Comments

May 2, 2021

condominium units would be similar in density and appearance to the adjacent Aspen Ridge units. The Aspen Ridge units have an acceptable height, density, and setback.

Our understanding of zoning is that it is to provide a comprehensive pattern of growth and development while protecting the values of the current property owners. Wikipedia states "*These (zoning) guidelines are set in order to guide urban growth and development.*" There is an implicit expectation of some permanency and reliability of the zoning process.

I am sure that Adventura, LLC was well aware of the zoning when they purchased the property. To change the parameters of the zoning to try and make their development financially sound is not the problem of the Mountain Village Development Board or the owners of the Granita Building.

In addition, the whole concept of "trading" density units contradicts the zoning principal. The "trade" allows higher density where the higher density was never planned (or, in this case, desired).

Our opinion is that the Village Development Board and Town council owes a responsibility to the Citizens of Mountain Village to respect the original intent of the current zoning.

**Canyon Effect:**

One can walk down the street or the sidewalk of Mountain Village Boulevard north of the Madeline Hotel at most times be walking in shadows. The area is lifeless with little activity. We have heard residents call it the "dead zone" as the adjacent buildings tower above, with little sunlight. There are virtually no building setbacks or activity in this area(except for the delivery trucks!). The sounds of the cars and trucks reverberate between the buildings with no dampening.

If the development of lot 30 proceeds as designed, the space between the Granita building and the Lot 30 development will likely have a similar feel (except our balconies and windows will open to the space). This configuration of high buildings with no or little setback is not desirable and decreases our property values and our quality of life.

**Property Values:**

This concern is certainly related to the first two concerns. If the development of lot 30 proceeds as Zehren and Associates have proposed, the values of the condominiums in Granita

Page 3

Via email: CD@mtnvillage.org

Mountain Village Planning and Development Services

455 Mountain Village Boulevard, Suite A

Mountain Village, Colorado 81435

Re: Lot 30 Development Comments

May 2, 2021

will certainly decrease. Several long-term owners sold their condominiums after the Lot 30 proposal was submitted.

If the Lot 30 development proceeds as submitted, then Zehren and Associates owes all of the Granita owners with west, and southwest exposures compensation for the decrease in their property values.

But, then again, isn't that what zoning is supposed to prevent?

A handwritten signature in blue ink that reads "Sam Patton". The signature is written in a cursive, flowing style.

Sam Patton, P.E.

The Granita Building

560 Mountain Village Boulevard, #204

Mountain Village, Colorado 81435

SPatton@ EnviroDesign.biz

512-633-5396

## John A. Miller

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**From:** Herman KLEMICK <hklemick@hotmail.com>  
**Sent:** Sunday, May 2, 2021 6:59 AM  
**To:** cd  
**Cc:** John A. Miller; timl@zehren.com; lcalaiamd@gmail.com  
**Subject:** Lot 30 Development

We are the owners of Aspen Ridge #23. We oppose the proposed increase in density and the development of lot 30. The increase in density will negatively impact the owners of Aspen Ridge and traffic on Mountain Village Blvd. Was there an independent traffic study on the impact of the development on Aspen Ridge and MV Blvd? If so please send it to us. The long construction will also negatively impact the owners of Aspen Ridge. Where is the proposed staging area for the construction? Where are the workers and construction vehicle supposed to park? Who will make the repairs to the Aspen Ridge road during and after construction? Please provide us with a rendering of the proposed project. I see absolutely no benefit to Aspen Ridge owners or the traffic on MVBlvd. Once again we strongly oppose the increase in density and the development. Herman and Diane Klemick

Sent from my iPad



## John A. Miller

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**From:** Michelle Haynes  
**Sent:** Monday, May 3, 2021 9:38 AM  
**To:** John A. Miller  
**Subject:** FW: Lot 30 development objections - public comment

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**From:** yvette rauff <yvette.rauff@gmail.com>  
**Sent:** Monday, May 3, 2021 9:39 AM  
**To:** Michelle Haynes <MHaynes@mtnvillage.org>  
**Subject:** Lot 30 development objections

Hello Michelle,

I'm not sure if you are the correct person for me to send my objections to regarding the proposed Lot 30 development.....if not, please let me know where I should send this.

I reviewed the proposed development plans and have several objections to the magnitude of the mass of the building and what effect that will have on the quality of the "neighborhood" for current owners in the Granita Building and Aspen Ridge, as well as all of us who call Mountain Village home. Regarding the request for an increase to the density: I see no reason for approving such an increase. The addition of one additional employee housing unit does not justify the increase in my opinion.

In fact, when the developer brought his proposed plans to the owners of Granita units last fall, I, and others, strenuously objected to them then.

I believe that the review of the Comprehensive Plan for development that is in motion will reveal that the majority of the residents of Mountain Village are concerned with overdevelopment and the very real risk to subsequently diminishing of the qualities that make this place so special for residents and guests alike.

Sincerely,  
Yvette Rauff  
133 Lost Creek Lane #3  
Mountain Village

## John A. Miller

---

**From:** Howard Dixon <hrdixon@yahoo.com>  
**Sent:** Tuesday, May 4, 2021 11:49 AM  
**To:** cd  
**Subject:** Lot 30 development project

Hello,

This is Howard and Donna Dixon. We are owners in Unit 1D of Aspen Ridge Townhouses. We are original owners in this portion of Aspen Ridge Townhouses, purchasing our unit in 1992, when the construction was complete. Our two unit (#1 & 2) attached buildings were in the second phase of the AR project, after the first phase of the project of four units to the north, closer to the ski hill by chair one.

My understanding is that there are four main aspects that are a concern to us in Unit 1 and adjacent Unit 2.

We agree with Tony Howard and our other owners that these are important issues.

1. The driveway into and out of Lot 30 should be redirected as to change the direction of the cars coming out of the complex so we don't have them heading directly toward our unit. This would be of most concern at night to reduce headlight exposure into our unit. We would sincerely request this change of exit direction.
2. Should place the dumpster shack in a position that it is not an eyesore to the neighborhood. Hopefully it can be landscaped to block its view from the street, and our units.
3. We would appreciate that the access to Run #1, along the property line to the west of Lot #30 lotline be kept open for the skiers that use that route to access Run #1. It might also be a route that your owners in Lot #30 might find a benefit to also access the route to Run #1.
4. Most importantly, we firmly object to the increase in density from the original 11 units to 19 units on this 0.6 acre parcel, that was originally approved.

Best regards,  
Howard and Donna Dixon  
AR Unit 1D

**John A. Miller**

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**From:** Ken <ken@architectstelluride.com>  
**Sent:** Tuesday, May 4, 2021 3:01 PM  
**To:** Michelle Haynes  
**Cc:** John A. Miller  
**Subject:** Fwd: LOT 30

Michelle and John, please review the attached letter and I would like to speak at the meeting.

Thanks,  
Ken Alexander  
Founder Architects Collaborative  
"Amazing Spaces. Magnificent Places."  
[ken@architectstelluride.com](mailto:ken@architectstelluride.com)  
970.708.1076  
P.O. Box 3954 Telluride 81435

ARCHITECTE  
COLL

Begin forwarded message:

**From:** Ken Alexander <[ken@architectstelluride.com](mailto:ken@architectstelluride.com)>  
**Subject:** LOT 30  
**Date:** May 4, 2021 at 11:17:20 AM MDT  
**To:** Solomon & Solomon <[solomon@montrose.net](mailto:solomon@montrose.net)>  
**Cc:** Sandra <[svgnm@comcast.net](mailto:svgnm@comcast.net)>, <[VGilbet@vharchitect.com](mailto:VGilbet@vharchitect.com)>

Town of Mountain Village Design Review Board  
c/o Michelle Haynes, MPA  
Planning and Development Services Director  
Housing Director  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, Colorado 81435

Re: Lot 30 Development Application

Dear Members of the DRB,

I have been asked by the owners of Granita to write this letter on their behalf.

As I'm sure you are aware the current CDC is under review by a private consultant. Certainly an important project such as this will be affected by the revisions. My interpretation as an Architect who has worked on numerous multifamily and hotel projects such as; the Inn at Lost Creek, See Forever and the Lorian Condominiums is that Hotel projects are problematic.

The occupancy numbers for a hotel in Telluride are difficult with the off season fluctuations. Finding a brand name operator is a problem for this reason. I have always said a hotel needs to have a developer/owner with deep pockets who will build it and then hire the hotel to manage it. A risky business and one that has caused numerous changes in ownership at the Peaks and Madeline for example. The latest Four Seasons hotel has 2 developers collaborating probably for much the same reason.

Most likely this project is not proposing a hotel because of that. So then what do we allow instead? Only the current density? The desire for more "Hot beds" is still good planning. But how do we achieve this and aid developers in designing a project that is successful? If I am not mistaken, that is the reason to allow a density increase.

Economics dictate a smaller more affordable unit is more likely to rent. Currently density is appropriated in a manner to allow more smaller units. Simply allowing a developer a density increase without addressing the short term rental "hot bed" issue is a mistake. What is the public benefit?

To address the massing of the building we have the "average maximum height". This is meant to reduce the scale to adjacent properties, street frontage and to maintain view corridors. I would ask the applicant to respect the neighbors input and ask the DRB to insure this is done properly. While not required, story poles have been used in the past to insure view corridors are preserved.

In conclusion I would ask the DRB and the Planning Board to review closely the increase in density to insure a public benefit. Hotels have operated on a sale of a number of units with some held in ownership to insure rental. Then offered HOA dues reductions for privately owned units who rent for example.

More importantly I would ask the DRB to assure that the maximum average height maintain my clients view corridors.

Thank you,

Ken Alexander  
Founder Architects Collaborative  
"Amazing Spaces. Magnificent Places."  
[ken@architectstelluride.com](mailto:ken@architectstelluride.com)  
970.708.1076  
P.O. Box 3954 Telluride 81435

**ARCHITECTS**  
COLLABORATIVE

May 1, 2021

To the PRB and City Council of Mountain Village:

This is a response to the request of Avventura, LLC detailed in the notice dated April 3, 2021 for plan approval for the new construction development of Lot 30, Mountain Village. These comments are made from review of the notice to surrounding property owners and available drawings and plans from September 24, 2020.

While we respect the rights of property owners to develop and build structures on their property, we as owners of the Aspen Ridge Condominium Buildings #1 and #2 have the following objections to the planned development:

1—The density requirements of Mountain Village exist in part to help protect existing property owners and users from the burden of overreaching reasonable limits of new adjacent developments. Because this planned development requires a special approval of an increase in housing unit density which will support up to 57 persons on a 0.6 acre lot, and more than 25 vehicles which would enter and exit on the small side road adjacent to it (Aspen Ridge Drive), we respectfully object to the request of the city administration to approve the increase in density. This density increase will impact noise, traffic, and pedestrian safety in this area in the area surrounding lot 30.

2—The plans noted above indicate that the only entrance and exit drive into this large structure will apparently be located at the current easement for a driveway entrance well west of Mountain Village Blvd onto Aspen Ridge Drive. This driveway, as noted on the plans, opens/empties in close proximity to the NE end of our building which contains Aspen Ridge units 1 and 2. We feel that this is an unwelcome and unnecessary inconvenience to us as existing property owners and will have a significant impact on the enjoyment and value of our property. Automobiles entering and leaving this sole vehicle access to the development will increase:

a- noise-- with automobiles starting and stopping directly across from our building to enter the gate and turn into and out of the building.

b-light—headlights at night will potentially shine directly onto our bedroom windows as they exit the building.

c-exhaust and vehicle odors which will enter open bedroom windows of each of our units on two floors facing the proposed driveway during the summer months.

d—these also have a likelihood of impacting the privacy and enjoyment of the outdoor hot tub east of Aspen Ridge #1.

3—The proposed 225 sq ft trash receptacle area, which is the only common trash receptacle indicated for the proposed development in the notice, is stated to be planned adjacent to the driveway. The noise and odors resulting from expected use of this receptacle have a potential impact on the enjoyable use of our property.

Regarding #'s 2 and 3 above, we would propose that an entry to the proposed development from Mountain Village Blvd. would be much more practical and have less impact on our condominium complex.

As current property owners, we very much appreciate your consideration of our objection to the increase in density and the development plan proposal as written. Thank you very much for taking the time to review our requests.

Sincerely,

Charles and Lisa Howard

Linda Maclachlan

Claire Polstein/Paul Rudnick

Jack Ellis

Howard and Donna Dixon

## John A. Miller

---

**From:** John Tarbox <jtarbox@aol.com>  
**Sent:** Thursday, May 6, 2021 8:51 AM  
**To:** cd; John A. Miller  
**Cc:** Thomas West  
**Subject:** Objections to Proposed Development of Lot 30, Town of Mountain Village

I wish to speak at the Design Review Board hearing this morning at 10:00 am  
My comments will address the following objections.

Thank you,  
John Tarbox

Objections to Proposed Development  
of  
Lot 30, Town of Mountain Village

From John Tarbox, attorney for Thomas West, owner of several units in Aspen Ridge

We strenuously object to the proposed development and ask that the Design Review Board (DRB) deny the proposed development and in particular deny the requested density transfer, the requested rezoning and all requested variances.

The proposed development is far too dense, uses too much impervious cover, is too tall, is not compatible with the adjoining properties, and fails to use proper setbacks, graduated heights and other appropriate design features.

The applicant developed the Tramontana project so it is clear he knows how to build a nice project. Lot 30 should be developed similarly to its neighbors Aspen Ridge or Tramontana. Both properties meet the basic principles of urban planning mentioned above.

The existing density of 9 condominiums + 2 employee condominiums is the most that should be allowed on Lot 30. Even that figure is quite dense, but since it is currently approved, we are not objecting to it. That density permits adherence to the basic design principles.

Use of a zero lot line, with no building setbacks, is not appropriate for Lot 30. This property is not in the Village Center, and this feature is wildly inappropriate for the neighbors and the surrounding open space. The harsh impact of no building setbacks is made worse by the lack of graduated height maximums, and a 53 foot height, imposing what amounts to a giant wall right on top of the neighbors and the open space. None of this is compatible with the neighboring vegetative environment, wildlife, recreation or views of the open space, or the use, enjoyment and property values of the neighbors at Aspen Ridge and at other neighboring properties.

Instead, Lot 30 should be developed with appropriate setbacks, graduated height maximums, and overall height above grade no greater than the neighboring properties at Aspen Ridge and Tramontana.

The primary characteristics of Telluride and Mountain Village are the incredible beauty and views. This project destroys both and is inconsistent with the very nature of Mountain Village and the Mountain Village Comprehensive Plan. This project fails to meet several of the 8 key land-use values of the Comprehensive Plan:

- 1) it fails to preserve open space lands, “expansive views” and the “unparalleled visual experience”,
- 2) it imposes upon the “Recreational Backbone” of Mountain Village, lessening the recreational experience,
- 3) it fails in “Alpine Character Preservation“, opting instead for a dense urban feel, which is not appropriate in this location,
- 7) the “Gateways” value refers to “protecting public viewsheds“ and the natural corridor surrounding Mountain Village Boulevard. This project fails in this regard and destroys many existing view corridors, which should be preserved to the greatest extent possible,
- 8) The value for “Appropriateness and Fit of Land Uses” states that “uses should fit into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments”. This project badly fails to meet this value.

The proposal refers to its adjacency to the Village Center to justify its dense urban design. The fact is that the project is NOT in the Village Center and this design is not appropriate or compatible with the surrounding land uses.

Beyond the general design, several particular details are objectionable:

- a) The northwest corner of the project is way too far forward and destroys a significant portion of the views of Aspen Ridge Building 27.
- b) Locating the pool and amenities in the northwest corner puts significant noise and light pollution right on top of Aspen Ridge Building 27.
- c) The stormwater for the entire project dumps onto Aspen Ridge creating significant drainage, flooding, erosion and other problems. This must be addressed.
- d) No stormwater detention is provided. Both detention for flood and erosion control, and water quality, must be provided.
- e) The structural planter wall along the west property line amounts to an unsightly wall, right on top of existing residences and must be redesigned.
- f) The project has only 525 ft.<sup>2</sup> of formal landscaping, which is only 2% of the 0.6 acre project. It appears that the remaining 98% of the project is impervious cover, which is wildly inappropriate.
- g) The trash enclosure should be required to be far away from the Aspen Ridge property line.

Approving these proposals would not only be inappropriate, but would significantly harm property values, especially for Aspen Ridge Building 27, and would be a governmental action that amounts to a taking without compensation. We ask you to reject the proposed development and in particular deny the requested density transfer, rezoning and all variances and send the applicant back to the drawing board to design a more appropriate project.



Thank you for your time and consideration.

LAW OFFICES OF  
**JOHN E. TARBOX**  
ATTORNEYS AND COUNSELORS AT LAW  
248 ADDIE ROY ROAD, SUITE A-201  
AUSTIN, TEXAS 78746

512 / 913 - 9888 (TEL)  
512 / 532 - 6305 (FAX)

## John A. Miller

---

**From:** Thomas West <trinity.exp1@yahoo.com>  
**Sent:** Thursday, May 6, 2021 9:08 AM  
**To:** John A. Miller  
**Subject:** Re: Zoom Call for Lot 30 Development

Here are the written comments that I will be discussing today before the board:

Good morning,

I appreciate the opportunity and the time to address the Design Review Board regarding the proposed Lot 30 development.

With the past month, my family invested in Aspen Ridge Unit 27, immediately adjacent to the proposed development. I just within the last week became aware of the proposed density increase. I know little about many of the issues regarding zoning within the township of Mountain Village though I am beginning to learn about many of terms including transfer of density and density banks and BuildingFootprint Lot.

I am here today to oppose the increased density as it will diminish the property value of my investment and I believe the investment of the other property owners in Aspen Ridge. The now beautiful Aspen Ridge drive will be overshadowed by a high wall of masonry and stone extending as much as 4 stories high near all property lines.

The concept of a TF lot or Building Footprint Lot with the approval of building of structures to the lot line may have application and look appropriate in certain situations, I do not believe, this is a situation where it is appropriate or beneficial to the neighboring properties or the township of Mountain Village. Though I understand that Lot 30 may be designated as part of the core, it is not in the core in practicality, and building to the lot lines with no green space allocated does not enhance the area nor adjacent properties. This is a 180 degree turn from the way the tasteful and beautiful Tramontana property was developed.

The shock I have felt from seeing the scope of the building density proposed, the lack of green space, the building heights proposed, the lack of building setbacks, and absence of green space cannot be overstated. With that being said, I have these questions:

1. What is the Connectivity with adjoining property owners designed into the project to enhance adjacent properties and blend into the existing development?

2. What alternative ingress and egress from the proposed development project have been considered? Possibly ingress and egress onto Mountain Village Boulevard?
3. The approval process of the new development should take into consideration a stepping down to similar heights as adjoining structures at Aspen Ridge? Or will it tower over existing buildings at Aspen Ridge casting its shadows and being a permanent eyesore for Aspen Ridge owners?
4. Landscaping plans between Aspen Ridge and the proposed development to soften and add beauty for the Aspen Ridge property owners seems grossly inadequate?
5. Has consideration been designed into the project for joint access to the ski slopes For Aspen Ridge property owners ? Does it consider and protect current access to the slopes for Aspen Ridge property owners?
6. Why does the pool need to be located at the corner of the property exposing the adjacent property owners to noise and light from the pool and activity at the pool? It is currently located in extremely close proximate to the balcony on Unit 27. Why not move the pool above the entrance to the project as was done at the Madeline away from adjacent property owners? Have the planners of the project done analysis of the sunlight on the pool per day on the current pool location? A quick check seemed to indicate that location would get as little as 30 minutes of sun a day which seems like a poor location for a swimming pool.
7. Will the entire portion of water and snow falling on the site be captured and dropped into dry wells and thus not be impacting adjacent property owners? I am not sure but I believe there is currently a storm drain that is pointed in the direction of Aspen Ridge development. I have not had time to confirm that but would be strongly opposed to that should it be the case.

This completes the questions and concerns I have at this time. I reiterate that I strongly believe that while the may this may make for a more profitable development and bring more beds to the core area, it does not enhance the existing street of Aspen Ridge Drive and will not be an improvement to the area property owners as proposed and will actually diminish our property values.

I strongly oppose the project as designed and ask that you send it back to come up with a plan that integrates and enhances the existing properties.

Thomas West

Sent from my iPad

On May 6, 2021, at 9:42 AM, John A. Miller <JohnMiller@mtnvillage.org> wrote:

Thank you Thomas for the heads up. When we get to the Lot 30 item, staff will present, then the applicant - and after that, the Chairman will open the floor for public comment.

Best,

J

John A Miller III  
Senior Planner  
Planning & Development Services  
Town of Mountain Village  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435  
O :: 970.369.8203  
C :: 970.417.1789

For information about The Town of Mountain Village's response to COVID-19 (Coronavirus), please visit [townofmountainvillage.com/coronavirus/](http://townofmountainvillage.com/coronavirus/)

-----Original Message-----

From: Thomas West <trinity.exp1@yahoo.com>  
Sent: Thursday, May 6, 2021 8:22 AM  
To: cd <cd@mtnvillage.org>  
Subject: Zoom Call for Lot 30 Development

Good morning, I would like to speak at the hearing at 10:00.  
I am an owner in the adjacent property, Aspen Ridge condominiums.

Thomas West

Sent from my iPad

**John A. Miller**

---

**From:** Carie Corry <carie.corry@gmail.com>  
**Sent:** Friday, May 7, 2021 6:39 AM  
**To:** cd  
**Subject:** Proposed development Lot 30

Please note that we vehemently oppose the proposed development of Lot 30. We have been telluride property owners for over 25 years and this plan is not acceptable, nor in line with the beauty of the Mountain Village. The footprint is too large and the density is much too high. Please oppose this project in the interest of all of us that are invested in Telluride as a beautiful mountain retreat. Thank you for your support in this matter.

**Carie Warner Corry**  
**Aspen Ridge**

--

**Carie Corry**  
**678-262-8834**

## John A. Miller

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**From:** Jack Ellis <jackellis803@comcast.net>  
**Sent:** Thursday, May 6, 2021 2:13 PM  
**To:** John A. Miller  
**Cc:** Bo Iwanetz; Tim Durham; Tony Howard  
**Subject:** Lot 30

Hello Mr. Miller,

I understand that I am too late to have the following comment entered as a part of the May 6 review. I have been out of town and for practical purposes unable to correspond with you until now. I hope my thoughts will be considered in any future decisions regarding the development of lot 30. I ask that you enter this message into the comments for this application. Any thing you can add to correct any of my assumptions will likewise be welcomed.

I am an owner of Unit #2 in Aspen Ridge I. I purchased this unit in 1992 with the verbal understanding from the developer, Mr. Huschke, that there was a 8 foot easement on the east side of the Aspen Ridge property adjoining Lot 30 that was to serve all the owners of Aspen Ridge I as a ski in-ski out access to the Meadows ski run. We have enjoyed this privilege for the past 30 years. Only recently have I discovered that apparently the 'TF' zoning designation for lot 30 meant 'total footprint,' meaning that building is permitted up to the lot line. (Additionally, it does not seem that construction to the lot line is appropriate adjacent to multi-family projects such as Aspen Ridge.) My concern is that due to slopes, contours and other natural, or newly man-made due to construction, effects this zoning designation may diminish or prevent the practical use of this 8 foot easement.

If you are a skier, you may appreciate that 8 feet, walled on both sides, is not a generously wide path in which to navigate. The path, or actual track, that has been historically used for those past 30 years is not a straight line and has some meanderings, or 'slaloms,' which in retrospect I infer are used to check one's speed or to avoid a natural obstacle. Without the ability to be on site and actually measure that 'natural path,' which has been rather constant over the years, I am quite confident that it exceeds 8 feet in width for a portion of its length, and I am sure that it encroaches slightly onto that 8 foot easement. I believe that the current zoning, will allow construction that will create a clear safety risk. To do so would seem to me to be irresponsible.

My concern is that construction may cause this easement to no longer be viable for the professed use as a "ski run." The "TF" designation may force the existing traditional path to be reoriented such that it encounters existing impediments, or that construction may cause new impediments, such as the drainage outflow correctly objected to by Mr. Iwanetz, will create dangerous icy sections of the path, or that slopes and contours may become too steep or narrow to allow safe transit even within the 8 foot width. Other construction effects, not yet envisioned may very well become "unintended consequences."

I request that the design be analyzed to determine if construction needs to extend to the lot line at this point of interface with Unit 27 of Aspen Ridge and a minimal setback be required. Alternatively and/or in addition, requirements be added to the building permit to assure that there be no impediments to the safe passage of skiers in the use of this easement.

Thank you for your consideration.

John R. (Jack) Ellis

Town of Mountain Village Design Review Board  
c/o Michelle Haynes, MPA  
Planning and Development Services Director  
Housing Director Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, Colorado 81435

Re: Lot 30 Development Application

Dear Members of the Design Review Board:

I am commenting concerning the referenced application. My family owns multiple interests in Aspen Ridge Phase I.

We strongly oppose the increase in density for multiple reasons including the following:

- The application for increased density will result in a design that simply is too large for the 0.60-acre lot. The mass and zero lot line design will overwhelm the views, the beauty, and the overall aesthetics of Aspen Ridge and other adjacent properties. The application is proposing to increase density to a prorata density of 31.66 units per acre.
- The classic “footprint” lot seems to have been designed for the core and was thus surrounded by walking space that facilitates connectivity around the “footprint” lots that work together to create the core. We do not see any connectivity created by this building with such a large “closed-in” design. It seems rather that this zoning is better applied to lots surrounded by plaza space.
- Virtually 100% impervious cover is not without negative impact on the surrounding properties. Watershed and drainage issues, shadow casting, lack of room for greenspace and landscaping, lack of room for sidewalks are all extremely negative impacts for adjacent properties.
- Lack of connectivity with surrounding properties.

We have questions including the following that we would like answers to:

- Is this increased density and “footprint lot” designation make sense in this development application?
- Will a privacy wall be allowed to be put constructed on the property line to provide privacy and noise protection from loud gatherings of people in the club room and adjacent spaces? These spaces will be in very close proximity (14 feet) to the master bedroom and the balcony of Aspen Ridge #27.

We do not see that there is any merit to the increased density and designation as a footprint lot in Mountain Village. We believe that protection from this overbearing use of density transfers is in the best interests of all of Mountain Village property owners and visitors.



Currently, Aspen Ridge Drive including the Tramontana development is a beautiful and special location aesthetically, please do not change that by increasing the density of Lot 30 dramatically as requested.

In conclusion, thank you for your consideration of these comments.

Thomas and Ann West



# SOLOMON LAW FIRM, P.C.

227 WEST PACIFIC AVENUE, SUITE A (REQUIRED FOR FEDEX)  
PO BOX 1748 (REQUIRED FOR ALL U.S. MAIL)

JOSEPH A. SOLOMON, ESQ. TELLURIDE, COLORADO 81435  
ATTORNEY AT LAW  
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TEL (970) 728-8655  
CELL (970) 729-2225  
FAX (775) 703-9582

June 1, 2021

Town of Mountain Village Design Review Board  
c/o Michelle Haynes, MPA  
Planning and Development Services Director  
Housing Director  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, Colorado 81435

Re: Lot 30 Development Application

Dear Members of the DRB:

I represent Sandra and Van Gilbert, owners of Granita Unit 303. The purpose of this letter is to comment on the above matter.

October 15, 2020 Town Council Worksession

At the May 6, 2021 DRB hearing, the results of the Town Council Worksession were misrepresented to the DRB. Town staff stated that, at this Worksession, “Council kind of gave it the green light.” That was not an accurate statement. In addition, a DRB member stated it was that member’s understanding that Council endorsed the proposal. Again, that was not accurate. Rather, as explained in the letter submitted on behalf of the Gilberts on April 28, 2021:

October 15, 2020 Town Council Worksession

*The applicant presented a very similar proposal at the October 15, 2020 Town Council Worksession. The Town Council responded that the project was too massive. However, again, the current application is substantially similar to the prior proposal.*

Importantly, see the enclosed Transcript of 10/15/20 Town Council Worksession, Town Councilmembers Concluding Remarks. This discussion began at 03:32:20 of the Zoom recording.

It appears the Town should consider addressing its general Worksession procedures, being, ensuring the minutes reflect Council direction.

20210601 ltr to DRB.wpd

### Density

Again, Lot 30 is currently has assigned density of nine (9) Condominium Units and two (2) Employee Apartments. The applicant is seeking to increase development density and develop a project that will contain sixteen (16) Condominium Units and three (3) Employee Condominium Units.

### Mountain Village Comprehensive Plan

The Mountain Village Comprehensive Plan, as amended by the Resolution dated February 15, 2018, targets Lot 30 and adjacent open space (collectively referred to as “Parcel M”) for a high density hotel.

The current Lot 30 owner is not applying to construct a hotel on Parcel M. Rather, the owner is merely seeking to construct nearly double the Condominium Units designated for Lot 30.

There is no justification for this increased density. This increased density results in walling out adjacent properties.

### Visuals

Enclosed are the following visuals, similar to those presented to Town Council in October 2020 and the same as provided to DRB prior to the May 6, 2021 DRB hearing:

1. Overhead view as provided by the Lot 30 owner/applicant. The single monolithic mass is not consistent with adjacent Aspen Ridge development.
2. Overhead view showing development according to current entitlements. The development should break up massing with buildings consistent with adjacent Aspen Ridge development.

Town of Mountain Village Town Council  
June 1, 2021  
Page 3

Conclusion

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph A. Solomon, Esq.", written over a horizontal line.

Joseph A. Solomon, Esq.

Encs.

Transcript of 10/15/20 Town Council Worksession / Council Concluding Remarks  
Two Visuals

cc: Sandra & Van Gilbert  
Ken Alexander

Transcript of Town Council Worksession

Continued Discussion Regarding a Development Proposal for Lot 30, to Develop  
17 Condominium Density Units and 3 Employee Condominium Units

October 15, 2020

Town Councilmembers Concluding Remarks

Laila Benitez: I'm going to go ahead and close public comment and bring things back up to counsel. Is there any other feedback or any questions that you have to share with either Stephanie [Fanos] or the applicant.

Marty Prohaska: To make this productive what I seem to be hearing is that there are lingering concerns about the potential mass and scale of it specifically I would think from the perspective of Mountain Village Boulevard, and I agree if there were some changes to the design that would allow for a little bit more division of these large buildings, a little bit more space, that might be better received by neighbors.

Laila Benitez: Other feedback. I think I would echo Marty's comments. I am not in the design game, and I'm not going to try and propose anything specific, but I will say that a large mass if broken could have a completely different impact on how it's received in the neighborhood.

Patrick you are nodding your head.

Patrick Berry: I generally agree with what Marty just commented and your comments as well. There's some hesitation that I'm seeing on the sale the size and the public benefit, you know I appreciate the additions but does it fit the scope, I've got more research to do on that as well.

Laila Benitez: Let's just say I don't have an issue with height so much as just what Marty stated, the large expanse in one building.

If there's no other comments, I'm going to conclude this worksession.

1. Overhead view as proposed by the applicant



2. Overhead view  
per current entitlements



Break up massing with buildings consistent with adjacent Aspen Ridge development

**John A. Miller**

---

**From:** JOHN TARBOX <jtarbox@aol.com>  
**Sent:** Thursday, July 1, 2021 10:51 AM  
**To:** John A. Miller; cd; Michelle Haynes  
**Cc:** Thomas West  
**Subject:** Re: Objections to Proposed Development of Lot 30, Town of Mountain Village

John and Michelle,

I understand the Design Review Board will be holding a hearing today regarding Lot 30 and I wish to offer the following comments and objections.

Thank you,

John Tarbox

Objections to Proposed Development

of

Lot 30, Town of Mountain Village

From John Tarbox, attorney for Thomas West, owner of several units in Aspen Ridge and two units in The Madeline.

As owner of units in the core and out of the core, we understand the stark difference between the two areas. Surely the developer of Lot 30 understands this stark difference as well, and the only reason we can think of to put a core design outside the core is simply to maximize revenue. That is not a sufficient reason to violate the aesthetics of Mountain Village. It is the duty of the DRB and the Town Council to preserve those aesthetics, and we ask you to do so by denying this application in its current form.



We strenuously object to the proposed development and ask that the Design Review Board (DRB) deny the proposed development and in particular deny the requested density transfer, the requested rezoning and all requested variances.

The proposed development is far too dense, uses too much impervious cover, is too tall, is not compatible with the adjoining properties, and fails to use proper setbacks, graduated heights and other appropriate design features.

The applicant developed the Tramontana project so it is clear he knows how to build a nice project. Lot 30 should be developed similarly to its neighbors Aspen Ridge or Tramontana. Both properties meet the basic principles of urban planning mentioned above.

The existing density of 9 condominiums + 2 employee condominiums is the most that should be allowed on Lot 30. At 18.33 units per acre, even that figure is quite dense, and significantly higher than Aspen Ridge next door, but since it is currently approved, we are not objecting to it. That density permits adherence to basic design principles. By comparison, the proposal is 31.66 units per acre which is far too dense and makes adherence to basic design principles impossible.

Use of a zero lot line, with no building setbacks, is not appropriate for Lot 30. This property is not in the Village Center, and this feature is wildly inappropriate for the neighbors and the surrounding open space. The harsh impact of no building setbacks is made worse by the lack of graduated height maximums, and a 53 foot height, imposing what amounts to a giant wall right on top of the neighbors and the open space. None of this is compatible with the neighboring vegetative environment, wildlife, recreation or views of the open space, or the use, enjoyment and property values of the neighbors at Aspen Ridge and at other neighboring properties.

Instead, Lot 30 should be developed with appropriate setbacks, graduated height maximums, and overall height above grade no greater than the neighboring properties at Aspen Ridge and Tramontana.

The primary characteristics of Telluride and Mountain Village are the incredible beauty and views. This project destroys both and is inconsistent with the very nature of Mountain Village and the Mountain Village Comprehensive Plan. This project fails to meet several of the 8 key land-use values of the Comprehensive Plan:

- 1) it fails to preserve open space lands, “expansive views” and the “unparalleled visual experience”,
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3) it fails in “Alpine Character Preservation“, opting instead for a dense urban feel, which is not appropriate in this location,

7) the “Gateways” value refers to “protecting public viewsheds“ and the natural corridor surrounding Mountain Village Boulevard. This project fails in this regard and destroys many existing view corridors, which should be preserved to the greatest extent possible,

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The proposal refers to its adjacency to the Village Center to justify its dense urban design. The fact is that the project is NOT in the Village Center and this design is not appropriate or compatible with the surrounding land uses.

Beyond the general design, several particular details are objectionable:

- a. The northwest corner of the project is way too far forward and destroys a significant portion of the views of Aspen Ridge Building 27.
- b. The stormwater for the entire project dumps onto Aspen Ridge creating significant drainage, flooding, erosion and other problems. This must be addressed.
  
- d. No stormwater detention is provided. Both detention for flood and erosion control, and water quality, must be provided.
  
- e. The structural planter wall along the west property line amounts to an unsightly wall, right on top of existing residences and must be redesigned.
  
- f. The project has only 525 ft.<sup>2</sup> of formal landscaping, which is only 2% of the 0.6 acre project. It appears that the remaining 98% of the project is impervious cover, which is wildly inappropriate.

- g. The trash enclosure should be required to be far away from the Aspen Ridge property line.

Approving these proposals would not only be inappropriate, but would significantly harm property values, especially for Aspen Ridge Building 27, and would be a governmental action that amounts to a taking without compensation. We ask you to reject the proposed development and in particular deny the requested density transfer, rezoning and all variances and send the applicant back to the drawing board to design a less-dense, more appropriate project.

Thank you for your time and consideration.

John

LAW OFFICES OF  
JOHN E. TARBOX  
ATTORNEYS AND COUNSELORS AT LAW  
248 ADDIE ROY ROAD, SUITE A-201  
AUSTIN, TEXAS 78746

[512 / 913 - 9888](tel:5129139888) (TEL)  
[512 / 532 - 6305](tel:5125326305) (FAX)

Sent from my phone, please excuse any typos or brevity.

On May 6, 2021, at 10:14 AM, John Tarbox <jtarbox@aol.com> wrote:

Thank you!

John

LAW OFFICES OF  
**JOHN E. TARBOX**  
ATTORNEYS AND COUNSELORS AT LAW  
248 ADDIE ROY ROAD, SUITE A-201  
AUSTIN, TEXAS 78746

512 / 913 - 9888 (TEL)  
512 / 532 - 6305 (FAX)

---

**From:** John A. Miller [mailto:JohnMiller@mtnvillage.org]  
**Sent:** Thursday, May 06, 2021 10:08 AM  
**To:** John Tarbox; cd

Objections to Proposed Development  
of  
Lot 30, Town of Mountain Village

From John Tarbox, attorney for Thomas West, owner of several units in Aspen Ridge

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- e. The structural planter wall along the west property line amounts to an unsightly wall, right on top of existing residences and must be redesigned.
- f. The project has only 525 ft.<sup>2</sup> of formal landscaping, which is only 2% of the 0.6 acre project. It appears that the remaining 98% of the project is impervious cover, which is wildly inappropriate.
- g. The trash enclosure should be required to be far away from the Aspen Ridge property line.

Approving these proposals would not only be inappropriate, but would significantly harm property values, especially for Aspen Ridge Building 27, and would be a governmental action that amounts to a taking without compensation. We ask you to reject the proposed development and in particular deny the requested density transfer, rezoning and all variances and send the applicant back to the drawing board to design a more appropriate project.

Thank you for your time and consideration.

LAW OFFICES OF  
**JOHN E. TARBOX**  
ATTORNEYS AND COUNSELORS AT LAW  
248 ADDIE ROY ROAD, SUITE A-201  
AUSTIN, TEXAS 78746

512 / 913 - 9888 (TEL)  
512 / 532 - 6305 (FAX)



# SOLOMON LAW FIRM, P.C.

227 WEST PACIFIC AVENUE, SUITE A (REQUIRED FOR FEDEX)  
PO BOX 1748 (REQUIRED FOR ALL U.S. MAIL)

JOSEPH A. SOLOMON, ESQ. TELLURIDE, COLORADO 81435  
ATTORNEY AT LAW  
E-MAIL: JSOLOMON@MONTROSE.NET

TEL (970) 728-8655  
CELL (970) 729-2225  
FAX (775) 703-9582

July 8, 2021

Town of Mountain Village Town Council  
c/o John A. Miller III, Senior Planner  
Planning and Development Services  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, Colorado 81435

Re: Lot 30 Development Application

Dear Members of the Town Council:

I represent Sandra and Van Gilbert, owners of Granita Unit 303. The purpose of this letter is to comment on the above matter.

### **Preliminary Summary**

The Gilberts’ sole comment on this application remains that the increased density is inappropriate. Lot 30 should be developed as four or five structures, consistent with the neighboring Aspen Ridge project. It should not be developed as a single monolithic structure covering the entire Lot.

### **October 15, 2020 Town Council Worksession**

Town Council had a Worksession on October 15, 2020. At that Worksession, Council clearly gave feedback that the project should be revised to buildings with space between. A copy of the transcript reflecting the key Councilmember remarks is enclosed. This discussion began at 03:32:20 of the Zoom recording.

### **May 6, 2021 DRB Hearing**

Despite Council’s comments, the applicant submitted a proposal virtually identical to that shown to Council at the Worksession.

At the May 6, 2021 DRB hearing, the results of the Town Council Worksession were misrepresented to the DRB. Town staff told the DRB that, at the Worksession, “*Council kind of gave it the green light.*” That was not an accurate statement. In addition, a DRB member stated

it was that member's understanding that Council endorsed the proposal. Again, that was not accurate.

DRB continued the hearing stating it wanted more information concerning what exactly Council directed at the Worksession.

### **July 1, 2021 DRB Hearing**

The DRB reconvened on July 1, 2021. At this hearing, Town staff gave the DRB no information concerning what Council said at the October Worksession.

The Gilberts provided the DRB with the enclosed transcript.

The applicant stated that the transcript did not accurately reflect Council's position, and that in fact Council supported the application.

The DRB endorsed the application.

### **Visuals**

Enclosed are the following visuals, similar to those presented to Town Council in October 2020 and provided to DRB prior to the May 6 and July 1, 2021 DRB hearings:

1. Overhead view as provided by the Lot 30 owner/applicant. The single monolithic mass is not consistent with adjacent Aspen Ridge development.
2. Overhead view showing development according to current entitlements. The development should break up massing with buildings consistent with adjacent Aspen Ridge development.

Town of Mountain Village Town Council  
July 8, 2021  
Page 3

**Conclusion**

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph A. Solomon, Esq.", written over a horizontal line.

Joseph A. Solomon, Esq.

Encs.

Transcript of 10/15/20 Town Council Worksession / Council Concluding Remarks  
Two Visuals

cc: Sandra & Van Gilbert  
Ken Alexander



Transcript of Town Council Worksession

Continued Discussion Regarding a Development Proposal for Lot 30, to Develop  
17 Condominium Density Units and 3 Employee Condominium Units

October 15, 2020

Town Councilmembers Concluding Remarks

Laila Benitez: I'm going to go ahead and close public comment and bring things back up to counsel. Is there any other feedback or any questions that you have to share with either Stephanie [Fanos] or the applicant.

Marty Prohaska: To make this productive what I seem to be hearing is that there are lingering concerns about the potential mass and scale of it specifically I would think from the perspective of Mountain Village Boulevard, and I agree if there were some changes to the design that would allow for a little bit more division of these large buildings, a little bit more space, that might be better received by neighbors.

Laila Benitez: Other feedback. I think I would echo Marty's comments. I am not in the design game, and I'm not going to try and propose anything specific, but I will say that a large mass if broken could have a completely different impact on how it's received in the neighborhood.

Patrick you are nodding your head.

Patrick Berry: I generally agree with what Marty just commented and your comments as well. There's some hesitation that I'm seeing on the scale the size and the public benefit, you know I appreciate the additions but does it fit the scope, I've got more research to do on that as well.

Laila Benitez: Let's just say I don't have an issue with height so much as just what Marty stated, the large expanse in one building.

If there's no other comments, I'm going to conclude this worksession.

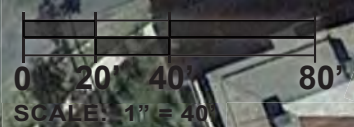
1. Overhead view as proposed by the applicant



2. Overhead view  
per current entitlements



Break up massing with buildings  
consistent with adjacent Aspen  
Ridge development



**From:** [Bo Nerlin](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Tom Gaffney - Agenda item  
**Date:** Thursday, July 8, 2021 7:55:33 AM

---

Michelle,

I am writing to respectfully request that our agenda item be removed from the July Council Meeting, and tabled for another month. I hope that this can be done, and I apologize for the late notice in making this request.

Please let me know if you have any concerns or comments.

Thanks,

**Bo James Nerlin, Esq.**  
**Devor & Plumhoff, LLC**

130 North Park Avenue  
P. O. Box 3310  
Montrose, Colorado 81402  
TEL: 970-249-7000  
FAX: 970-249-8440

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Agenda Item No. 17  
**HOUSING DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Housing Authority  
**FROM:** Michelle Haynes, Housing Director  
**FOR:** July 15, 2021  
**DATE:** July 7, 2021  
**RE:** Consideration of a Request for an Exemption to the R-1 School District Boundary Employment Requirement, 21 Boulders Way

### **PROJECT GEOGRAPHY**

**Legal Description:** Unit 21, The Boulders at Mountain Village, A Common Interest Community  
**Address:** 21 Boulders Way  
**Owner:** Mr. Andrew Brown  
**Zoning:** Multi-Family  
**Existing Uses:** Employee Detached Condominium  
**Proposed Uses:** No change of use

### **ATTACHMENTS**

- Exhibit A: Application and Narrative
- Exhibit B: Employee Housing Restriction Acknowledgement at reception no. 400257
- Exhibit C: TOMV Employee Housing Restriction (Ordinance No. 1997-05)

### **CASE SUMMARY:**

Mr. Brown built his home at 21 Boulders Way in 2004 when he worked for Telluride Ski and Golf (TSG) and the Telluride Fire Protection District. He lived in the home until 2009 when he moved away to advance his education as a physician assistant. Mr. Brown had the opportunity to move his family back to Telluride in 2017 with a job at the Uncompahgre Medical Clinic in Norwood Colorado. Mr. Brown indicated in his narrative is that the only way he could relocate his family back to this region is because he owns this home. He is a commitment to raise his family here, in the home that he constructed and is now a single parent. His ex-wife works at TSG however, they are no longer married so he is otherwise required to apply for an exception.

### **BACKGROUND**

The San Miguel Regional Housing Authority had been in discussions with Mr. Brown and subsequently realized that he works outside of the R-1 School District boundary, a requirement of the deed restriction to own/rent this Boulders unit. Once Mr. Brown understood he needed an exception to continued to live in his home and work in Norwood, he submitted an application promptly. Mr. Brown works from 3-7 pm with patients and is otherwise unable to to participate in the public meeting as he had desired due to his work schedule and timing conflict.

### **MOUNTAIN VILLAGE DEED RESTRICTION**

A copy of Mr. Brown's deed restriction document is attached as exhibit B. The singular requirement is employment within the R-1 School District Boundary.

### **EXCEPTION PROCESS**

The Town of Mountain Village, through the San Miguel Regional Housing Authority, established an exception process so that special consideration can be granted by the Mountain Village Housing Authority on a case-by-case basis. Mr. Brown has indicated he owns this home and is making a choice to raise his family here as a single parent. Absent a spouse who would otherwise meet the qualifications, his profession and workplace are outside of the R-1 School District Boundary in Norwood, CO, about a 45 minute commute each way and a common commute, typically in the opposite direction.

### **STAFF RECOMMENDATION**

Staff recommends approving an exception for Mr. Brown to continue to live in the home that he constructed. Although Norwood is not within the R-1 School District, it is where he has found meaningful professional employment for the time being. Staff recommends Mr. Brown's exception is valid for a 3-year period, at which point, should he still work outside of the R-1 School District, he could reapply for an exception, or may find an opportunity to work within the R-1 School District boundary and otherwise comply.

### **RECOMMENDED MOTION**

*I move to approve an exception for Mr. Andrew Brown, owner of 21 Boulders Way, to the R-1 School District employment boundary requirement, pursuant to his deed restriction found at reception no. 400257, for a period of three years to expire on July 15, 2024 and direct staff to provide an exception letter for town files and for Mr. Brown's records.*



Mountain Village Exception Form



EXCEPTION APPLICATION-A Fee May Apply- Return to SMRHA			
APPLICANT INFORMATION			
Name:	Andrew Brown	E-mail Address:	abrown1996@gmail.com
Mailing Address:	21 Boulders Way	Phone:	970-729-0963
City:	Mountain Village	State:	CO
		Zip Code:	81435
Mountain Village Business License Number (If Applicable):			
PROPERTY INFORMATION			
Physical Address:	21 Boulders Way		
Current Recorded Deed Restriction: (Yes or No)	yes		
OWNER INFORMATION- If the exception is for a renter			
Property Owner:	E-mail Address:		
Mailing Address:	Phone:		
City:	State:	Zip Code:	

Description of Request (Or Attach Your Request)

I built this house in 2004 when I was working for Telski and the Telluride Fire Protection District. I lived in the house until 2009 when I moved away for Physician Assistant school. I had the chance to move my family back to Telluride in 2017 with a job at the Uncompahgre Medical Clinic in Norwood. This is a federally qualified healthcare center where we see any patient regardless if they can pay. The only reason my family could come back to Telluride was because we already owned a house here. My ex-wife works at Telski, however now that we are divorced I require an exception. Please consider granting me an exception so that I can continue to raise my family here.

AGK  
 \_\_\_\_\_  
 Applicant Signature

\_\_\_\_\_  
 Co-Applicant Signature

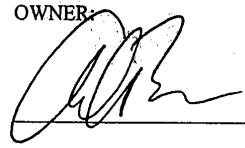
6/21/21  
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 Date

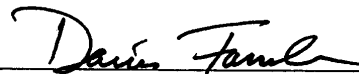
**TOWN OF MOUNTAIN VILLAGE  
EMPLOYEE HOUSING RESTRICTION ACKNOWLEDGMENT**

THIS HOUSING RESTRICTION ACKNOWLEDGMENT is made and executed this 4 day of Dec. 2003, by Andrew Brown ("Owner"), whose address is 309 Adams Ranch Unit 21 Telluride, Colorado, for the benefit of the Town of Mountain Village and its successors and/or assigns, as it pertains to real property located within the Town of Mountain Village and more particularly described as follows:  
See Attached Legal Description

Owner hereby acknowledges that he/she has been provided with a copy of the Town of Mountain Village Employee Housing Restriction (Ordinance No. 1997-05), that he/she is familiar with the provisions of said ordinance and that he/she acknowledges the provisions thereof and agrees to the bound thereby.

4<sup>th</sup> IN WITNESS WHEREOF, the parties hereto have executed this Acknowledgment on the day of December, 2003.

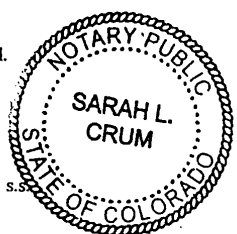
OWNER:  


MOUNTAIN VILLAGE HOUSING AUTHORITY:  
  
BY DAVIS FANSLER, Chairman of Mountain Village Housing Authority

STATE OF COLORADO )  
 ) s.s.  
COUNTY OF SAN MIGUEL )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 2003  
by Andrew Brown  
Owner.

Witness my hand and official seal.  
My commission expires:



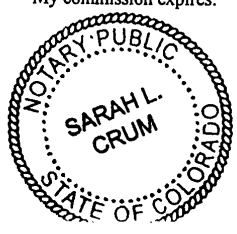
**My Commission Expires 08-22-06**

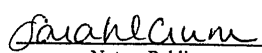
  
Notary Public

STATE OF COLORADO )  
 ) s.s.  
COUNTY OF SAN MIGUEL )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2003  
by DAVIS FANSLER AS CHAIRMAN OF THE MOUNTAIN VILLAGE HOUSING AUTHORITY.

Witness my hand and official seal.  
My commission expires:



  
Notary Public

Mountain Village Employee Housing Restriction - addendum

**My Commission Expires 08-22-06**



**Exhibit A**  
**Legal Description**

Unit 21, The Boulders At Mountain Village, according to the plat recorded January 24th, 2003, in Plat Book 1 at page 3096, Reception No. 354563, and according to the Declaration for The Boulders At Mountain Village recorded January 24th, 2003, at Reception No. 354564, County of San Miguel, State of Colorado.

ORDINANCE ADOPTING  
TOWN OF MOUNTAIN VILLAGE EMPLOYEE HOUSING RESTRICTION  
ORDINANCE NO. 1997-05

AN ORDINANCE ADOPTING THE TOWN OF MOUNTAIN VILLAGE EMPLOYEE HOUSING RESTRICTION.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, the following:

SECTION 1: ADOPTION

I. TOWN OF MOUNTAIN VILLAGE EMPLOYEE HOUSING RESTRICTION

The following Town of Mountain Village Employee Housing Restriction (the "EHR") shall be imposed on each parcel of real property designated as "Employee Apartment" or "Employee Dormitory" on the Town of Mountain Village Official Lot List as recorded in the records of the San Miguel County Clerk and Recorder and as may be subsequently amended from time to time (the "Official Town Lot List"). The EHR shall replace and supercede the County R-1 Housing Deed Restriction on all such property.

A. Employee Housing Restriction

Subject Property: (Legal Description) ("the Property")

The use and occupancy of the Property is hereby limited exclusively to such employees who are employed or can show intent to be employed within the Telluride R-1 School and their spouses and children.

The foregoing restriction on use and occupancy constitutes a covenant that runs fifty (50) years from the date of recordation with the title to the Property as a burden thereon and shall be binding on the owner, and on the heirs, personal representatives, assigns, lessees and licensees and any transferee of the owner. The duration of this restriction and covenant shall extend for an initial period of fifty (50) years, and at the option of the Town Council of the Town, or its designee, may be extended for an additional period of fifty (50) years after public hearing and comment on the proposed extension. This restriction and covenant shall be administered by the Town Council; or its designee, and shall be enforceable by any appropriate legal or equitable action including but not limited to specific performance, injunction, abatement or eviction of non-complying owners, users or occupants, or such other remedies and penalties as may be provided by Colorado law or the ordinances of the Town.

B. Limitation on Amendments to Employee Housing Restriction

Although this Ordinance may be amended from time to time, the EHR recorded against a particular property may not be amended without the consent of the owner and

the Town Council of the Town, or its designee. Subsequent amendments to this Ordinance that are less restrictive than those in effect at the time when the EHR was recorded against a particular Affordable Housing unit shall apply to such unit. Subsequent amendments to this Ordinance that are more restrictive than those in effect at the time when the EHR was recorded against a particular Affordable Housing unit shall not be applied against the unit without the written consent of the then Owner, and upon such consent shall be recorded as an amendment to the EHR for the subject property.

II. GUIDELINES, RULES AND REGULATIONS GOVERNING AFFORDABLE HOUSING IN THE TOWN OF MOUNTAIN VILLAGE

C. Purpose

This Ordinance shall govern the ownership, use and occupancy of Affordable Housing in the Town, including all "Employee Apartment" and "Employee Dormitory" dwelling units (defined on the Official Town Lot List).

D. Definitions

1. Acknowledgment of Employee Housing Restriction shall mean that document executed by the Owner of Affordable Housing in which the Owner acknowledges and agrees to comply with the EHR.

2. Affordable Housing shall mean residential lots and dwelling units restricted by the EHR to use and occupancy by Employees and their spouses and children.

3. Certificate of Qualification shall mean that document in which the Town Council or its designee certifies an Occupant as an Employee according to the EHR.

4. Employee shall mean a person who is employed or can show intent to be employed within the Telluride R-1 School District and maintains Residence in the Town. The Town Council or its designee shall determine whether a person qualifies as an Employee based on criteria including evidence of income earned within the Telluride R-1 School District, place of voter registration, place of automobile registration, drivers license address, income tax records and public service involvement within the Telluride R-1 School District community. A person not otherwise meeting the definition of Employee may be qualified as an Employee by staff if that person is more than sixty (60) years of age and has been employed in the Telluride R-1 School District. Determination of Employee eligibility by the staff may be appealed to the Town Council or its designee.

5. Owner shall mean any person, group, organization, agency or other entity holding fee title to Affordable Housing. Notwithstanding the lack of limitation on ownership of Affordable Housing, the use and occupancy of Affordable Housing shall be limited to Employees and their spouses and children.

6. Property shall mean the real estate subject to the EHR and the improvements thereon.

7. Residence shall mean that home or place of abode in which a person's habitation is fixed and to which he, whenever absent, has the present intention of returning after a departure or absence therefrom, regardless of the duration of such absence. A Residence is a permanent building, or part thereof, including a house, condominium, Employee Apartment or Employee Dormitory.

E. Procedure for Qualifying Affordable Housing

Property becomes designated as Affordable Housing when the Town Council or its designee and the Owner of the Property execute and record with the Office of the Clerk and Recorder of San Miguel County a final plat containing the EHR or a separately recorded document imposing the EHR on the Property. Prior to the issuance of a Certificate of Occupancy for each "Employee Apartment" and "Employee Dormitory" unit, the Owner shall subject the unit to the EHR through proper execution and recordation of that document, as described in this Section.

F. Ownership, Use and Occupancy Regulations

1. The terms of this EHR shall constitute covenants running with the Property, as a burden thereon, for the benefit of, and shall be specifically enforceable by, the Town Council or its designee, by any appropriate legal action including but not limited to specific performance, injunction, eviction of non-complying owners and/or occupants, and/or by any of the enforcement and remedy provisions of this EHR.

2. Any person, group, organization, agency or other entity may own one or more Affordable Housing units. Ownership of Affordable Housing units shall be subject to the Owner limiting occupancy to qualified Employees. On or prior to assuming ownership of an Affordable Housing unit, the Owner shall execute and record an Acknowledgment of Employee Housing Restriction in the property records of San Miguel County.

3. Prior to occupancy of Affordable Housing by an Owner, the Owner must submit a standard application on forms provided by the Town Council or its designee, plus an application fee in an amount set by the Town Council or its designee.

G. Rental Regulations

1. Prior to occupancy of Affordable Housing by an Employee, the Employee must submit a standard application on forms provided by the Town Council or its designee, plus an application fee in an amount set by the Town Council or its designee.

2. A signed copy of the lease or other occupancy agreement must be provided to the Town Council or its designee prior to occupancy by an Employee, pursuant to this Section.

3. Nothing herein shall be construed to require the Town Council, its designee or any other entity to protect or indemnify an Owner against any loss attributable to rental, including but not limited to non-payment of rent or damage to Affordable Housing.

nor shall the Town Council, its designee or any other entity be responsible for locating an Employee to occupy Affordable Housing in the event that no Employee occupant is found by the owner.

#### H. Procedure for Selling Affordable Housing

1. In the event an Owner desires to sell Affordable Housing, the Owner may sell the unit himself or list and sell the unit through a real estate broker licensed in the State of Colorado.

2. As part of all sales and other transfers of Affordable Housing, an Acknowledgment of Housing Use and Occupancy, in which the Owner acknowledges and agrees to abide by all terms and conditions of the EHR shall be executed and recorded in the Office of the Clerk and Recorder of San Miguel County (in addition to recordation of the EHR on the appropriate plat for the Subject Property).

#### I. Violations

1. The Town Council or its designee may require at any time that an Owner verify within five (5) days of such request by the Town Council or its designee that:

- a. If Owner occupied, that the Owner is a qualified Employee; or
- b. Any particular tenant is a qualified Employee.

2. In the event an occupant of Affordable Housing does not or no longer qualifies as an Employee, the Town Council or its designee may require that occupant to:

- a. Vacate rental Affordable Housing within sixty (60) days, or requalify as an Employee within that period; or
- b. Vacate Affordable Housing he owns.

3. In the event a violation is discovered, the Town Council or its designee shall provide a written notice of violation to the Owner detailing the nature of the violation and allowing the Owner fifteen (15) days from the date of such written notification to remedy such violation. Said notice shall state that the Owner may request a hearing before the Town Council or its designee within the fifteen (15) day period to determine the merits of the allegations.

#### J. Remedies

There is hereby reserved to the Town Council or its designee any and all remedies provided by law, by the Home Rule Charter for the Town of Mountain Village, by the general ordinances of the Town and by this Ordinance for violation of this Ordinance or any of its terms. In the event of litigation with respect to any or all

provisions of this Ordinance, the prevailing party in such litigation shall be entitled to recover damages and costs, including reasonable attorney's fees.

K. Foreclosure

The use and occupancy restrictions contained herein shall terminate in the event of foreclosure by the holder of the promissory note secured by a first deed of trust on the respective Affordable Housing and subject to the issuance of a public trustee's or sheriff's deed to the holder of the promissory note or governmental agency guaranteeing, insuring or acquiring the promissory note from the holder.

L. Notices

Any notice, consent or approval required under this Ordinance shall be provided in writing by certified mail, return receipt requested, properly addressed and with postage fully prepaid, to the Town Council or its designee at the address provided below or to the Owner at an address provided by that Owner at the time of qualifying Affordable Housing.

Address for the Town Council:

Town of Mountain Village, Town Council  
P.O. Box 11162  
Telluride, CO 81435

M. General Provisions

1. Further Actions. The parties to any Agreement contemplated under this Ordinance shall execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Ordinance or any agreement or document relating hereto or entered into in connection herewith.

2. Gender and Number. Whenever the context so requires in this Ordinance, the neuter gender shall include any or all genders and vice versa, and the use of the singular shall include the plural and vice versa.

3. Non-discrimination. No Employee shall be discriminated against on the basis of race, national origin, sex, color, creed or physical infirmity.

4. Personal Liability. The Owner shall be personally liable for any violations of the provisions of this Ordinance.

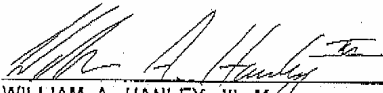
5. Severability. Whenever possible, each provision of this Ordinance shall be interpreted in such a manner as to be valid under applicable law; however, if any provision of any of the foregoing shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition without invalidating any remaining provision.

6. Waiver. No claim of waiver, consent or acquiescence with respect to any provision of this Ordinance shall be valid against any party hereto, except on the basis of a written instrument executed by the parties to the EHR. However, the party for whose benefit a condition is inserted shall have the unilateral right to waive such condition.

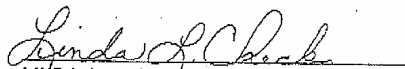
SECTION 2: CERTIFICATION

THE TOWN CLERK SHALL PUBLISH NOTICE OF THIS ORDINANCE IN COMPLIANCE WITH THE HOME RULE CHARTER FOR THE TOWN OF MOUNTAIN VILLAGE.

PASSED BY THE TOWN COUNCIL AFTER PUBLIC HEARING AND SIGNED THIS 27th DAY OF MAY, 1997.

  
WILLIAM A. HANLEY, III, Mayor

ATTEST:

  
LINDA L. CHECK, Town Clerk

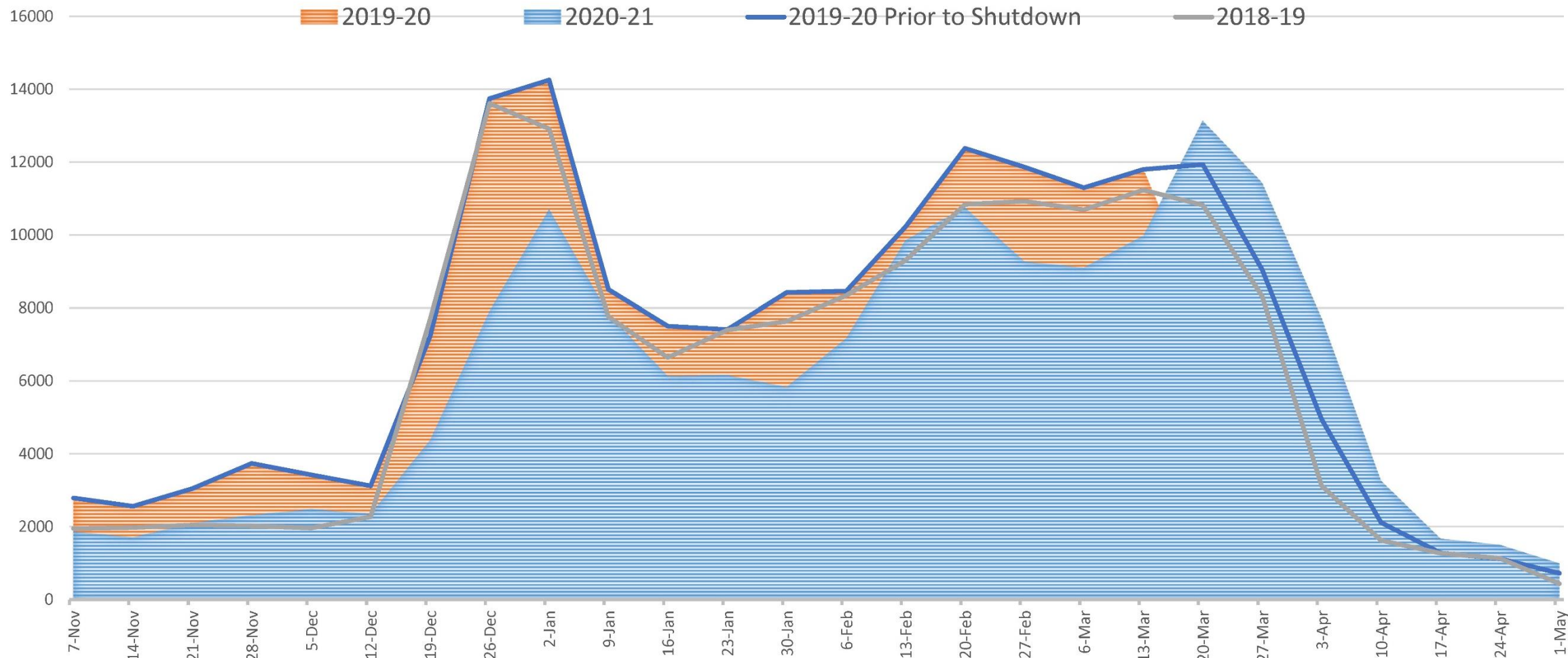


COLORADO FLIGHTS  
ALLIANCE





# WINTER PASSENGERS



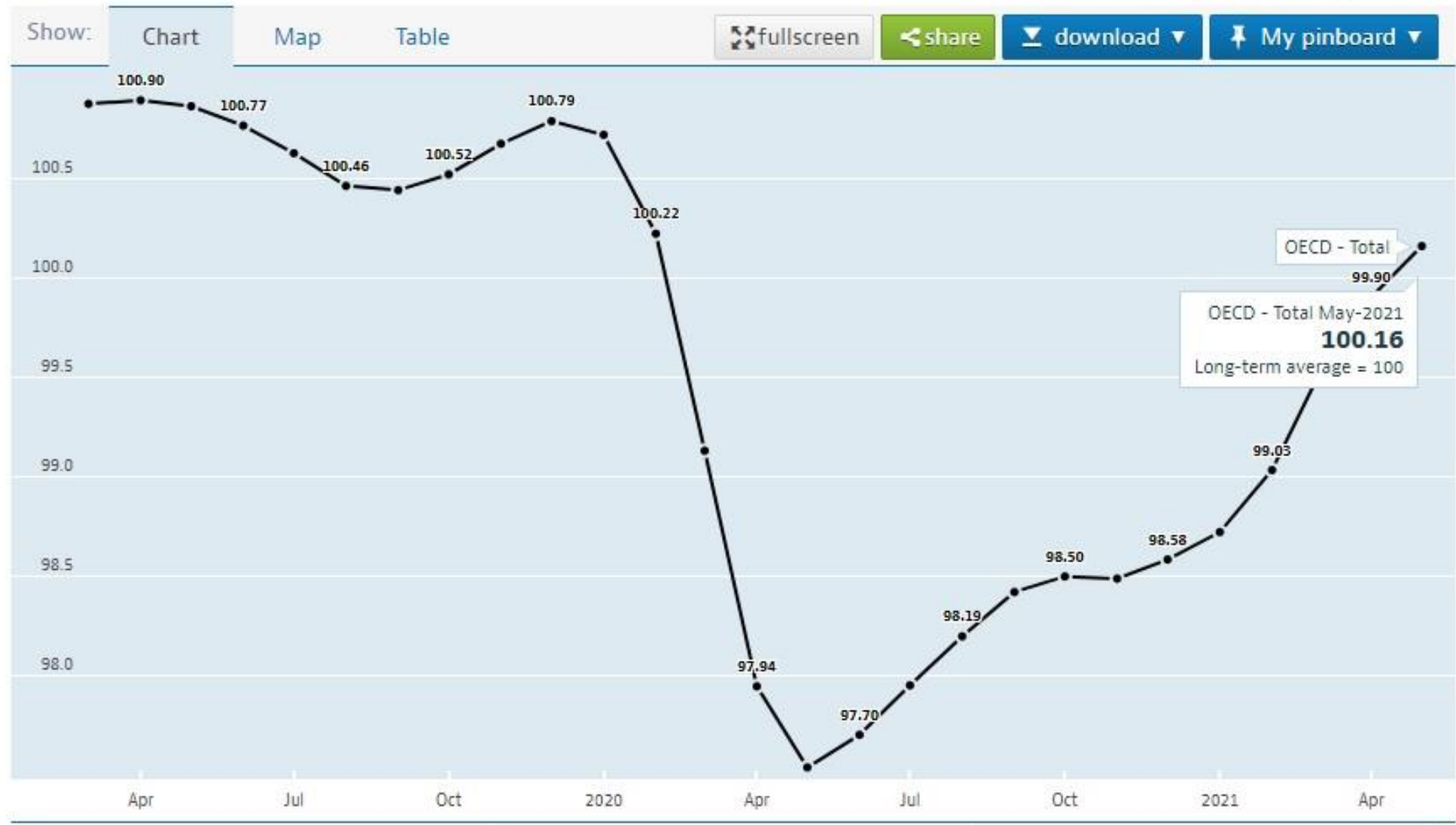
# Summer Air Map





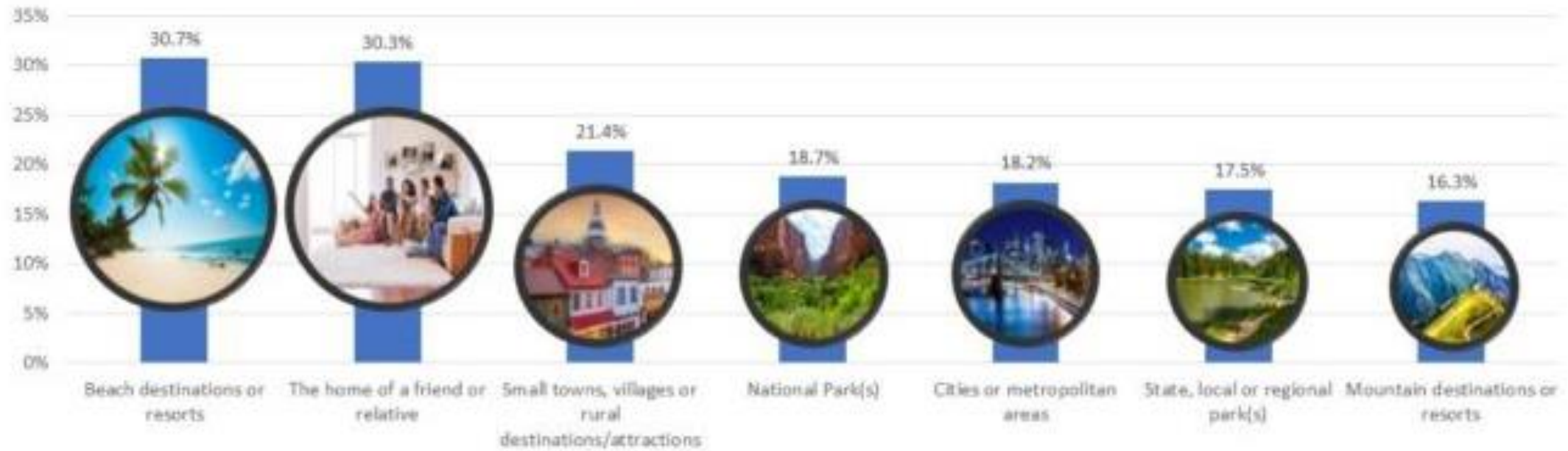
# Consumer confidence index (CCI) Amplitude adjusted, Long-term average = 100, Mar 2019 – May 2021

Source: Business tendency and consumer opinion surveys





## LIKELY TRIP DESTINATIONS

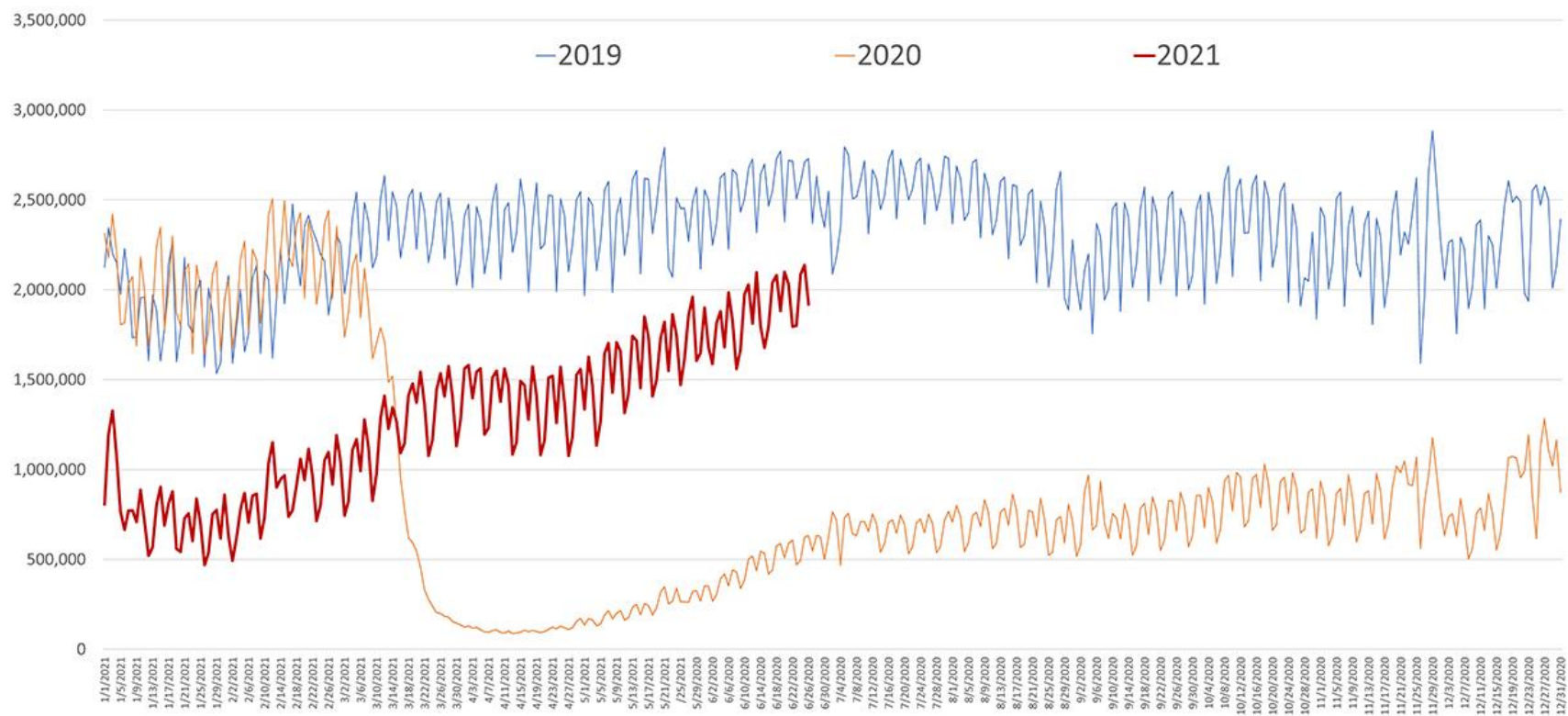




**Travelers continue to be vaccinated at a higher rate than the rest of the country. A record 72.1% say they have or intend to be vaccinated**



# TSA Traveler Throughput

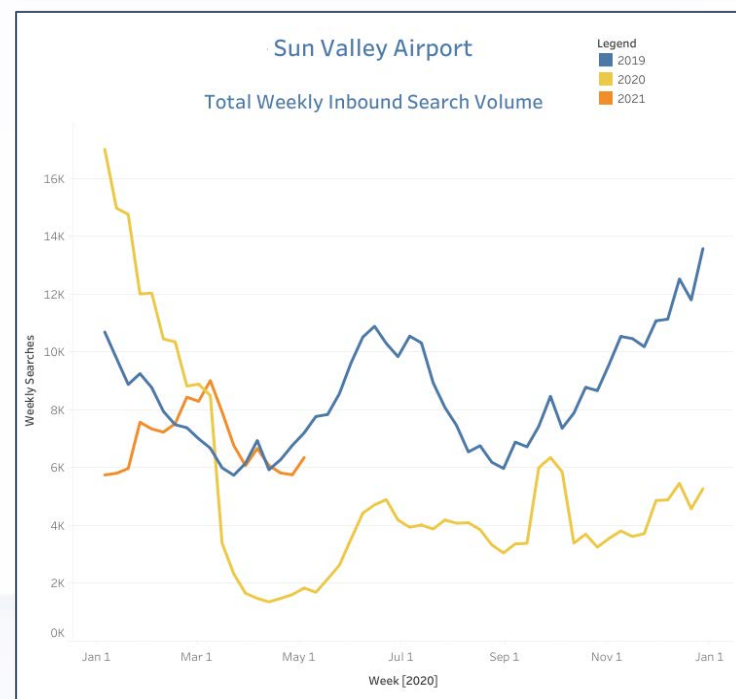
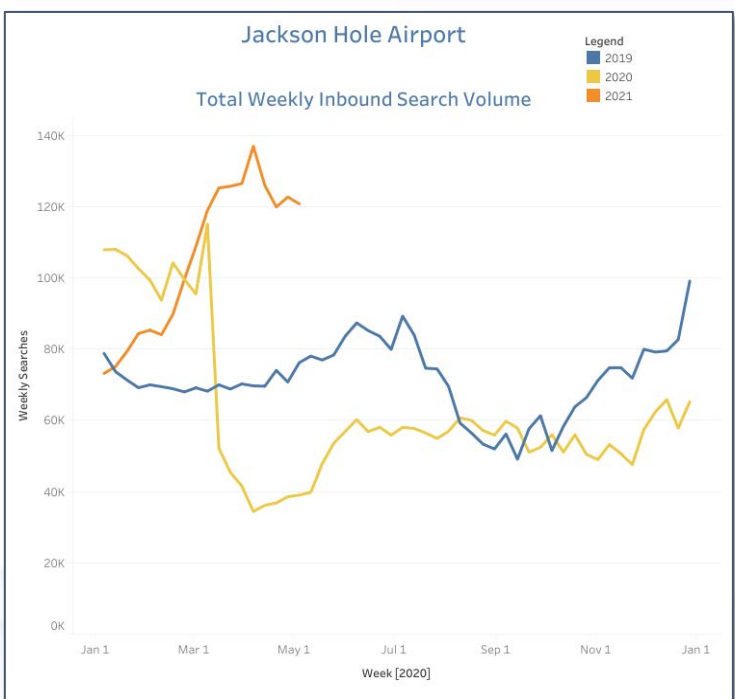
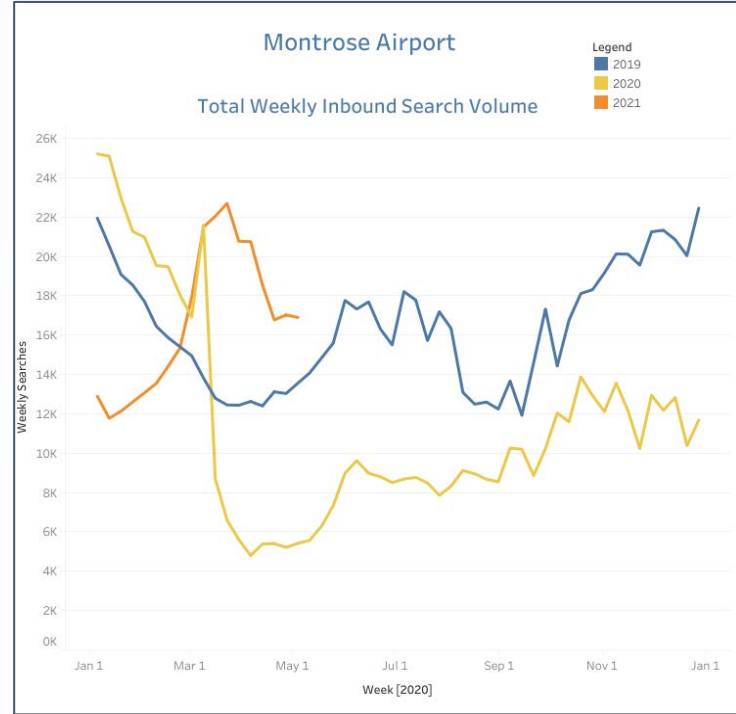
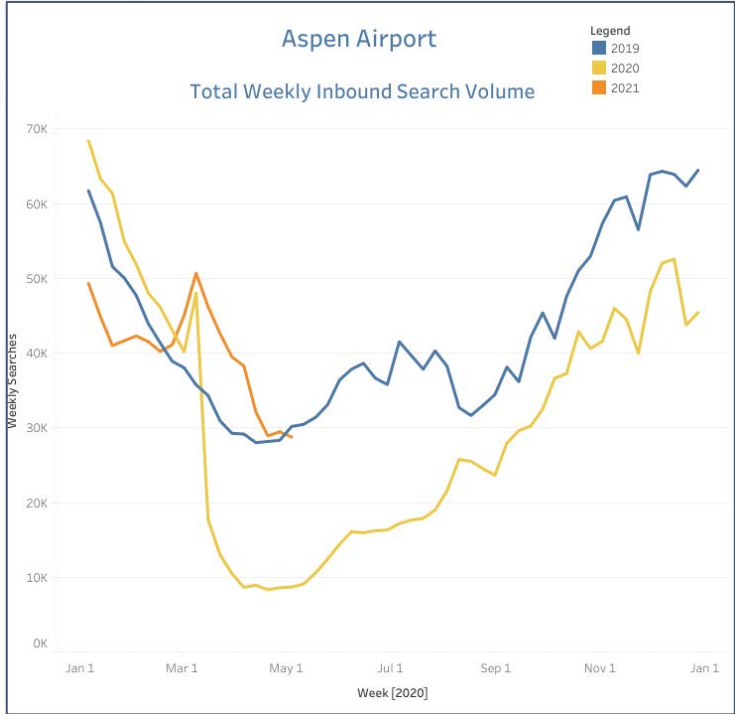




## EXCITEMENT FOR LEISURE TRAVEL IN 2021

**Question:** Which best describes how excited you are about LEISURE TRAVEL in this year (2021)? (Please answer using the 11-point scale below)

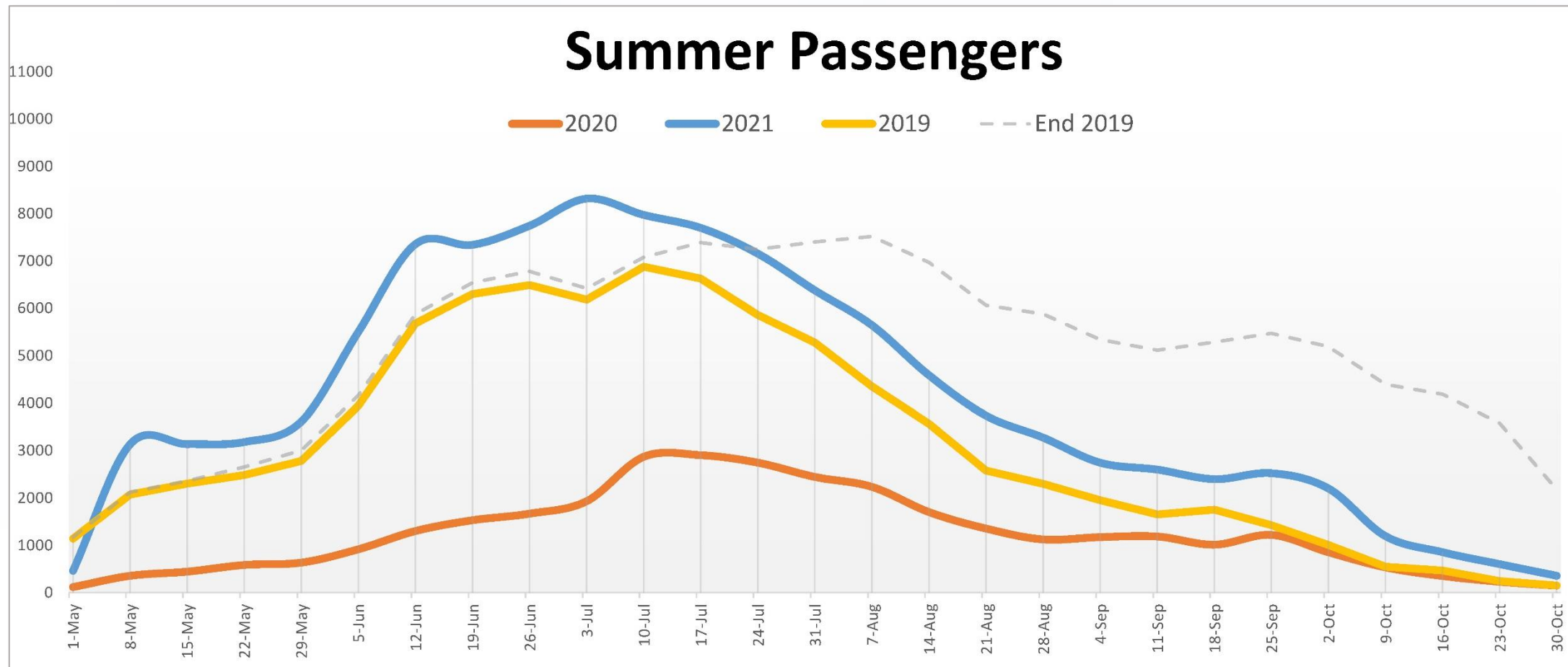


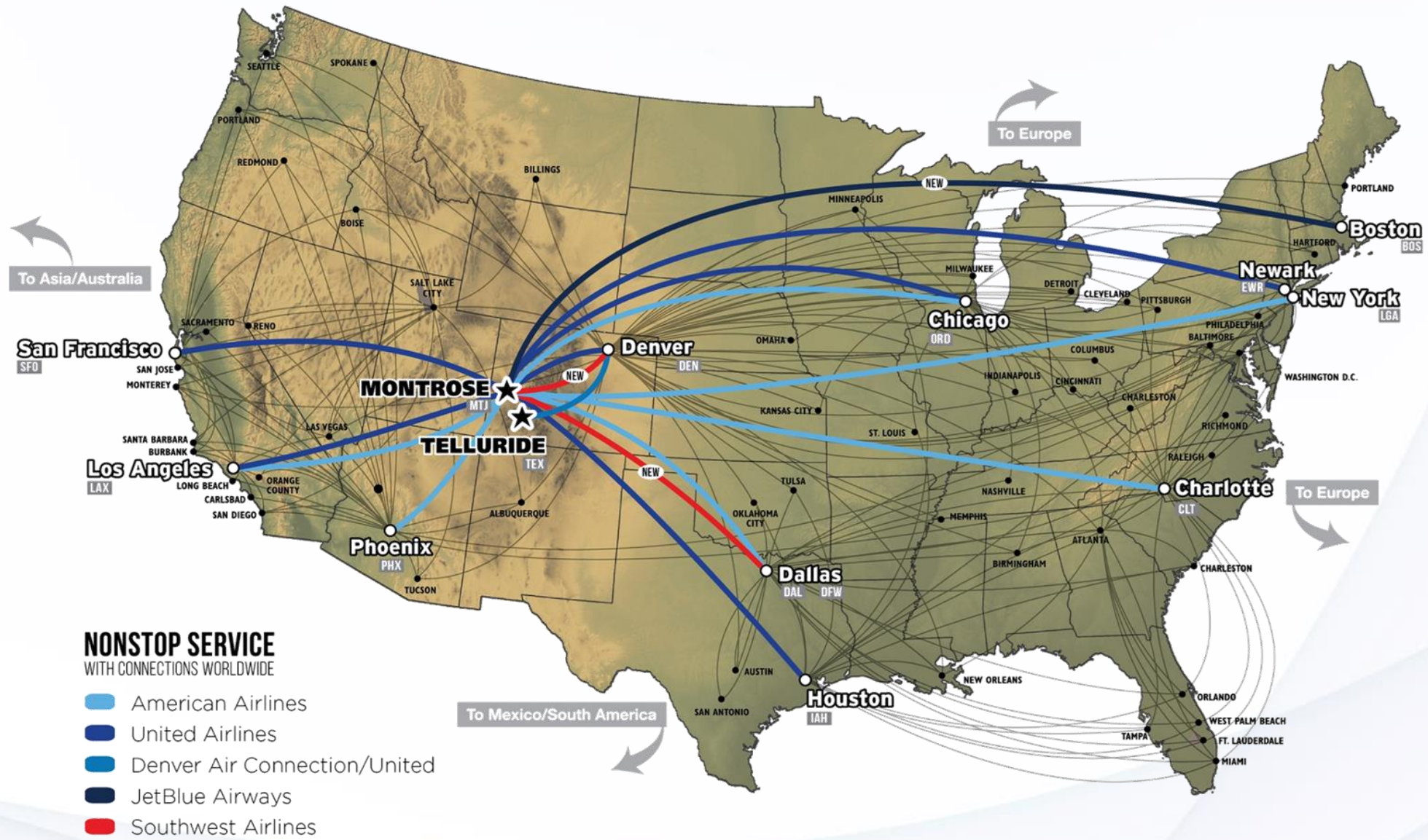






# Summer Passengers







COLORADO FLIGHTS  
ALLIANCE

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To: Town Council

From: Zoe Dohnal, Business Development and Sustainability Director

For: Meeting, July 15, 2021

Date: July 6, 2021

Re: Business Development and Communications Biannual Report

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#### **SUMMARY:**

The department narrative for Business Development and Communications is broken into three sections: communications & marketing, business development & community engagement, and environmental efficiencies & grant administration. This report summarizes how key performance measures were accomplished as of July 1, 2021, compared to the previous year over year (YOY) and provides a summary of department focuses for the second half of 2021.

#### **ATTACHMENTS:**

1. Exhibit A – Community Housing Incentive marketing collateral examples
2. Exhibit B- Telluride Conference Center Strategies Report – Lauren Gibbons, Director of Conference Center Sales

#### **SECTION I: COMMUNICATIONS & MARKETING OVERVIEW**

1. Email marketing and media messaging
  - a. We are **on par** with the 2020 YOY of the volume of email correspondence sent, a 14% increase over 2019 YOY, with an average open rate of **31.5%** and a click-through rate of **3.5%**.<sup>1</sup> *TMV Campaign Monitor account insights*.
  - b. **Grew** business, community, and visitor email lists by **5%** YOY<sup>1</sup> *TMV Campaign Monitor account insights*
  - c. **Grew** all Town social media platform followers (Facebook, Twitter, and Instagram) by **25%** YOY.<sup>1</sup> *TMV Sprout Social account cross-channel report*
2. Public, staff, and council inquiries
  - a. **141** website question submissions were received and answered in 2021 as of July 1, an **86% increase** YOY.<sup>1</sup> *Formstack submission history*.
  - b. Inquiries are also received through individual phone lines and the general town line, direct and general marketing emails, social platform messages, and thread comments on the Town's [Instagram](#), [Twitter](#), and [Facebook](#) accounts, as well as the [MVPD Twitter](#) and [MVPD Facebook](#) accounts. Town moderated groups such as [Village Court Apartments](#), [Mountain Village Voices](#), and the [Mountain Village Merchant groups](#) and external social media accounts and groups are also monitored, including [Telluride Sweet Deals](#) and [Telluride Sweet Rants](#), and responses are provided when appropriate and necessary.
3. Emergency management/communication

- a. Approximately **112** public service announcements (PSA) were posted/shared across TMV platforms as of July 2021, an **300% increase** YOY<sup>1</sup> *TMV Sprout Social account cross-channel report*
- b. **Slightly grew** ReadyOp subscribers by **2%** to a total of **2022** as of July 1, 2021, with an **8% increase** YOY in sent ReadyOp alert SMS and emails<sup>1</sup> *Westreg ReadyOp History Report*
4. Campaign development
  - a. Responded to and completed approximately **200** [internal departmental communication requests](#) in 2021 <sup>1</sup>*Airtable MARCOM Project Tracker*
5. Public relations outreach
  - a. A total of **20** press releases were sent as of July 1, 2021, an **8% increase** YOY<sup>1</sup>. Additionally, this year thus far, we still saw **158** [media articles mentioning the Town of Mountain Village](#), a **30% increase** YOY. <sup>1</sup>*Airtable MARCOM Media Tracker*
6. Website management
  - a. Drove website traffic and maintained website optimization with visitation (website users) growth by a **99%** YOY at 24,251 users.<sup>1</sup>*Google Analytics townofmountainvillage.com Audience Overview*

#### LOOKING INTO THE SECOND HALF OF 2021

1. Staff will be focusing on the Community Housing Initiative (*see exhibit A- Community Housing Incentive marketing collateral examples*), Comp Plan Amendment Process, necessary public health messaging, incentive marketing, and community events and information. Staff continues to work collaboratively with regional and local entities and their public information officers to present a unified message to the community regarding wildfire safety messaging and any other emergency/safety issues that may arise.

#### SECTION II: BUSINESS DEVELOPMENT & COMMUNITY ENGAGEMENT OVERVIEW

1. Business Development Advisory Committee (BDAC)
  - a. Over the past 12 months, the committee met **16** times. This does not include any subcommittee meetings. At this time, meetings are held bimonthly.
  - b. The Town is receiving **\$358,000** in grant funding from the American Rescue Plan Funds. These funds can be used beyond business recovery initiatives.
  - c. BDAC continues to enhance the plaza infrastructure and maintenance of [The Cabins at Mountain Village](#) (The Cabins)
    - Two dedicated Plaza Services employees to clean and sanitize
    - Enhanced heating and lighting options
    - A partnership with Telluride Arts – Art and Architecture to commission artists for vinyl wraps to be placed on "The Cabins" as part of this year's event and to highlight the gondola's 25th anniversary.
  - d. The Town has received **29,947** pageviews on [Dine Outside](#) from July 1, 2020, to July 1, 2021. <sup>1</sup>*Google Analytics townofmountainvillage.com Page Overview*.
  - e. The Town, in partnership with TMVOA, expanded the [Red, White, and Blues](#) offerings with activities from 11 a.m. to sundown, Sunday, July 3 through Monday, July 5. This event proved to be a success in delivering on a promise and solidifying/creating brand loyalty.
    - As of July 6, 2021, the Mountain Village dedicated [event page](#) received **3,734** page views<sup>1</sup> *Google Analytics townofmountainvillage.com Page Overview*.
    - Mountain Village paid & owner occupancy was slightly down over 2019, but the overall destination was above previous years. The event help keep the visitor traffic engaged in Mountain Village.

- Gondola ridership numbers July 3-5, 2021, were on par with 2019, with a **12% increase** on July 3, compared to 2019.

	2019	2020	2021
7/3	18,568	13,096	20,865
7/4	24,591	14,136	22,154
7/5	21,526	11,802	15,937

- Business relationship
  - A dynamic database of **171** Mountain Village center business<sup>1,2</sup> is used to track annual one-on-one check-ins, as well as keeping up-to-date contact information for each business entity. <sup>1</sup>*Airtable Mountain Village Business Directory Database*, <sup>2</sup>*Mountain Village MUNIREvs*
  - Attended TMOVA merchant meetings and board meetings, the county's Economic Recovery Committee, the Telluride/Mountain Village Restaurant Committee and Lodging Committee, and the Western Slope Colorado Business Recovery group.
  - Responded to business owner inquires and remained diligent in providing reassurance to concerns, working with BDAC to generate solutions.
  - Enhanced the Town's Business Resource webpage and created a dedicated Business Resources and Updates newsletter sent out bi-monthly/as needed.
- Plaza use
  - Maintained and executed three-year plaza license agreements (PLA) with a 100% completion of new/renewal requests with a total of **37** active agreements as of July 1, 2021. <sup>1</sup>*Airtable Plaza Use Application Tracking*, <sup>2</sup>*PaperVision Contract Management*.
  - The Plaza Vending Committee has approved **4** summer season vending carts, this is a **100% increase** over the 2020 summer season.
  - In 2021, TMV permitted **32** special events, this is a **23% increase** YOY and on par for 2019 YOY.<sup>1</sup>*Airtable Special Event Application Tracking*.
  - The Market on the Plaza has **34** participating vendors this year, this is a 42% increase over last year and on par with 2019. June total sales tax collections **increased 400%** over last year with the average daily sales per vendor **increasing by 246%**.
- Business directory/wayfinding
  - In collaboration with our GIS specialist and VentureWeb, our website developers, we are currently creating a digital interactive map for our business directory. This will provide pop-ups with business information, interational directions, and other pertinent information. Later, TMOVA will partner further with the creation of a Mountain Village phone application.
- Telluride Conference Center
  - TSG hired Lauren Gibbons as the Director of Conference Center Sales, creating a dedicated position to concentrate on TCC sales and strategy (**see exhibit B for detailed strategy initiatives**).
- Region 10 and Colorado's West Central Small Business Development Center (SBDC)
  - Attended monthly Region 10 board meetings and utilized SBDC resources when assisting local businesses.
  - Contribute to developing a Comprehensive Economic Development Strategy (CEDS) for Region 10.

#### LOOKING INTO THE SECOND HALF OF 2021

As business initiatives shift slightly away from COVID-19 recovery, staff will be continually working to increase vitality in our Village Center and provide resources to our business community. Main projects will be updating business resources and grant opportunities, developing vitality efforts, and working on long-term economic sustainability strategies.

### SECTION III: ENVIRONMENTAL EFFICIENCY & GRANT ADMINISTRATION OVERVIEW

1. The Environmental Efficiencies and Grant Coordinator position has been filled, pending pre-employment onboarding.
2. Carbon Neutral Coalition and Sneffels Energy Board
  - a. Staff participates in Carbon Neutral Coalition, Sneffels Energy Board, and the Telluride Ecology Commission when requested or appropriate. Staff has contributed to the Sneffels Energy Board's regional climate action plan that is currently being developed.
3. Green Team
  - a. Over the last 12 months, staff attended **12** Green Team meetings, as well as the subcommittee meetings for the Community Clean-Up Day, Compost, Plant over Plastics, and Solar initiatives.
  - b. Staff worked with committee members to ensure all efforts were in line with the yearly work plan focusing on attainable goals that ultimately reduce TMV's greenhouse gas emissions.
4. Town's sustainability efforts
  - a. Farm to Community initiative is currently serving **85 families (171 people)** a weekly CSA share for 14 consecutive weeks through September 15.
  - b. Compost initiative awarded **15 participants** an individual compost unit. To date, **972.12 pounds** of food waste was diverted from the landfill, generating **639.7 pounds** of compost.
  - c. Solar Co-Op Incentive has led to **15** contracts being executed for solar installation with Alternative Power Ent, **8** of which are for deed-restricted homes. This is a **36%** conversion rate from the **42 participants** in the Solar Co-Op and a total of **\$57,500** in incentive funds being awarded.
  - d. Planet over Plastics initiative paused in 2020. Currently, committee members and staff are training on community-based marketing strategies with the help of [Doug MeckKenzie-Mohr](#) to combat the use of plastics.
  - e. Community Clean-Up Day will occur on Saturday, August 21, in Sunset Plaza.
5. Town's greenhouse gas (GHG) reporting and reduction targets (a full report from Lotus Engineering and Sustainability will be presented to council in August)
  - a. Mountain Village **municipality reduced** its emissions by **25%** in 2020 vs 2019 (2019 Emissions: 4,538 mt CO<sub>2</sub>e; 2020 Emissions: 3,261 mt CO<sub>2</sub>e)
  - b. Mountain Village **community reduced** its emissions by **8%** in 2020 vs 2019 (2019 Emissions: 72,398 mt CO<sub>2</sub>e; 2020 Emissions: 66,782 mt CO<sub>2</sub>e)
  - c. The **region reduced** its emissions by **13%** between 2018 and 2020. (2018: 350,700 mt CO<sub>2</sub>e; 2020: 306,090 mt CO<sub>2</sub>e.)
  - d. These reductions assist with GHG reduction targets. It was determined that Mountain Village will reduce its emissions by over 85% by the year 2050, based on a 2010 emissions baseline. Lotus reported that Mountain Village **municipality reduced** its emissions by **54%** between 2010 and 2020, while the **region** has **reduced** its emissions by **20.3%** 2010 and 2020.

#### LOOKING INTO THE SECOND HALF OF 2021

Staff is developing performance goals and measures for the new Environmental Efficiencies and Grant Coordinator along with the groundwork for a grant administration processes.

EXHIBIT A – Community Housing Incentive marketing collateral examples



**YES**

## LOOKING TO BUY A HOME?

Our “YES” Program is the most relaxed deed restriction opportunity around.

**SEE HOW WE CAN HELP** [LEARN MORE](#)

**BUILDING IN MOUNTAIN VILLAGE JUST GOT EASIER**

From waiving fees to new regulations, start your project and help our community thrive.

**SEE HOW WE CAN HELP** [LEARN MORE](#)

**DID YOU KNOW**

that adding an accessory structure on your property is not only easy, but can help payoff your home & provide essential housing for our community?

**SEE HOW WE CAN HELP** [LEARN MORE](#)



## EXHIBIT B

### Telluride Conference Center Strategies Report – Lauren Gibbons, Director of Conference Center Sales

- Implemented new TCC Pricing Guide with established minimum thresholds and target ranges based on number of attendees and time of year
- Created weekly prospective, tentative & definite booking report for the TCC to better track and forecast anticipated revenue & demand
- Developing a Pre-Event & Post Event Profit & Loss evaluation tool with TCC operations to better measure group expenses, costs, and revenue
- Weekly Business Review meetings with TCC operations as we work to level-set current groups and optimize future booking potential
- Introduced Salesforce SOP's to better track incoming leads and build our contact database
- Re-Setting CVENT norms & lead response times to improve our CVENT ranking and visibility to 3<sup>rd</sup> party planners
- Attending TradeShows & Conferences to raise awareness on Telluride as a group conference destination
- Establishing relationships with HPN Global, Helmsbriscoe, Destination Colorado etc. to try and increase number of incoming RFP's received –targeting 3<sup>rd</sup> party planner organizations
- Implemented tracking system to identify trends regarding lost business reasons & revenue (so far hotel rate being too high is the most common lost reason)
- Targeted prospecting plan (groups of 125ppl+) focusing on companies headquartered in strategic locations (locally- Durango, Montrose & Grand Junction) as well as Denver and Texas (direct flight options)
- Spearheading efforts to create a one-stop shop for contracting purposes between multiple hotels, lines of business and the TCC- will be able to better track and report overall revenue impact to the destination as a whole per group
- Re-vamping website, CVENT, HPN, Helms Briscoe online presence
- Plan in place to update Catering Menus with TCC operations
- Re-vamping proposal templates and information for clients that offers hotel quotes, TCC quotes, activity quotes and information on travel & destination all in one easy to navigate proposal- through one primary contact.
- Looking to contract corporate, association & continuing education groups farther in advance 2023/2024 and fill in short term with Local Social, Wholesale or Concert bookings
- Evaluating all historic, repeat contracts and re-negotiating concessions in addition to locking in both rental & food & beverage minimums well in advance. Emphasis on multi-year bookings
- **Target Markets:**
  - Drive Market: Local client outreach as we see trends for smaller, local, meetings continue in corporate segment
  - Local Negotiated Accounts/Extended Stays with smaller boardroom potential at TCC
  - Festivals & Community Events: Wine Fest, Oktoberfest, curated events (key in that these circumnavigate need for hotel room blocks)
  - Social: Youth Athletic Tournaments Host potential, clubs, retreats
  - Corporate: Healthcare, Pharma, Tech, Finance, Insurance, Incentive
  - Education: Universities, CME/CLE
  - Associations:
    - Short Term: State & Regional
    - Long-Term: National
  - Wholesale: This market is still very active, need to evaluate and level-set expectations accordingly to generate future profits at the TCC. Volume play over strategic dates:

Lifestyles Early December/Jan – ideal target group with 2-3 events at TCC with established minimums.

**TCC- SWOT Analysis**

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>-Lodging inventory &amp; variety coupled with abundance of flexible meeting facilities</li> <li>-Desirable mountain destination Conference Center</li> <li>-Year-round outdoor experiences and all lines of business</li> <li>-No Minimum Rooms on Peak threshold for minimum space available to contract at TCC</li> </ul>	<ul style="list-style-type: none"> <li>-Lack of capex to support summer/fall outdoor events and cutting edge hybrid meetings</li> <li>-Disproportionate Ballroom size to roomblock offerings. Easily can accommodate 300 person meeting- hard to find 300 hotel rooms to contract</li> <li>-Lack of consistent property identities or comparable hotel room product to offer groups</li> <li>-Conference Center not attached to any lodging facility</li> <li>-Splitting up groups between lodging accommodations- doesn't speak to unity and keeping attendees centralized in one place – adds evening activity and break challenges, challenging to divide f&amp;b revenue and rental revenue across all properties and still accommodate group's meeting and flow preferences</li> <li>-Transportation cost &amp; time as well as selling against Vail's Epic Shuttles – we do not offer a one-stop shop contract concept for groups or planners</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>-Brand awareness / reengage strategic Group Marketing efforts</li> <li>-Opportunity to "grow" within the MV community (outgrow Peaks Meeting Space and smooth transition to TCC)</li> <li>-Talent --- cross-selling opportunities between hotels &amp; conference center</li> </ul>	<ul style="list-style-type: none"> <li>-Continued risk of reduced meeting space – limited outdoor pavilion options for meals to coincide with ballroom general session space, one boardroom offline presently to groups, not large enough breakout space options at the TCC</li> <li>-Pricing not competitive from transportation &amp; package standpoint against other Mountain Comp Set Destinations</li> <li>-New hotel meeting space potential in MV, similar sized ballroom with larger breakout space could make TCC redundant</li> </ul>

- Exploring the possibility of implementing a **Partnership Incentive Plan** for local hotels to sell Mountain Village as a destination and include the TCC:
  - In an effort to further develop our relationships with local hotels, we suggest implementing a partnership incentive plan for the Telluride Conference Center. Given the recent rate increases at both the Madeline & Peaks Hotels in addition to the Mountain Lodge and Bear Creek Lodge focusing primarily on the social, wedding & wholesale group markets – the most challenging aspect of selling corporate & association groups at the conference center currently is finding an affordable, 125+ hotel room nights on peak, to simultaneously contract.
- Furthermore, none of our hotel partners are currently motivated or incentivized to cross-sell the conference center. Given Telluride's unique location, there is an extremely limited (non-existent) day-group market and it is essential we also contract hotel room blocks to win 125+ person conferences, particularly in the corporate, association & continuing education markets.

By introducing a partnership incentive plan we hope to achieve the following:

- Increase Lead Volume from Telluride Hotels
- Encourage cross-selling and partnership with the TCC
- Have great collaboration and open dialogue surrounding selling win-win contracts for both the TCC & Telluride Hotels
- Similar to Keystone's Conference Center Concept– generate more largescale buyout leads across multiple hotels in Mountain Village & Telluride
- Drive advance commitment & multi-year contracts
- Focus on contracting multiple lines of business (tickets, rentals, mountain venues, shuttles & activities) – creating more value add for clients and locking in these alternate LOB years in advance
- Create the opportunity to partner on the creation of a 'one-stop' shop contract across multiple hotels, venues & lines of business

## **TOWN OF MOUNTAIN VILLAGE**

**July 15<sup>th</sup>, 2021**

### **INFORMATION TECHNOLOGY BI-ANNUAL REPORT**

#### **INFORMATION TECHNOLOGY PROGRAM NARRATIVE**

Responsible for establishing the Town's technical and cybersecurity vision and leading all aspects of the Town's technology development. Manages the Town's technology resources and support facilities local, wireless, internet, telephone, and all related software programs.

#### **INFORMATION TECHNOLOGY DEPARTMENT GOALS**

1. Cyber security patching and maintenance.
2. Network/Server/Phone administration and maintenance.
3. Desktop support improvements.
4. GIS (Geographic Information Systems, electronic mapping) provide an accurate updated Basemap with accurate zoning designation for each parcel.
5. Fiscal Responsibility. Prepare and stay within the department's approved budget and actively seek opportunities to optimize financial costs and investments when making decisions.

#### **INFORMATION TECHNOLOGY DEPARTMENT PERFORMANCE MEASURES**

##### Item 1

- 1) A high percentage of TMV computer equipment has been successfully security patched.
- 2) Altered emailed security system creating friction for users but also increased threat protection.
- 3) Firewall Capture Threat Assessment reported 0 exploits and 63 blocked threats.
- 4) Managed Security Company reported 2 detections and 1 manual remediation which was successfully removed.
- 5) Managed Security Company reported 535 hunting leads and 1 lead investigated.
- 6) Engaged third party security company about security testing.
- 7) Added additional backup techniques.

##### Item 2

- 1) Renewed support for critical servers.
- 2) Upgraded backend phone system allowing for new modern VoIP phone deployments.
- 3) Added voicemail to email functionality to the phone system.
- 4) Added new IoT (Internet of Things Weak security) network to ensure complete network isolation from these kinds of devices.
- 5) Added new network for TMVOA's Plaza music system.
- 6) Added a network tracking system which reported a 99.99% uptime and a 5-star quality of network rating. Star rating goes from 1-5, 5 being the best.
- 7) Added additional security cameras and upgraded security camera server.
- 8) Moved one more department to the new file server.
- 9) Continue to work with MYPD regarding their MDC (Mobile Data Computer) deployment.

##### Item 3

- 1) Deployed new TMV Help Desk system.
- 2) Worked with HR onboarding and offboarding employees.
- 3) Added new password manager. Currently this new system is under deployment and has 20 users deployed.
- 4) Added 10 new “how to” training videos.

Item 4

- 1) Quality control all parcel data to an accurate ArcGIS Shapefile (basemap) that closely matches the current Tax Parcel Data shapefile hosted on San Miguel Counties GIS website.
- 2) Identify all parcels within the parcel shapefile (basemap) that have additional zoning delineations (i.e. those parcels like Lot 1001 that have a multi-family zoning boundary within the parcel boundary, surrounded by Open Space) and create an additional ArcGIS shapefile that contains both parcel boundaries and additional zoning designation boundaries to include open space.
- 3) Identify all legal access tracts and maintenance easements that assist in planning, development, and public works.

Item 5

- 1) Year-end expenditure totals do not exceed the adopted budget.

**INFORMATION TECHNOLOGY DEPARTMENT ACCOMPLISHMENTS**

1. Improved TMV’s IT efficiency and automation by deploying a desktop support system.
2. Launched a modern GIS department.
3. Improved TMV’s backup strategy.
4. Continue to adapt to current threatscape.
5. Mapped TMV disc golf course and published online enabling users to use this on their mobile phones while playing on the course.

**TOWN OF MOUNTAIN VILLAGE**  
**July 15, 2021**  
**BROADBAND BI-ANNUAL REPORT**

**BROADBAND DEPARTMENT PROGRAM NARRATIVE**

Mountain Village Broadband's goal is to provide high-speed internet access throughout the Town of Mountain Village with a high degree of reliability and redundancy, including any other surrounding areas as directed. The focus of Broadband is on the development of a sustainable model that does not restrict but enables sustainable future growth.

**BROADBAND DEPARTMENT GOALS**

1. To complete all Fiber construction by October 15<sup>th</sup>, 2021.
2. Continue to install new fiber customers into 2022.
3. Replace TMVs legacy video services for all customers.
4. Fiscal Responsibility. Prepare and stay within the department's approved budget and actively seek opportunities to optimize financial costs and investments when making decisions.
5. Provide Mountain Village the highest level of customer service.
6. Continue wiring all condo and businesses in the core for fiber.

**BROADBAND DEPARTMENT PERFORMANCE MEASURES**

1. Fiber pathway is 88% complete. Have installed over 365 homes with new fiber products. Lightworks continues to bore conduit to all homes without conduit. TMV continues to cut-over customers into the fiber network.
2. Have installed over 365 homes with new fiber internet and 150 with fiber video.
3. Started marketing and flyers for switch over to new resort video services to all existing customers. To be completed by August 30<sup>th</sup>.
4. Year-end expenditure totals do not exceed the adopted budget and revenues meet or exceed forecast.
5. Respond to all calls within 24 hours in a professional matter all FCC reports to be on time and up to date.
6. All Businesses in core have fiber available to be installed. Have installed 15 commercial customers. Working on residential customers ongoing.

**BROADBAND DEPARTMENT ACCOMPLISHMENTS 2021**

1. Activated 6 OLT cards and 48 Pons in the fiber network framework.
2. All necessary equipment and materials have been purchased for the fiber project.

3. Continue construction fiber project 88% complete.
4. All FCC reports are current.
5. We completed approximately 59 service calls and change of service calls per month all within 24 hours of request.
6. We had 1 Internet outage over the last 6 months our redundant south route automatically switched over 15 times in this period. The TMV fiber network tracking system reported 99.99% uptime and a 5-star quality of network rating. Star rating goes from 1-5, 5 being the best.
7. We completed 201 service truck rolls and 407 cable locates for 1st half of 2021.
8. Hooked up video service to all VCA units and have post wired fiber ready 80% of VCA apartments.

88% of all Fiber pathway is complete and microfiber is installed. The contractors have finished boring for conduit in the Meadows, Adams Ranch Road and Double Eagle, Touchdown, Victoria, Benchmark, San Joaquin, the core, Country Club Rd., and upper Mountain Village Blvd. Are negotiating now for an upgraded Mammoth circuit. Working on improving TMV's cable website. Contractor have been having workforce challenges would bring in more workers, but no housing is available locally (Ridgeway or Norwood they come from Delta Cedaredge area).



**TOWN OF MOUNTAIN VILLAGE  
TOWN MANAGER  
CURRENT ISSUES AND STATUS REPORT  
JULY 2021**

**1. Great Services Award Program**

▪ **Great Services Award Nominations – MONTH OF MAY**

- **Jodi Miller**, nominated by Chris Broady, after 18.5 years with the police department Jodi is moving to new adventures. She has been the “public face” of the MVPD front office and has always happily assisted all the customers no matter what kind of mood they come to the counter with. Jodi will be sorely missed at the police department, but I am happy the Town of Mountain Village will still benefit from all her skills and knowledge – **WINNER FOR MAY**
- **Chambers Squier**, nominated by Dawn Katz. During the two month Colorado Shines rating, Chambers has worked late nights and weekends to make sure we are exceeding State expectations. There is no way I could have gone through this assessment without her. Her commitment to the families and children at Mountain Munchkins is beyond admirable Chambers worked each and every day through the pandemic with love and a smile. Mountain Munchkins and the Town of Mountain Village are incredibly lucky to have Chambers on our team!

**2. Town Manager**

- Organized and facilitated the development of a short and long term plan for certain administrative duties and the respective departments (clerk, business development, planning and building)
  - Short term support was defined for the clerk’s department during the transition to a new deputy clerk
  - Clearly defined responsibilities related to the website, minutes, agendas, and packets both DRB and Town Council both during the transition and long term
- Participated in the Council member election by acting as the counting /tabulation judge to assist the Clerk’s Office in their first election with Susan Johnston as the Designated Election Official. The preparation by Susan and Christina and the experienced judges including Jodi Miller, Tiffany Kavanaugh, Chris Lambert and I enabled the election to be conducted seamlessly. All votes were counted/tabulated by 8:30 p.m. on election day
- Coordinated and developed support letters from Council and staff for the Society Turn Project for inclusion in the July 21<sup>st</sup> County Planning Commission’s sketch plan review
- Coordinated a meeting with IT, Broadband and GIS
  - Identified and informed Soukup and Dukeman of upcoming projects that require precise GIS mapping (161CR, Pond Lots, Meadows Trail, etc.) in order to provide all existing conditions for planning purposes
  - Continue working with Soukup on implementation of new protections from Ransomware and other potential security issues



- Ensuring that FTTP project is progressing satisfactorily from timing to budget. Communicated the importance that the GIS mapping of this project is up to date and accurate to keep our constituents informed
- Conducting development meetings with staff either weekly or bi-weekly and biweekly Manager's staff meeting
- **Finance Director Recruitment**
  - Applications for interested candidates were due July 7<sup>th</sup>
  - Consultants will review resumes, conduct preliminary interviews, conduct background checks and due diligence including reference checks to narrow the field to 6 –10 candidates July 7 – 23
  - Consultant will meet with staff (Kim/Jaime) to review recruitment portfolio and logistics. Town officials and staff will choose candidates for interviews
  - August 5 & 6 Town conducts first interviews via Zoom
  - August 16 & 17 Town conducts 2<sup>nd</sup> interviews in person at Town Hall
  - Late August – September (depending on length of notice needed by candidate) new employee begins employment
- Met with TMVOA and Town staff for a second time to discuss potential expansion of the liquor store
- Coordinated a meeting with Michelle Haynes, John Miller, Finn Kjome, Jim Loebe and Paul Wisor to discuss a potential application for 615CR and the implications for the Meadow Trail, wetlands impacts and various easements in preparation for Council consideration
- Meeting as part of the Gondola sub-committee to re-establish timelines for stakeholder involvement, meetings, assumptions and actions. With the COVID-19 interruption our committee believes it was important to confirm our original thoughts and findings including the adjusted timelines for engaging the public and stakeholders (meetings were held July 6 and 22<sup>nd</sup>)
- Attended the bi-weekly meetings with MIG and Laila, Dan and staff for the Comprehensive Plan Amendment on July 13<sup>th</sup>. Planning and coordinating with staff and MIG for onsite visit and public meetings to be conducted August 11<sup>th</sup>
- Attended monthly SMRHA meeting
- Continued weekly meetings with Mayor Benitez
- Continue working with Michelle Haynes, Paul Wisor, Zoe Dohnal and Kathrine Warren on Community Housing Initiatives and Communications Plan
- Working on a new format/content for Manager's report to include more information on management issues being conducted/organized/lead by the Town Manager for the August meeting. This section is an example of what that may include

### 3. Broadband

- Bi-annual report will be provided during the July Council meeting

### 4. IT Updates

- Bi-annual report will be provided during the July Council meeting

### 5. COVID-19

- Attend the bi-weekly Economic Recovery Committee to discuss emergence and recovery from the COVID-19 pandemic
- Continue attending bi-weekly San Miguel County meetings for COVID-19 discussions and updates as needed

- Developed the new COVID -19 policy in conjunction with Jaime Holmes and Paul Wisor to require proof of vaccination for employees or the requirement to wear a face mask inside Town facilities. Policy included termination of the Town's payment for time to be taken for testing when suspected contact tracing indicated the need (PTO or unpaid time must be utilized). The Town will continue to pay for time off to get vaccinated. Roll out and implementation of that policy occurred the week of June 21st

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN  
VILLAGE, COLORADO AMENDING THE TOWN OF MOUNTAIN VILLAGE  
COMPREHENSIVE PLAN**

**Resolution No. 2018-0215-04**

**RECITALS:**

- A. 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
- B. 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
- C. 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
- D. 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
- E. On August 17, 2017 the Town Council held a worksession by request and participation of the owner and owner's agent of Lot 30 to discuss the existing development rights and densities as it relates to the Comprehensive Plan Table 7. Parcel M, Lot 30. Densities, heights and flagship hotel designation were discussed. Town Council agreed to move forward with a Comprehensive Plan amendment understanding that there were otherwise no site-specific policies currently outlined in the Comprehensive Plan for Parcel M, Lot 30.
- F. On October 12, 2017 the Town of Mountain Village hosted a public open house regarding Parcel M, Lot 30. We received over 29 written public comments regarding a Comprehensive Plan amendment to Parcel M, Lot 30.
- G. On February 1, 2018 The Design Review Board provided a courtesy recommendation to the Town Council regarding a Comprehensive Plan amendment 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
- H. On February 15, 2018 the Town Council considered and approved the Comprehensive Plan amendment as written; and

- I. The Comprehensive Plan amendment lists site specific policies for Parcel M, Lot 30 found within the Village Center Subarea; and
- J. The Town Council public hearing on February 15, 2018 was adequately noticed including the time and place by publication in the Telluride Daily Planet, a newspaper of general circulation; and
- K. The Comprehensive Plan amendment and its adoption complies with the requirements of Section 31-23-201 et seq. CRS; and
- L. The Town Council believes it is in the best interest of the Town that the site-specific policies for Parcel M Lot 30 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 Comprehensive Plan amendment attached as exhibit A, 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 Comprehensive Plan amendment to the Mountain Village Comprehensive Plan as adopted hereby, does not otherwise modify any other map or plan. Town staff is hereby authorized to modify Number 13, Parcel M, Lot 30 to Parcel M (a part of OS1AR-3 and Lot 30) by adding site specific policies found on page 59 of the Comprehensive Plan and complete the final layout of the plan prior to the Mayor signing the official document. However, no substantive changes to the wording of the plan shall be made by Town staff.

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

6. Town staff shall be permitted to correct immaterial errors, typos and inconsistencies in the Town Hall Subarea Plan.

Approved by the Town Council at a public meeting February 15, 2018

**Town of Mountain Village, Town Council**

By   
Laila Benitez, Mayor

**Attest:**

  
\_\_\_\_\_  
Susan Johnston, Deputy Town Clerk

**Approved as to Form:**

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

Amendment to comp plan:

Amend paragraph 13 on page 59 of the Comprehensive Plan shall be amended as follows:

“13. Parcel M (a part of OS1AR-3 and Lot 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR-3); however, if Lot 30 is developed independently then the flagship hotel, flag hotel operator and flat hotel site designations shall not apply. Town Council may consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR-3 portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table (“Table 7”). Table 7, and its policies set forth in the Comprehensive Plan, shall only be applicable in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town’s Community Development Code to develop Lot 30 either independently from the OS1AR-3 portion of Parcel M or jointly with the OS1AR-3 portion of Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario of Lot 30, is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. The Town Council shall also consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.
- c. If an entire Parcel M development scenario is proposed, then an increase in hotbeds and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), OSP1AR-3 may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village

Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.

# MOUNTAIN VILLAGE - LOT 30

IN

## MOUNTAIN VILLAGE, CO



20192733

07/15/2021

TC 1



TOWN COUNCIL MEETING  
JULY 15TH, 2021



**ZEHREN** AND ASSOCIATES, INC.  
ARCHITECTURE - PLANNING - INTERIORS  
LANDSCAPE ARCHITECTURE

48 East Beaver Creek Blvd., Suite 303  
P.O. Box 1976 - Avon, Colorado 81620  
(970) 949-0257 FAX (970) 949-1080



# DEVELOPMENT TEAM

## DEVELOPER

Aventura, LLC., Dr. Louis C. Alaia, Principal  
 Local Property Owner since 1972  
 Developer of Tramontana Condominium in 2007

## ARCHITECT

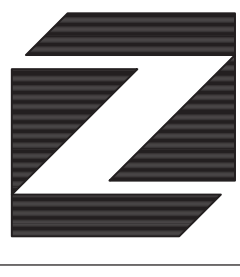
Zehren and Associates, Inc., Timothy Losa, AIA Principal  
 Incorporated in 1983 in Avon, Beaver Creek Resort, Colorado  
 Initial Master Planning and Design Regulations of Mountain Village

## LEGAL

The Law Offices Stephanie L. Fanos  
 Established in Telluride, 1994

## REAL ESTATE

LIV Sotheby's International Realty, Sue Berg  
 Local Resident since 1982  
 Real Estate Professional since 2000



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# MOUNTAIN VILLAGE LOT 30

TELLURIDE MOUNTAIN VILLAGE, CO

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TRAMONTANA



INN AT LOST CREEK



BLUE MESA



BELVEDERE



ASPEN RIDGE



GRANITA



LUMIERE



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SCALE

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**LOT 30**  
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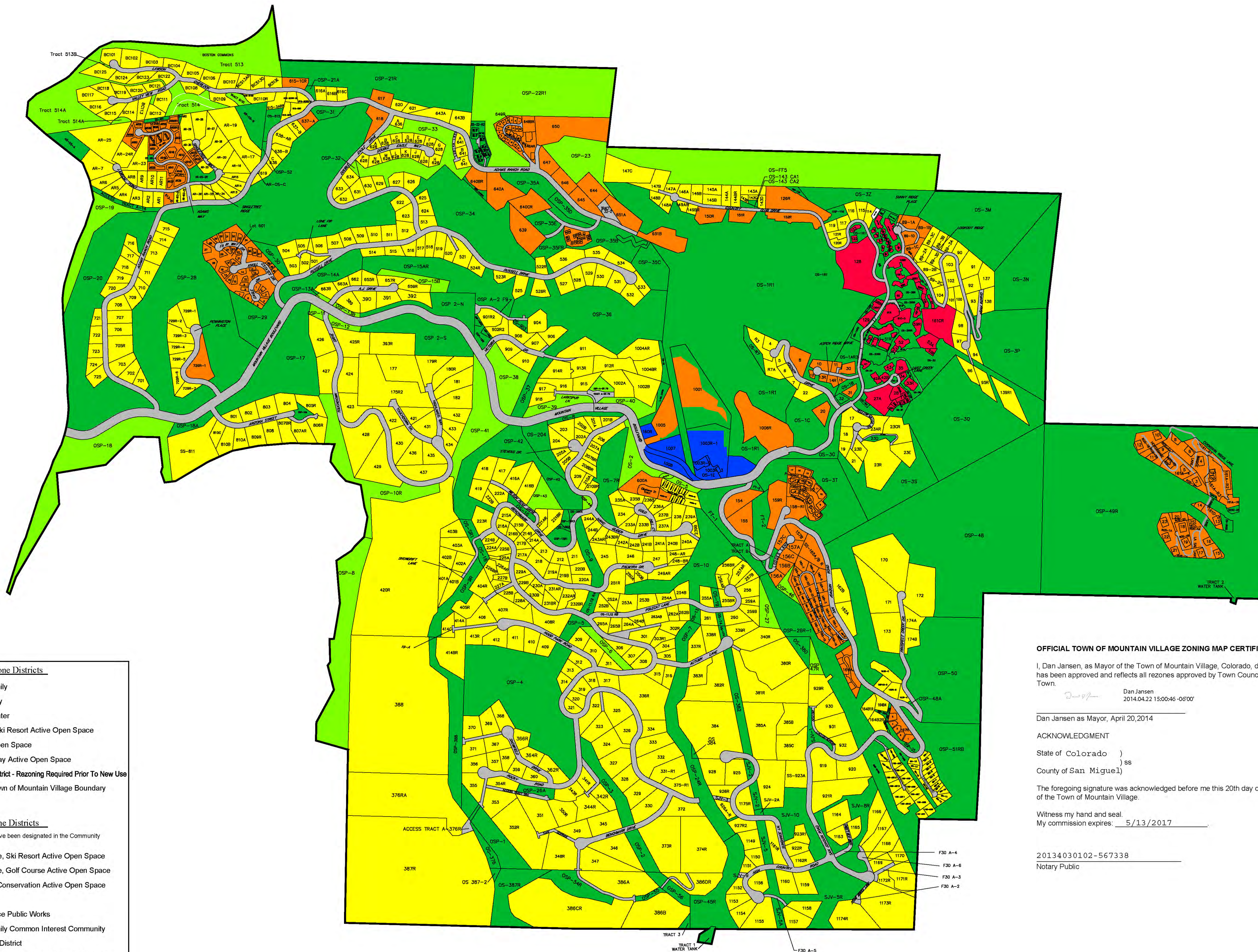
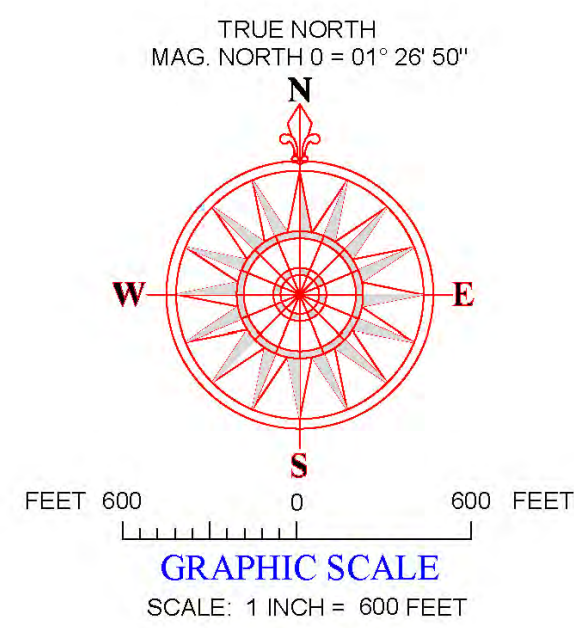
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**LOCATION PLAN**

PROJECT No. 192733.00	DATE 03/16/2021
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**Legend**

- Current Zone Districts**
- Single-Family
  - Multi-Family
  - Village Center
  - Full Use, Ski Resort Active Open Space
  - Passive Open Space
  - Right-of-Way Active Open Space
  - No Zone District - Rezoning Required Prior To New Use
  - Current Town of Mountain Village Boundary
- Future Zone Districts**
- The following are future zone districts that have been designated in the Community Development Code ("CDC"):
- Limited Use, Ski Resort Active Open Space
  - Limited Use, Golf Course Active Open Space
  - Resource Conservation Active Open Space
  - Civic
  - Maintenance Public Works
  - Single-Family Common Interest Community
  - PUD Zone District
- As of the date of this zoning map, no lots are zoned in any of the foregoing future zone district classifications.

**OFFICIAL TOWN OF MOUNTAIN VILLAGE ZONING MAP CERTIFICATE**

I, Dan Jansen, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Official Zoning Map has been approved and reflects all rezones approved by Town Council through the rezoning process within the Town.

*Dan Jansen* Dan Jansen  
2014.04.22 15:00:46 -00'00'

Dan Jansen as Mayor, April 20, 2014

**ACKNOWLEDGMENT**

State of Colorado )  
County of San Miguel ) ss

The foregoing signature was acknowledged before me this 20th day of April, 2014 A.D. by Dan Jansen as Mayor of the Town of Mountain Village.

Witness my hand and seal:  
My commission expires: 5/13/2017

20134030102-567338  
Notary Public

2013 TMV Zoning Map

DRAWN BY: RBC	<p><b>Disclaimer:</b></p> <p>This information is a product of the Mountain Village Geographic Information System (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>	REVISION	DATE	DESCRIPTION	BY	CH'D
DESIGNED BY: CH						
CHECKED BY: KT						



Town of Mountain Village  
Geographic Information System  
& CAD Design Office  
411 Mountain Village Blvd, Mountain Village, CO 81435  
Ph. 970-728-5946 Fax: 970-728-6027

**Official Zoning Map**  
Town of Mountain Village, Co

SCALE: 1" = 600'	JOB NO: 4-20-14	DATE: 03/16/2014
SHEET NO: 1 of 1		

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**ZONING**

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**PLANNING DIRECTOR INTERPRETATION**

**Date:** May 28, 2018  
**Purpose:** Community Development Code (CDC) Interpretation pursuant to CDC Section 17.1.8.A  
**Re:** Building Footprint Lots also known as TF Lots clarification regarding site coverage and setbacks when found outside of the Village Center Zone District.

**INTRODUCTION**

The owner of Lot 30 requests clarification regarding TF lot designations. As a designated TF lot, lot 30 exercised the 25% increase in its footprint absent an associated development (building) but with a replat. The TF designation was removed from Lot 30 at the time of increase and replat consistent with the CDC; however, this raised questions regarding site coverage and setbacks. This interpretation clarifies site coverage and setbacks for TF lots. This interpretation applies to Lot 30, in addition to the TF lots listed in the CDC as undeveloped lots (as of May 2018) which are Lot 67, 69R2, 71R, 122 and 123. This interpretation specifically addresses TF lots outside of the Village Center Zone District.

**BACKGROUND**

Building Footprint Lots also referred as TF lots, are recognized with unique land use considerations since Plat 1, Filing 1 Telluride Mountain Village in 1984 note 5 and sheet 3.

The original TF designation allowed the Telluride Company the right to increase or decrease lots designated with "TF" (reception No. 233115 Plat 1, Filing 1 Town of Mountain Village, 1984) up to twenty-five percent of the platted square footage. The increase or decrease results in a corresponding increase or decrease in contiguous Open Space/Recreational Tracts. The original language also required a replat of the property should the lot square footage be increased or decreased.

The TF designation and definition changed over time including the recognition that these lots are typically associated with the Village Center; but since establishment of the TF designation some lots fall outside of the Village Center Zone District. The most important language notes that if a lot is increased or decreased, the lot shall not be permitted to increase the building footprint [lot square footage] again.

**REASON FOR INTERPRETATION**

Since 1984, the town recognizes that TF lots are found within more than one zone district, but most of the TF lots are found within in the Village Center zone district today. The town also amended the CDC in 2013 to establish maximum site coverage limitations outside of the Village Center which impacts some of the remaining TF lots.

**INTERPRETATION**

When a designated TF lot is found outside of the Village Center Zone District, the town will interpret site coverage to be 100%, so long as the resulting development is consistent with CDC Section 15.5.5.C.2, "Development of a structure to the lot lines shall be allowed on the building footprint lots provided Building Codes setbacks are met, adequate fire access is provided and the applicable requirements of the CDC are met."

Michelle Haynes, MPA  
 Planning and Development Services Director

**ZONING**

**SITE COVERAGE**

TF Designation - Building Footprint Lot  
 Up to 100% Coverage

"Development of a structure to the lot lines shall be allowed on building footprint lots provided Building Codes setbacks are met, adequate fire access is provided and the applicable requirements of the CDC are met."

**SETBACKS**

TF Designation - Building Footprint Lot  
 No Setback Requirement

"Development of a structure to the lot lines shall be allowed on building footprint lots provided Building Codes setbacks are met, adequate fire access is provided and the applicable requirements of the CDC are met."

**MAXIMUM BUILDING HEIGHT**

Allowable - 48'+5' (53' gabled roof)  
 Proposed - 52.9 feet

**MAXIMUM AVERAGE BUILDING HEIGHT**

Allowable - 48'+5' (53' gabled roof)  
 Proposed - 39.4 feet

**DEED RESTRICTIONS/EASEMENTS**

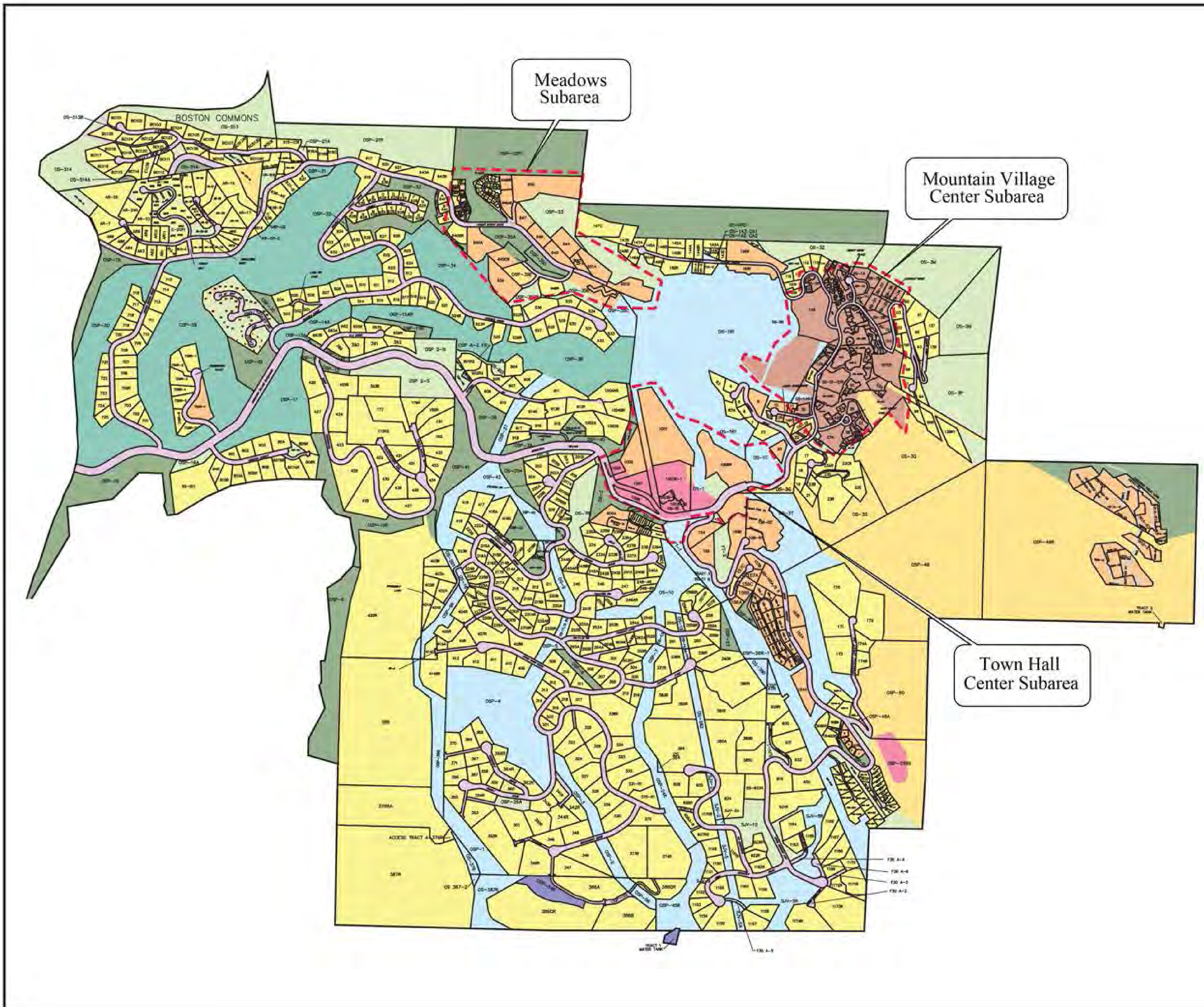
There are no recorded deed restrictions or easements on Lot 30, including any related to "view corridors" or protection of views from neighboring properties.

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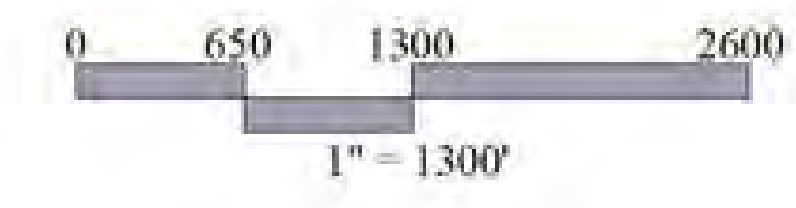
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# Future Land Use Plan

## 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



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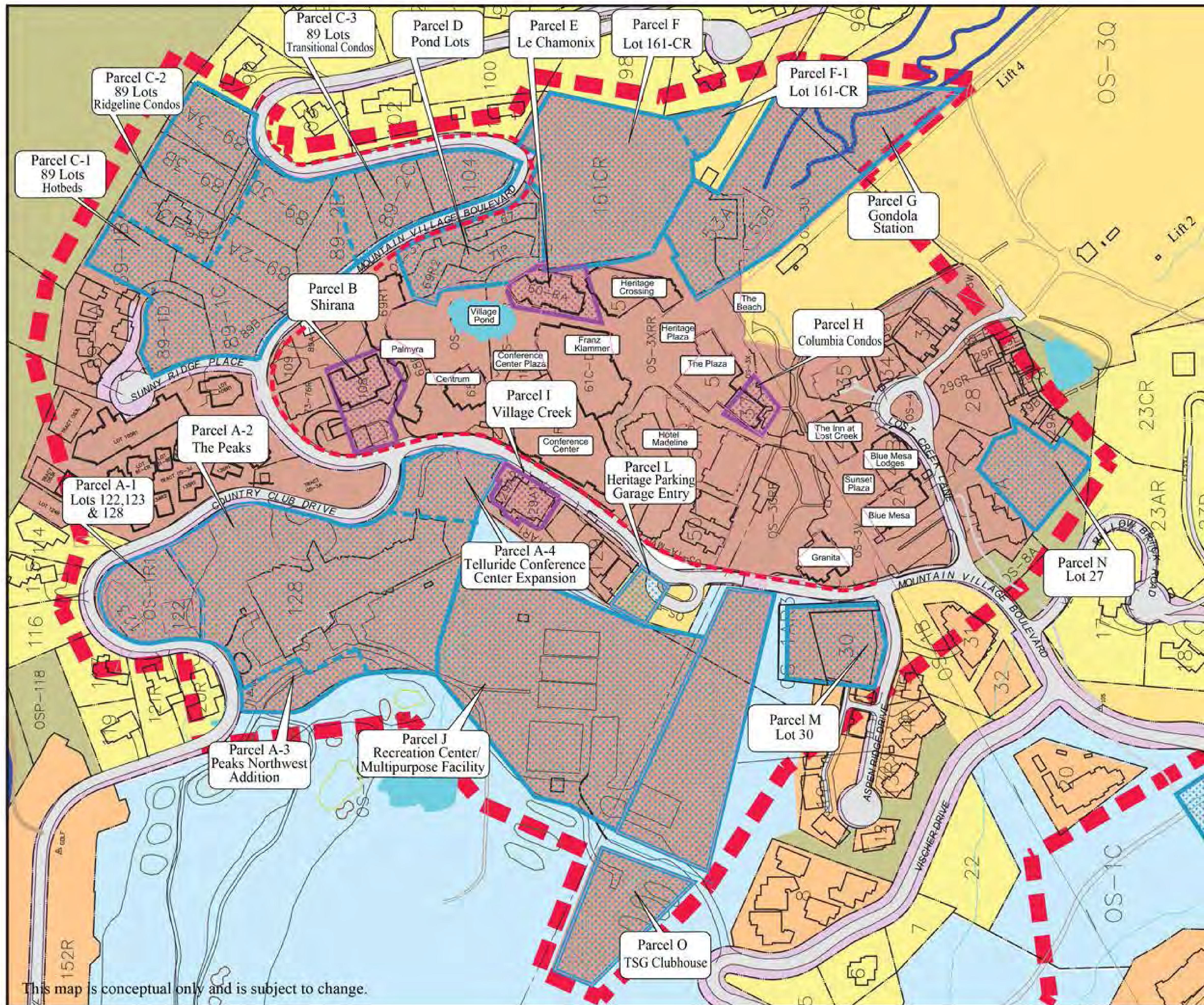
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**COMP PLAN**

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# Mountain Village Center Subarea Plan Map

## Legend

- Redevelopment Site
- Subarea Parcel Boundary
- 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
- Existing Trail
- Proposed Trail
- Existing Sidewalk
- Proposed Sidewalk
- Subarea Boundary



This map is conceptual only and is subject to change.

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### SUB AREA PLAN

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Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128 <sup>FB</sup>	54	125	0	3	Existing in The Peaks	128
Parcel A-2 The Peaks	Existing	177	23	0	As built	200
Parcel A-3 Peaks Northwest Addition <sup>FB</sup>	43.5	56	0	1	Existing in The Peaks	57
Parcel A-4 Telluride Conference Center Expansion <sup>FB</sup>	78.5	68	0	2	Existing in The Peaks	70
Parcel B Shirana	78.5	78	10	2	0	90
Parcel C-1 89 Lots Hotbeds <sup>FB</sup>	68	174	23	4	8,000 square feet	201
Parcel C-2 89 Lots Ridgeline Condos	35	0	8	0	0	8
Parcel C-3 89 Lots Transitional Condos <sup>FB</sup>	43.5	0	8	0	0	8
Parcel D Pond Lots <sup>FB</sup>	78.5	71	9	2	5,000 square feet	82
Parcel E Le Chamonix <sup>FB</sup>	78.5	51	7	1	12,540 square feet	59
Parcel F Lot 161-CR <sup>FB</sup>	95.5	242	32	6	6,500 square feet	280
Parcel G Gondola Station <sup>FB</sup>	68	127	17	5	3,500 square feet	147
Parcel H Columbia Condos <sup>FB</sup>	68	28	4	1	8,700	33
Parcel I Village Creek <sup>FB</sup>	68	39	5	1	0	45
Parcel J Recreation Center/ Multipurpose Facility	52	NA	NA	NA	TBD	NA
Parcel K Meadows Magic Carpet <sup>FB</sup>	57.5	115	15	3	5,000 square feet	133
Parcel L Heritage Parking Garage Entry <sup>FB</sup>	57.5	14	2	1	0	17
Parcel M Lot 30 <sup>FB</sup>	78.5	88	12	2	0	102
Parcel N Lot 27 <sup>FB</sup>	78.5	64	9	2	0	75
Parcel O TSG Clubhouse	57.5	51	7	1	0 (Private Club OK)	59

\*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 290 square feet 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 square feet 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.

- M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:
- 1. THE PEAKS**  
The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive Plan only requires the provision of hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table, with the minimum sizes for the hotbed units in accordance with the hotbed policies (page 43). The number of dorm units will also need to be established based on the 10% standard set forth in Section IV.B.2., page 43.

MV  
52

# COMPREHENSIVE PLAN (PARCEL M/LOT 30)

## TARGET DENSITY

- 104 Person Equivalents
- 102 Total Units
- 88 Lodge Units
- 12 Condominiums
- 2 Employee Dorm Units

## TARGET MAXIMUM BUILDING HEIGHT

78.5 Feet

## 2018 COMPREHENSIVE PLAN AMENDMENT

“Town Council may consider other measures such as timeshares, fractional sales, condominium-hotel, **front desk and amenity spaces for administering rental programs** and boutique hotels among other measures and requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS IAR-3 portion of Parcel M) scenario or a Parcel M development scenario.”

“The Town Council shall have the sole discretion, **after receiving a recommendation from the Design Review Board**, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario of Lot 30, is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. The Town Council shall also consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.”

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SCALE: AS SHOWN	







Potential Pedestrian Paths  
 Provided Property Owner is willing to Grant an  
 Easement to the Applicant or the Town

POTENTIAL PEDESTRIAN PATHS  
 PROVIDED THAT THE OWNER OF THE  
 ADJACENT OPEN SPACE IS  
 WILLING TO GRANT AN EASEMENT TO  
 EITHER THE APPLICANT TO THE  
 TOWN

POTENTIAL PEDESTRIAN PATHS PROVIDED THAT THE OWNER OF THE  
 ADJACENT OPEN SPACE IS WILLING TO GRANT AN EASEMENT TO  
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CIVIL  
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 ELECTRICAL

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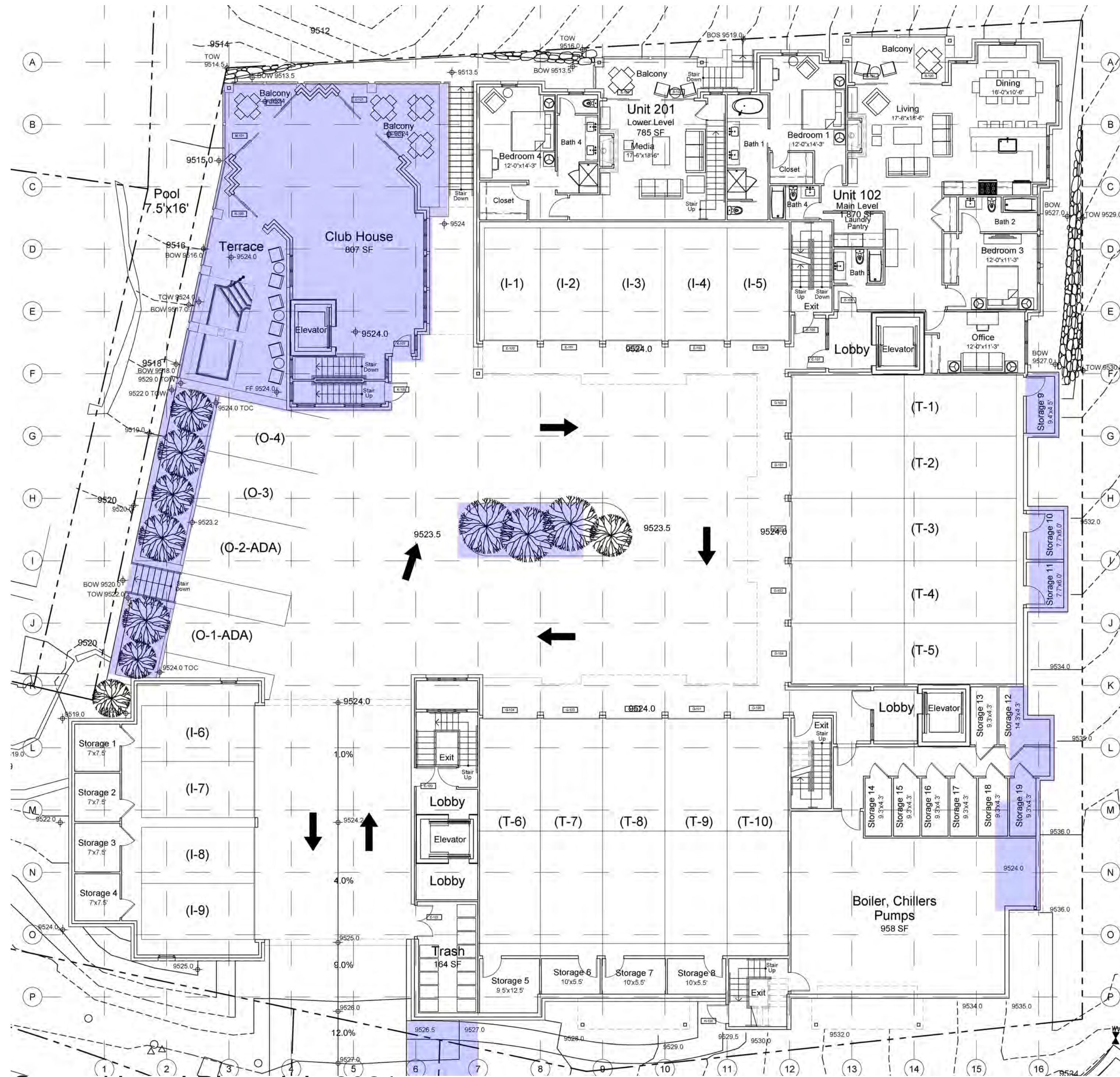
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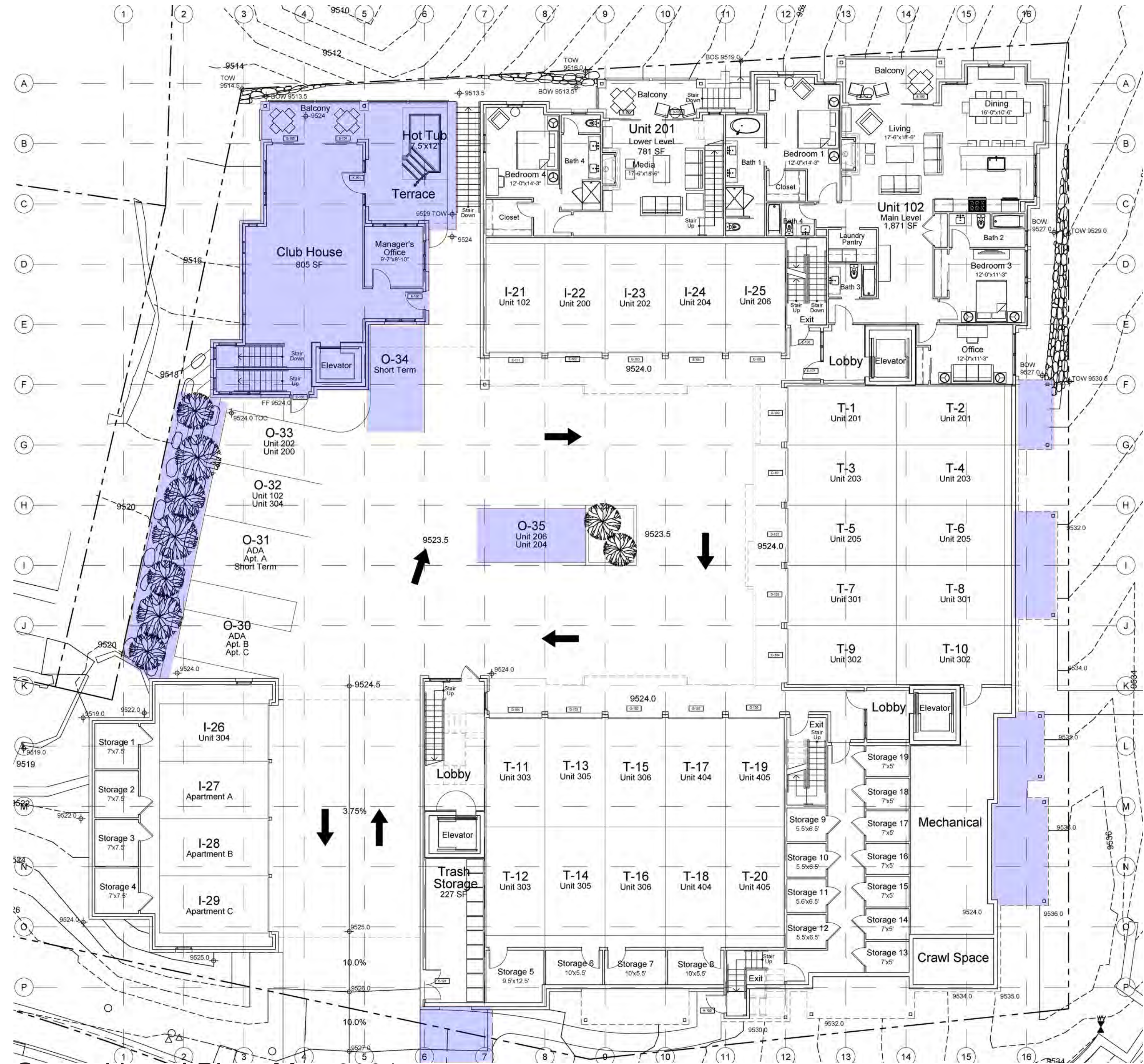
**SITE PLAN**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY TL	CHK BY TL
TRV BY	

SHEET No.  
**ASP1.01**  
 SCALE: AS SHOWN



Ground Level Plan- July 2021



Ground Level Plan- May 2021

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Floor Plan Revisions

PROJECT No.	DATE
192733.00	03/23/2021
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East Elevation - Mountain Village Boulevard - October 2020



East Elevation - Mountain Village Boulevard - July 2021

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**Elevation  
 Revisions**

PROJECT No.	1922733.00	DATE	03/23/2021
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SHEET No.			
SCALE			



TRAMONTANA



INN AT LOST CREEK



BLUE MESA



BELVEDERE



ASPEN RIDGE



GRANITA



LUMIERE



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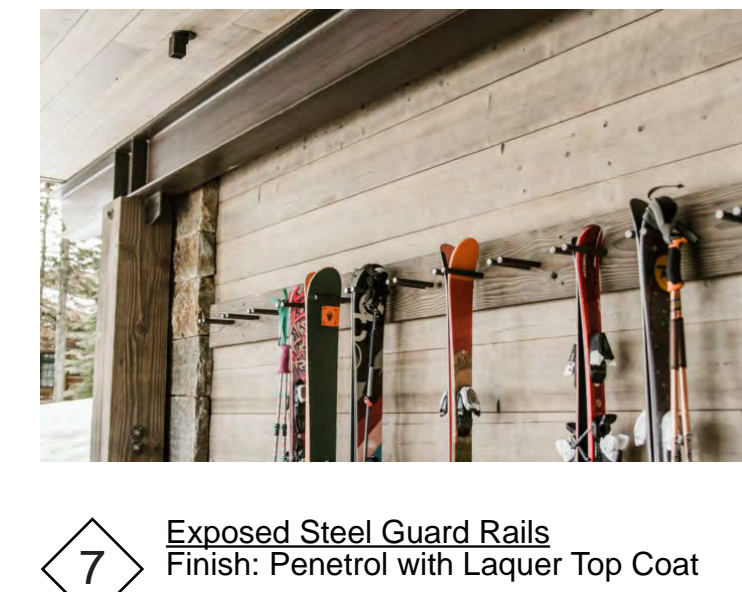
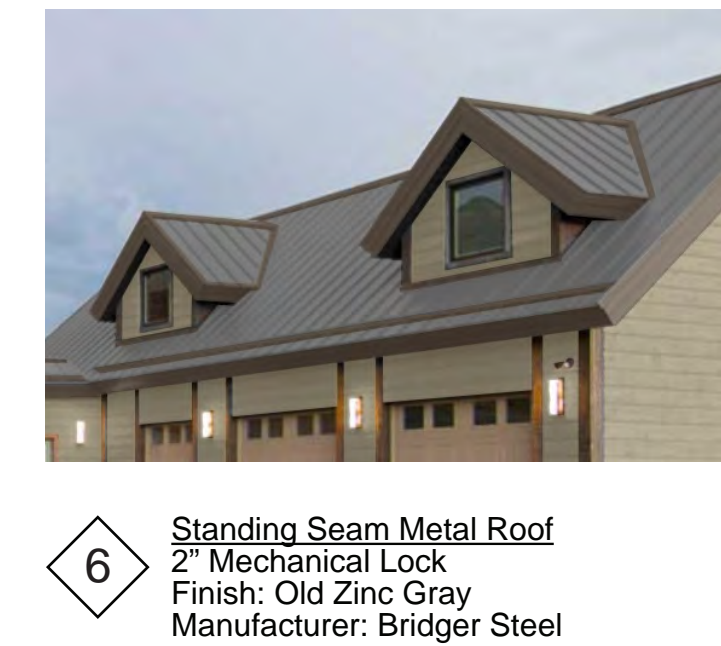
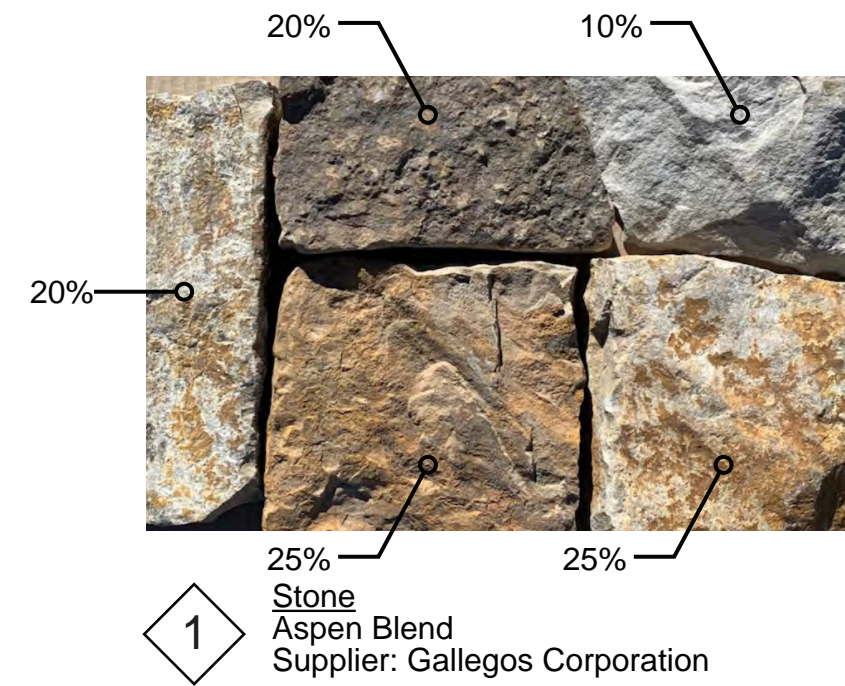
**LOCATION PLAN**

PROJECT No.	DATE
192733.00	03/23/2021
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1 ELEVATION - A (EAST)  
A2.1 1/8"=1'-0"



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**PROPOSED EXTERIOR MATERIALS**

PROJECT No.	DATE
192733.00	03/16/2021

DRAWN BY	CHECK BY	TRV BY
X	X	X

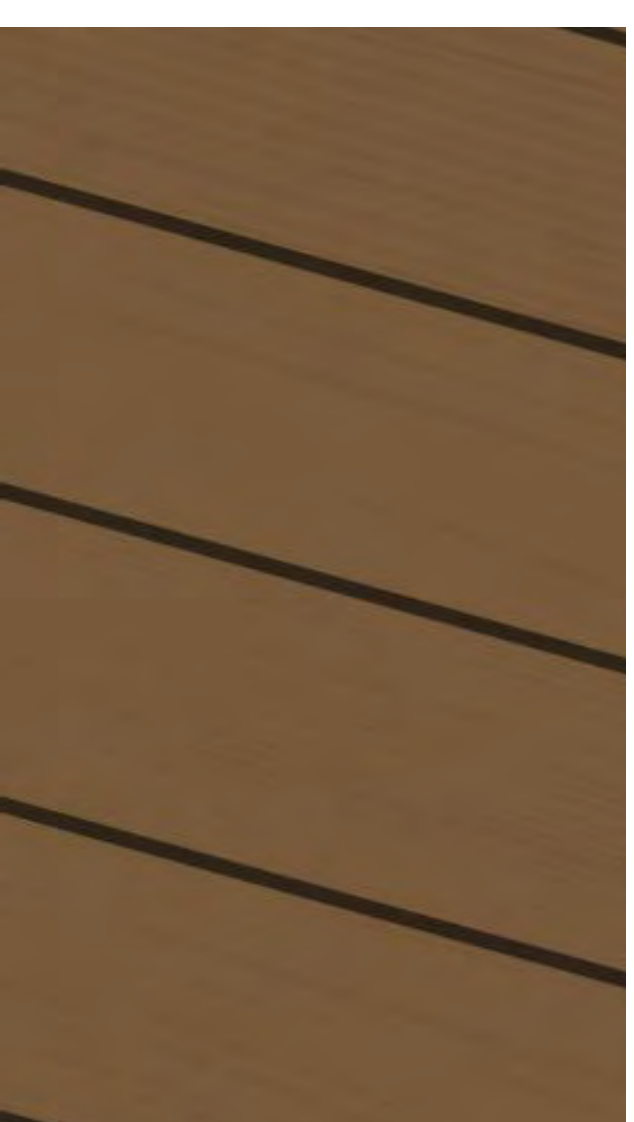
SHREY No.  
SCALE: AS SHOWN



**STONE**  
36%



**STUCCO**  
24%



**WOOD SIDING**  
30%



**GLASS**  
9.0%



**STEEL**  
1.0%



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**EXTERIOR  
MATERIALS  
PERCENTAGES**

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PROJECT No. 192733.00 DATE 03/23/2021

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ELEVATION - B (NORTH)  
1/8"=1'-0"



ELEVATION - A (EAST)  
1/8"=1'-0"



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**RENDERED  
EXTERIOR  
ELEVATIONS**

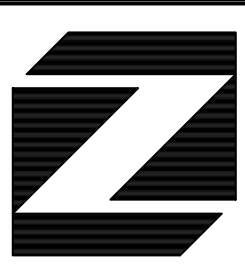
PROJECT No.	DATE
192733.00	03/23/2021
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ELEVATION - H (SOUTH)  
1/8"=1'-0"



ELEVATION - G (INTERIOR COURT SOUTH)  
1/8"=1'-0"



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## RENDERED EXTERIOR ELEVATIONS

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PROJECT No. 1922733.00  
DATE 03/23/2021

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SCALE:

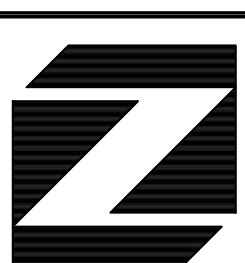




ELEVATION - F (INTERIOR COURTYARD NORTH)  
1/8"=1'-0"



ELEVATION - C-D-E (WEST)  
1/8"=1'-0"



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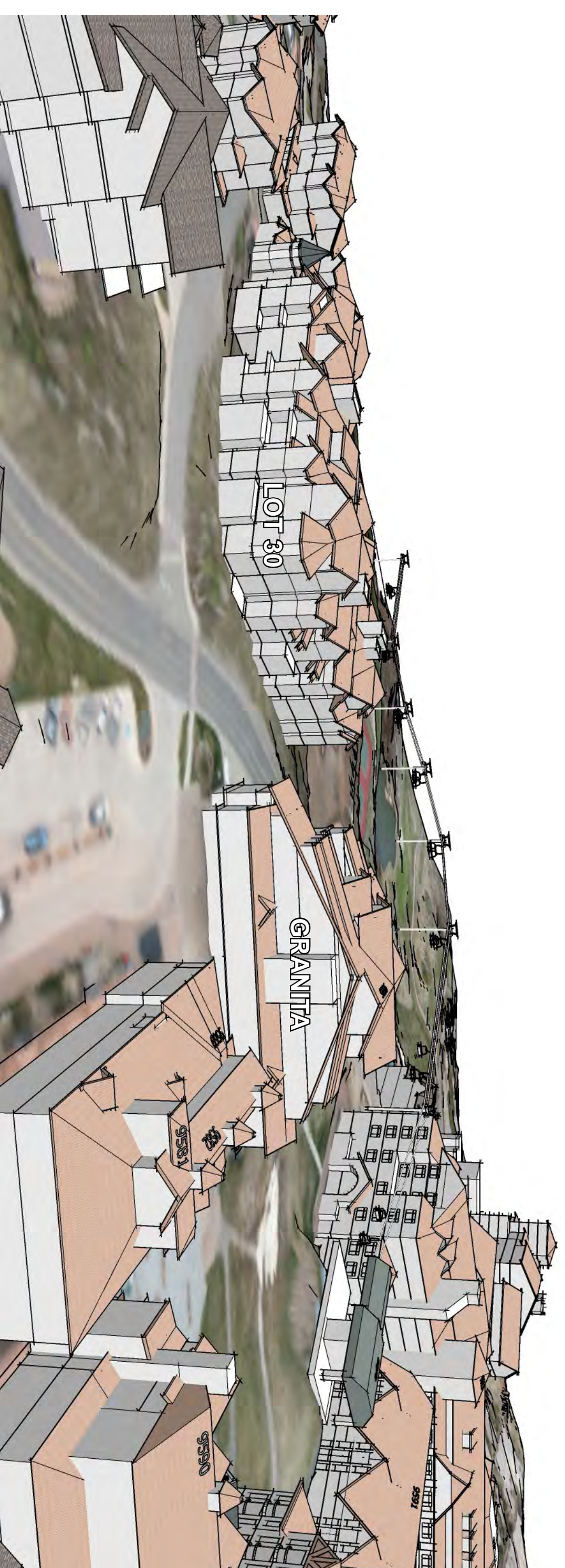
**RENDERED  
EXTERIOR  
ELEVATIONS**

PROJECT No. 192733.00 DATE 03/23/2021

DRAWN BY CHK BY TRV/BV

SHEET No.

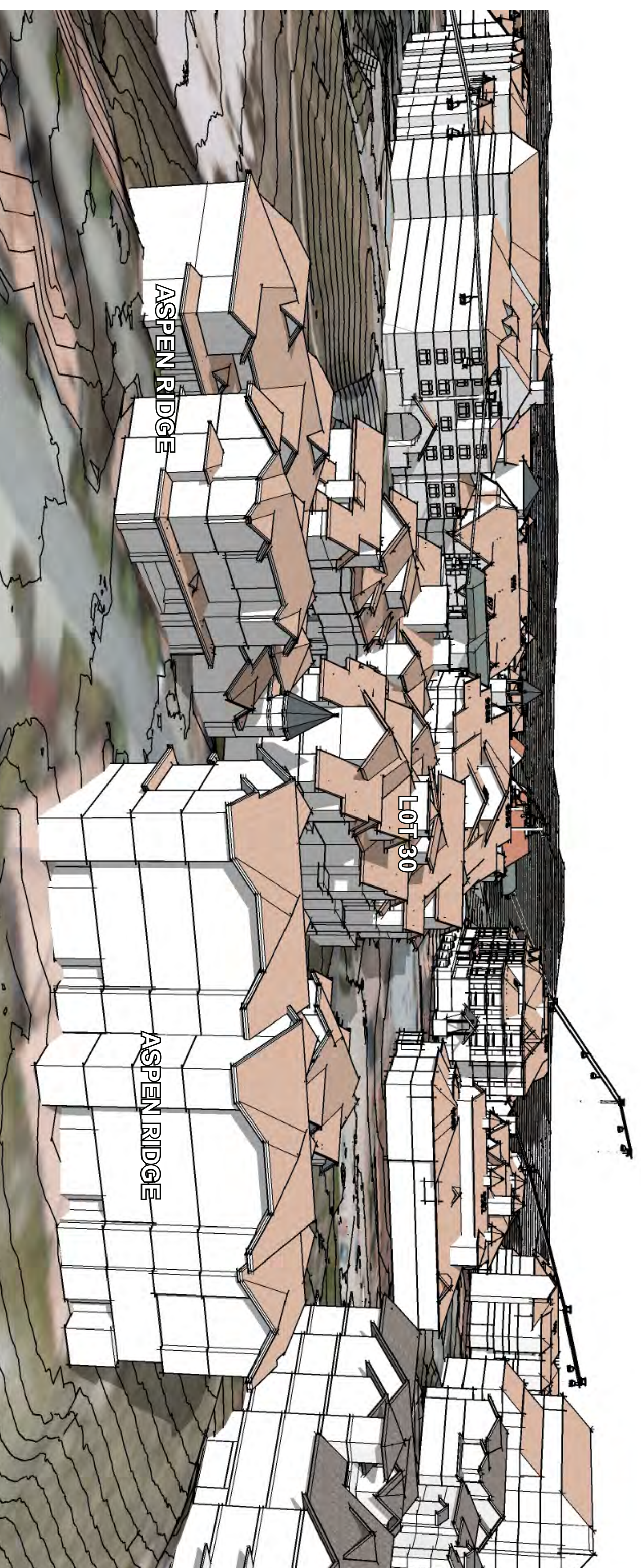
SCALE



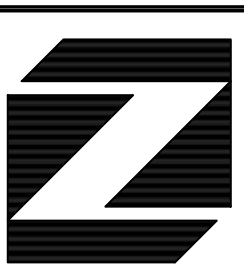
3 Northwest Aerial - Lost Creek Lane



2 Southeast Aerial - The Meadows



1 Northwest - Aspen Ridge Drive



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	D	07/07/2021	DESIGN REVIEW - 2

## VILLAGE CONTEXT

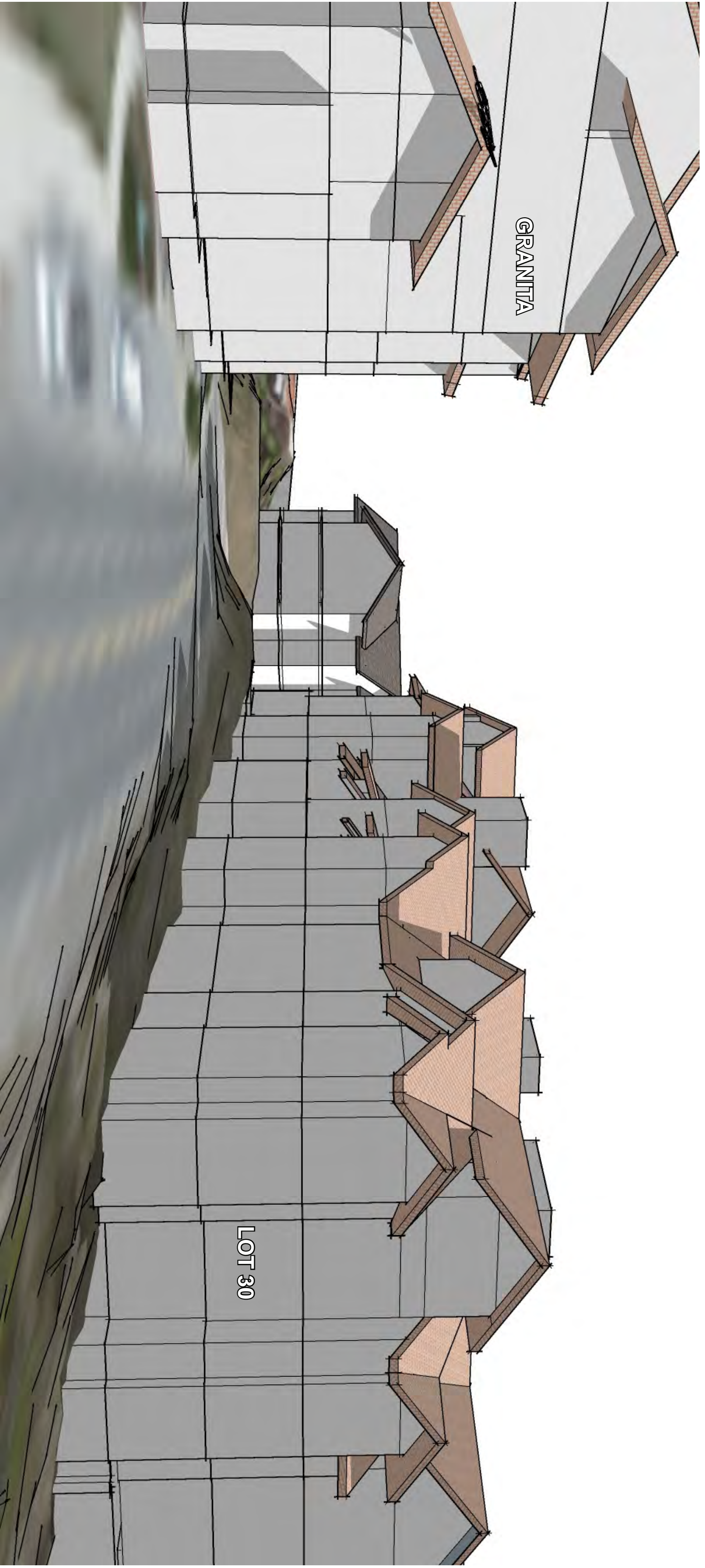
PROJECT No.	192733.00	DATE	03/23/2021
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SHEET No.	SCALE:		



5 North - Mountain Village Boulevard



6 Southwest Aerial - Madeline



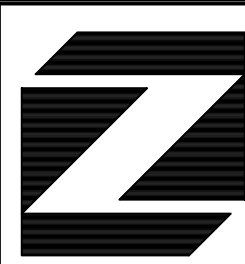
4 South - Mountain Village Boulevard

ISSUED FOR:		DATE		COMMENT	
No.	DATE	No.	DATE	No.	DATE
B	03/29/2021	A	03/23/2021	1	CONCEPT SUBMITTING
C	04/28/2021	B	03/23/2021	2	DESIGN REVIEW - 1
D	07/01/2021	C	03/23/2021	3	DESIGN REVIEW - 2

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VILLAGE  
CONTEXT

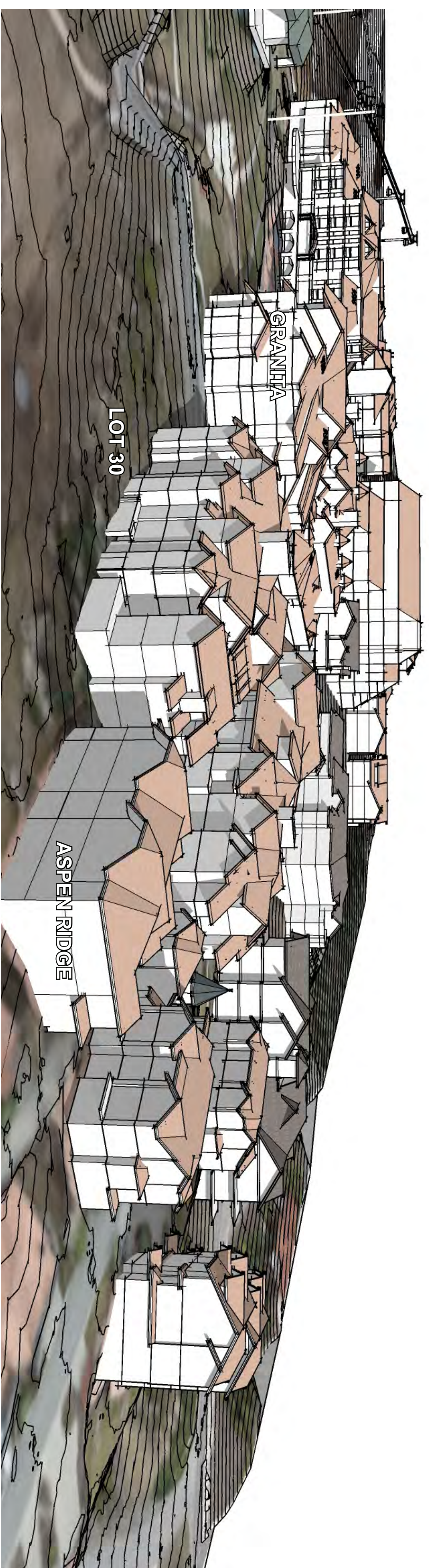
PROJECT No. 192733.00 DATE 03/23/2021  
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SCALE:



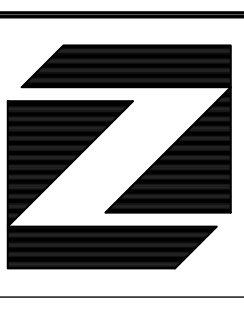
7 Southeast - The Meadows



8 Southwest Aerial - Madeline



9 Northeast Aerial - Aspen Ridge Drive



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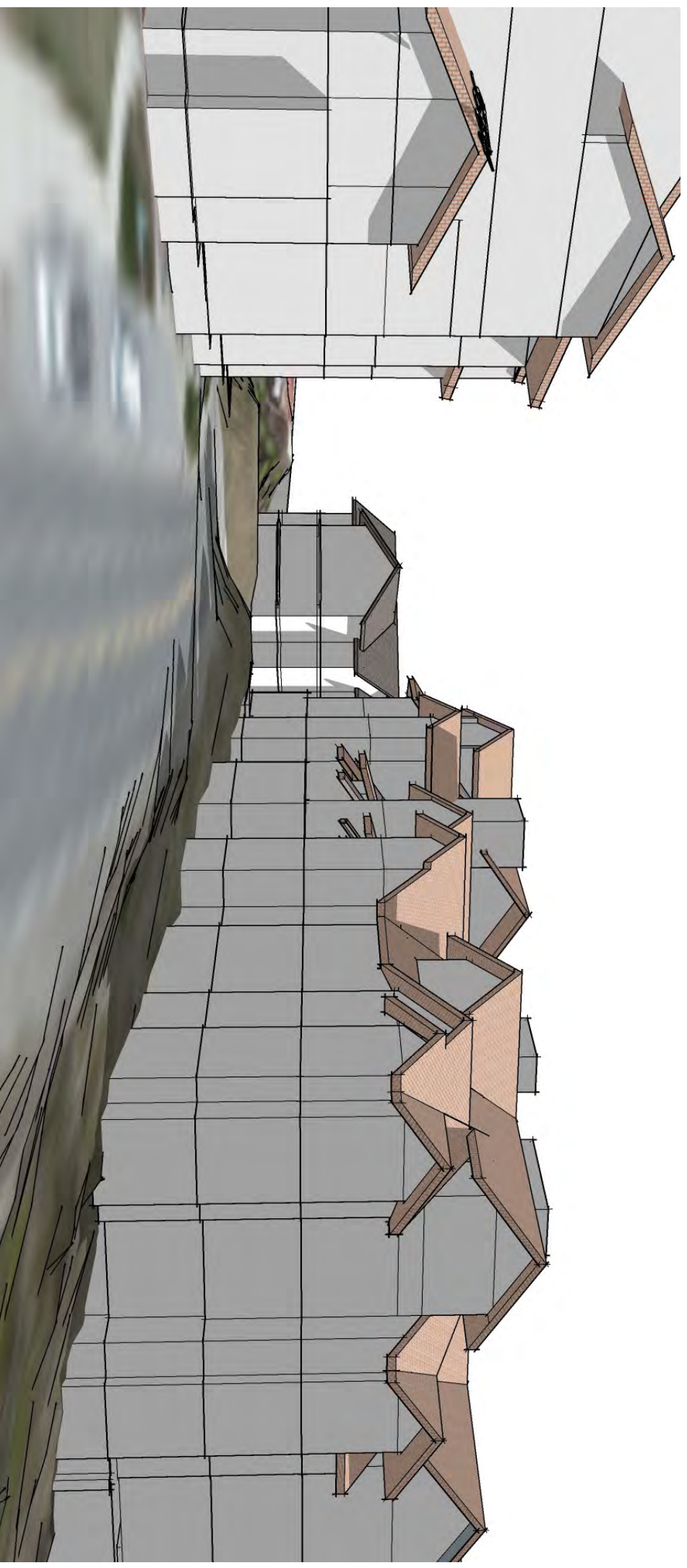
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## VILLAGE CONTEXT

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4 South - Mountain Village Boulevard

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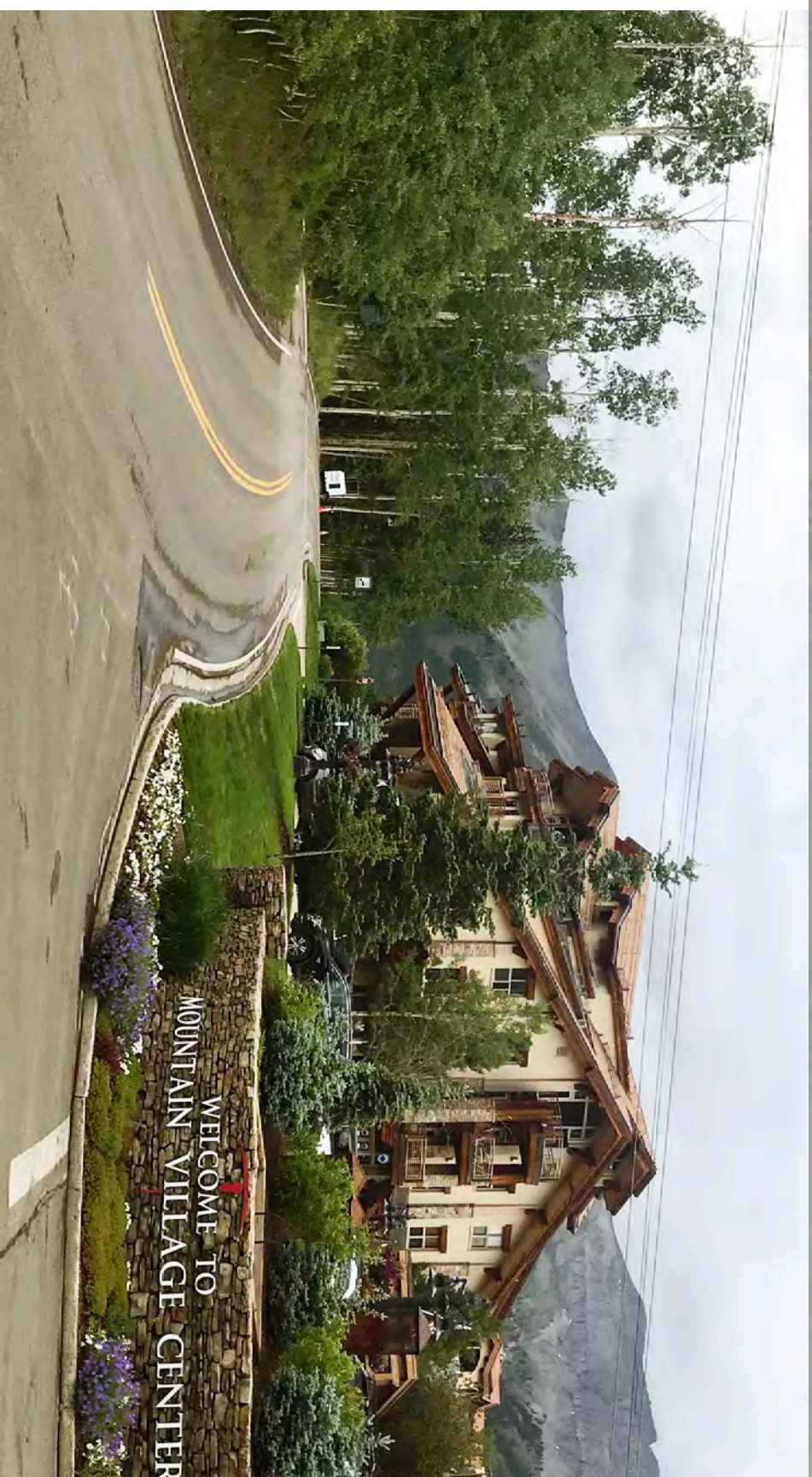


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5 North - Mountain Village Boulevard

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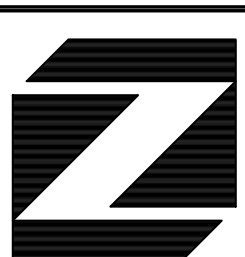
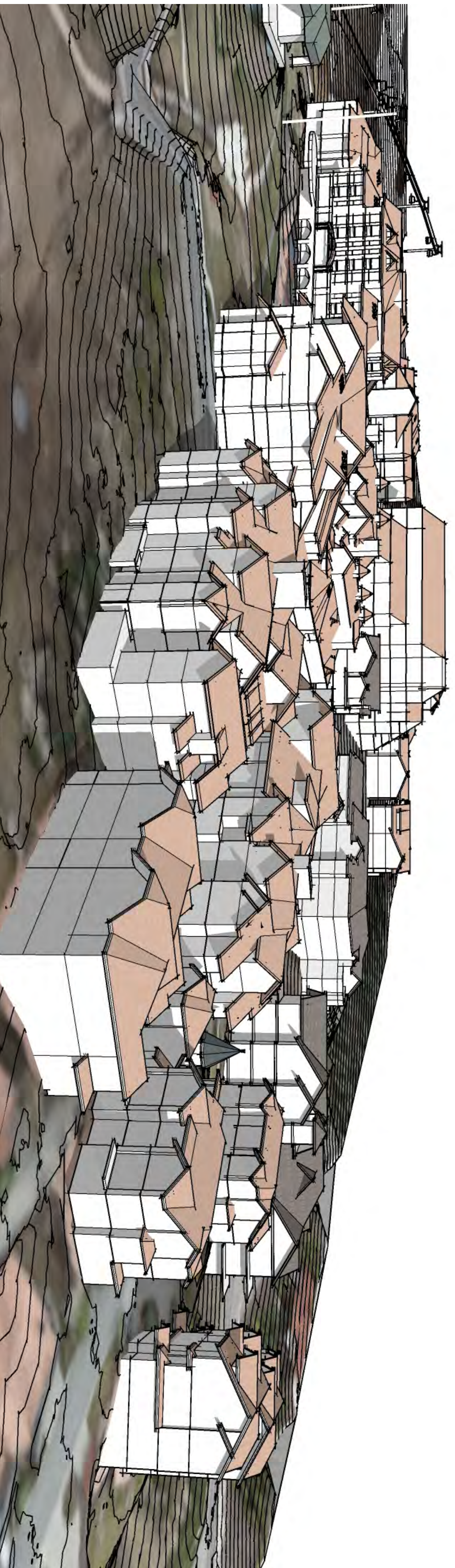
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192733.00	03/23/2021			

PROJECT No.	DATE	DRWN BY	CHK BY	TRN BY
192733.00	03/23/2021			

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7 Southeast - The Meadows



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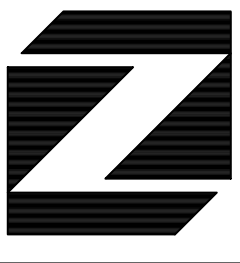
SHEET No.

SCALE:

## 17.4.9 REZONING PROCESS

### 3. Criteria for Decision:

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
- c. The proposed rezoning meets the Comprehensive Plan project standards.
- d. 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.
- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
- f. Adequate public facilities and services are available to serve the intended land uses;
- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
- h. The proposed rezoning meets all applicable Town regulations and standards.



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**REZONING  
 CRITERIA**

PROJECT No. 192733.00 DATE 03/23/2021

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SHEET No.

SCALE:





- Enclosed Unit Parking - Tandem - Limited Common Element (LCE)\*  
2.0/Unit x 10 Units = 20.0 Spaces (CDC 17.5.8.B.2.c.i.(a))
- Enclosed Unit Parking - Limited Common Element (LCE)\*  
1.0/Unit x 9 Units = 9.0 Spaces (CDC 17.5.8.B.2.c.i.(a))
- Exterior Unit Parking - General Common Element (GCE)  
0.5/Unit x 9 Units = 4.5 Spaces (CDC 17.5.8.B.2.c.i.(b))
- Exterior Maintenance Parking - General Common Element (GCE)  
1.0 Required - 1.5 Spaces Provided. (CDC 17.5.8.A.4)
- Exterior Loading - General Common Element (GCE) (CDC 17.5.8.C.10.f)  
(1.0) 12' x 55' Required - (1.0) 12' x 30' Space Provided (On Site)
- Exterior Loading - Blue Mesa Public Loading Zone (CDC 17.5.8.C.10.g)  
(1.0) 12' x 55' Required - (1.0) 12' x 55' Space Provided (Off Site)

\* Lock Box: A vehicle key lock box will be provided for access, by the on-site manager/management company, to all owner or tenant vehicles. (CDC 17.5.8.C.7.)



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**SITE PLAN**

PROJECT No. 192733.00	DATE 03/23/2021
DRAWN BY TL	CHK BY TL
TRV BY	

SHEET No.  
**ASP1.01**  
SCALE: AS SHOWN

July 14, 2021

To: Mountain Village Town Council

Re: Proposed rezoning and development of Lot 30, agenda item #15, July 15, 2021

Re: Potential impact of proposed development on Aspen Ridge unit #1

Dear Council Members:

There have been considerable numbers of comments opposing this development, including numerous letters from many Aspen Ridge (AR) owners. I would first like to reiterate objections from the owners of AR #1 included in the letter dated May 1, 2021. These emphasize that the location of the driveway entrance to the proposed development will likely cause significant light and noise pollution affecting our property and patio, including the only AR outdoor hot tub. The proposed drive location is directly across from the AR#1 patio and lights from exiting vehicles will likely shine directly onto the patio. In addition, if autos are allowed exit to the right, the lights and noise will likely negatively affect all the AR units on the cul-de-sac.

It continues to be our belief, along with many of the written comments to date, that the design and the scale of the proposed development of lot 30 is inconsistent with the existing development of Aspen Ridge Drive and should be denied.

Should the council decide to approve the density increase and driveway location as it has been presented, we respectfully request requirements be included which would require the developer to design and construct an aesthetic wall along our property line, at a minimum six feet in height, to shield and mitigate these effects of the light on the enjoyment of our patio. Also requiring no right turn out of the proposed development would seem to greatly help mitigate the negative impacts of those of us already here.

Sincerely,

Charles and Lisa Howard  
Aspen Ridge #1

## John A. Miller

---

**From:** Michelle Haynes  
**Sent:** Friday, July 9, 2021 1:10 PM  
**To:** John A. Miller  
**Subject:** FW: Avventura design

John:

This person would like this included in the public record for Lot 30 and distributed to the DRB. Thank you,

Michelle

---

**From:** Tad Koter <konsult.korp77@gmail.com>  
**Sent:** Friday, July 9, 2021 10:41 AM  
**To:** Michelle Haynes <MHaynes@mtnvillage.org>  
**Subject:** Avventura design

Dear Michelle

I am a condo buyer at Avventura in telluride , Colorado because I am very interested to rent the property once it's built. I am sure it's a great investment .

It's going to be a beautifully design and high end  
Telluride needs that to bring a nice tourists .

Many thanks

Best regards

Pawel Grendys



TOWN OF MOUNTAIN VILLAGE  
455 Mountain Village Blvd. Suite A  
Mountain Village, Co 81435  
970-728-8000  
970-728-4342 Fax  
mvclerk@mtnvillage.org

**TOWN OF MOUNTAIN VILLAGE  
MINUTES OF THE FEBRUARY 15, 2018  
REGULAR TOWN COUNCIL MEETING**

The meeting of the Town Council was called to order by Mayor Laila Benitez at 8:35 a.m. on Thursday, February 15, 2018 in the Mountain Village Town Hall, 455 Mountain Village Boulevard, Mountain Village, Colorado.

**Attendance:**

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

Laila Benitez, Mayor  
Dan Caton, Mayor Pro Tem  
Dan Jansen  
Jack Gilbride (via phone)  
Bruce MacIntire  
Patrick Berry  
Natalie Binder

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  
Rachelle Redmond, Lieutenant  
Kevin Swain, Finance Director  
Julie Vergari, Chief Accountant  
Michelle Haynes, Director of Planning & Development Services  
Randy Kee, Building Official  
Sam Starr, Planner  
Sue Kunz, Director of Human Resources  
Finn Kjome, Director of Public Works  
Dave Bangert, Planner 2/Forrester  
Jim Loebe, Director of Transit and Recreation  
Darrell Huschke  
John Horn  
Susan Alaia  
Sally Field  
Winston Kelly  
Mickey Salloway  
Tor Anderson  
Lexi Tuddenham

Tom Beck  
Susan Caruso  
Doug Tueller  
Robert Stenhammer  
Michael Martelon  
Bill Hoins  
Tom Kennedy  
Chris Hawkins  
Tim Johnson  
Stefanie Solomon  
Banks Brown  
Jolana Vanek  
Ken Carnahan  
Chuck Peterson  
Pete Mitchell  
Marty Huschke  
Karen McCarthy  
John Burchmore  
Louis Alaia  
Marcy Pickering  
Keith Hampton  
Heidi Lauterbach  
Craig Spring  
Carol Hintermeister

**Public Comment on Non-Agenda Items (2)**

There was no public comment.

**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 (3)**

On a **MOTION** by Dan Caton and seconded by Patrick Berry, Council voted unanimously 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 8:36 a.m.

Council returned to regular session at 10:00 a.m.

**Council took a break from 10:00 a.m. to 10:05 a.m. (4)**

**Overview of AV Upgrade to Council Chambers (5)**

Town Clerk/Director of Administration Jackie Kennefick introduced AV Experts technicians Chuck Peterson who together provided an overview of the AV improvements made in Council chambers.

**Consideration of Approval of Minutes of the January 18, 2018 Regular Council Meeting (6)**

Deputy Town Clerk Susan Johnston presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Bruce MacIntire, Council voted unanimously to approve the January 18, 2018 meeting minutes with the following changes:

**# 8 TRAA (Telluride Regional Airport Authority) Bi-Annual Report**

*The Category C approach is completed and CFA (Colorado Flights Alliance) (not TRAA) is marketing it to the airlines*

**# 12 Consideration of a Resolution to Approve a Minor Scale Subdivision for Lots 303R1, 304 and 305 to Replat into Lots 303R2 and 305R per Community Development Code Section 17.4.13.E.2**

*Changed Lot 303#2 to 303R2*

**# 13 Consideration of Building Board of Appeals Appointment**

*Added: Council directed staff to make sure that Town posting requirements are followed for future Building Board of Appeals appointments*

**# 17 Telluride Ski & Golf (TSG) Quarterly Update**

*Changed Mr. Jansen to Mr. Jensen*

**First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Opting Out of Signature Verification in Municipal Elections (7)**

Town Attorney David Reed presented the above item stating that this Ordinance is being proposed in response to 2016 State legislation amending the Colorado Municipal Election Code to require signature verification on mail ballots. The Town Charter requires that the Town follow the Municipal Election Code unless it adopts an Ordinance to the contrary. The proposed Ordinance would amend the Town Municipal Code to opt out of the signature verification requirement. The signature verification requirement would be unreasonably challenging for staff due to the non-resident voters whose signatures are not in the State system (SCORE) that the signatures would be pulled from for verification purposes. On a **MOTION** by Dan Jansen and seconded by Dan Caton, Council voted 7-0 to approve on first reading an Ordinance opting out of signature verification in Municipal Elections Code and to set the second reading, public hearing and Council vote for March 15, 2018.

**Consideration of a Policy for Employee Unit Sales Provisions and Lottery Priority (8)**

Director of Human Resources Sue Kunz, Assistant Town Attorney Jim Mahoney and Town Manager Kim Montgomery presented the above proposed policy. Ms. Montgomery stated that ownership of the unit will be tied to employment. If employment is terminated, the owner would have six months to sell the unit. The Town would then have first right of refusal to purchase the unit. Staff will send a "Notice of Sale" to all employees and interested parties must submit an application. A list of eligible candidates will be established and then notified. The holder of the first position shall then have 15 days to provide a preapproval letter from a qualified lender or proof of available funds. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Bruce MacIntire, Council voted unanimously to approve a policy for the Town of Mountain Village Employee Housing Purchase Program.

**Finance: (9)**

**a. Presentation of the January 31, 2017 Business & Government Activity Report (BAGAR)**

Director of Finance Kevin Swain presented the BAGAR. Kim Montgomery provided an update on the Telluride Water Treatment Plant stating that Mountain Village reported water numbers that were inaccurate due to a problem with a meter. The meter has been replaced which should result in more accurate reporting. Council discussion ensued. Council directed staff to report quarterly on cable channels to see if there has been an impact on subscribership since the rate increase.

**b. December 31, 2017 Financials**

Council discussion ensued. On a **MOTION** by Patrick Berry and seconded by Bruce MacIntire, Council voted unanimously to approve the December 31, 2017 Financials as presented.

**c. Consideration and Ratification of the 2019 Budget Process**

Kevin Swain presented the 2019 budget process and schedule. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Patrick Berry, Council voted unanimously to approve the 2019 budget process as presented

**d. Short Term Rentals Licensing and Taxation Compliance**

Kevin Swain presented stating that LODGINGRevs is a spin-off of MuniRevs. LODGINGRevs provides mapping technology and reviews twenty-two websites each month looking for compliance issues. Chief Executive Officer of MuniRevs Erin Neer stated that Mountain Village is 99.7% paperless and has been using LODGINGRevs since the fall of 2017. She stated that the technology can identify property location using the mapping reference coordinates. The goal is to educate the property owners on how to become compliant. Council thanked Ms. Neer for a very informative presentation.

Council moved to agenda item 20a Staff Reports

**First Reading, Setting of a Public Hearing and Council Vote on an Ordinance to Consider a Rezone and Density Transfer Application to Transfer Density from Lot 628B into the Density Bank per Community Development Code Sections 17.4.9 & 17.4.10 (10)**

Planning and Development Services Director Michelle Haynes stated that Lots 628A and 628C have existing single-family homes on them. Lot 628B is vacant. The owners of lot 628A, 628B and 628C have agreed to replat the three lots into two lots. Lot 628B will be replat equally into Lots 628AR and 628CR. In order to propose a minor subdivision application, the applicants have submitted two applications concurrently: 1) transfer of the density associated with lot 628B (to be vacated) to the density bank by way of a density transfer and rezone application; and 2) a minor subdivision application to replat the properties. Both applications have been received and are being reviewed. On a **MOTION** by Dan Jansen and seconded by Bruce MacIntire, Council voted 7-0 to approve on first reading an Ordinance considering a rezone and density transfer application to transfer density from Lot 628B into the Density Bank per Community Development Code sections 17.4.9 & 17.4.10 Code and to set the second reading, public hearing and Council vote for March 15, 2018.

Moved to agenda item 19a

**Council took a break for lunch from 12:30 p.m. to 12:47 p.m.**

**Consideration of a Standstill Agreement Regarding Lots 126R and 152R (11)**

Jim Mahoney presented stating that the owner of Lots 126R and 152R, which is commonly known as "Rosewood", was approved for a mixed unit development pursuant to the PUD approval process in 2007 (the "2007 PUD Approval"). Those approvals also contained approvals for "vested rights" which through several extensions specifically of the vested rights are set to expire on March 18, 2018. The owner of the property applied to the Town to extend that vesting by an additional two years on the basis of wanting to preserve existing platting, easements and entitlements as a base for applying for a revised PUD approval. However, the owner pulled that application via email to the Town on February 7, 2018 and is instead asking the Town to enter into a standstill agreement in order to pursue other development scenarios.

Michelle Haynes stated that the 2007 approval also included an approval for vested rights which offer protection under the LUO (Land Use Ordinance). The vested rights provide protection for the developer

from interference from the local jurisdiction. The following are differences between the 1980's platting and the existing Rosewood approval:

Lot 152(R)1987

- An increase in five (5) condominium units
- An approval of 4,655 square feet of commercial space

Lot 126(R)1984

- Decrease in hotel density by 64 units
- A change of density to add 44 condominium units
- A change of density to add 19 hotel efficiency units (can be condominiumized)
- An increase of three employee apartments
- An increase in one employee dormitory
- An approval of 34,001 square feet of commercial space

An increase in open space of .5 acres

Public comment was received from Tom Kennedy representing the owner Northlight Development, Chris Hawkins, Carol Hintermiester, Doug Tueller and John Horn. Council discussion ensued. Mr. Mahoney noted that the Town cannot approve a buyer but Council may impose a condition to approve the management. On a **MOTION** by Natalie Binder and seconded by Dan Caton, Council voted unanimously to approve a Standstill Agreement regarding Lots 126R and 152R with the following amendments:

- Reflect the name of the agreement to be Standstill Agreement rather than an MOU (Memorandum of Understanding)
- Add two community meetings to be held on this project prior to application submittal
- No specific approval of the plan is implied
- Authorize Mayor to approve language on the Agreement

**Second Reading, Public Hearing and Council Vote on an Ordinance Approving: (1) Rezone Lot 304 and (2) Transfer Density of Four (4) Person Equivalents of Single Family Density From Lot 304 into the Density Bank pursuant to Community Development Code Sections 17.4.9 & 17.4.10 (12)**

Michelle Hayes presented the above item stating that there were no changes from the first reading. The Mayor opened the public hearing. Public comment was received by Dan Zemke. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Dan Jansen and seconded by Bruce MacIntire, Council voted 7-0 to approve on second reading an Ordinance approving (1) Rezone Lot 304 and (2) Transfer Density of Four (4) Person Equivalents of Single Family Density from Lot 304 into the Density Bank pursuant to Community Development Code Sections 17.4.9 & 17.4.10 as presented.

**First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Approving a Community Development Code (CDC) Amendment to Section 17.7.7 Building Board of Appeals to Make Minor and Conforming Amendments Pursuant to CDC Section 17.1.7 Amendments to the Community Development Code (13)**

Building Official Randy Kee presented the above item stating that the Building Board of Appeals was created in 1995 by Resolution No. 1995-1128-16 as a Board to hear and decide appeals of orders, decisions and determinations made by the building official relative to the application and interpretation of the building codes. The bylaws, which are incorporated as part of the Community Development Code (CDC) at Section 17.7.7, can be amended from time to time pursuant to a Class 4 town review process found at CDC Section 17.1.7. Staff initiated this CDC amendment primarily to clean up redundancies, conform the language, clarify vacancy advertisement and noticing requirements and to provide more flexibility regarding qualifications. Council discussion ensued. On a **MOTION** by Dan Jansen and seconded by Dan Caton, Council voted 7-0 to approve on first reading an Ordinance approving a Community Development Code (CDC) Amendment to section 17.7.7 Building Board of Appeals to make minor and conforming amendments pursuant to CDC Section 17.1.7 amendments to the Community Development Code and to set the second reading, public hearing and Council vote for March 15, 2018.



**Consideration of Approval of a Resolution Regarding a Comprehensive Plan Amendment Regarding Parcel M, Lot 30, Which Consists of Lot 30 and a Portion of the Adjacent Open Space Parcel OS1AR-3 Within the Village Center Subarea and Other Associated Amendments to Accomplish the Foregoing Pursuant to Community Development Code Section 17.1.5 Town Comprehensive Plan (14)**

Patrick Berry recused himself due to his employment with TSG (Telluride Ski and Golf). Michelle Haynes presented the above item stating that Town Council initiated a Comprehensive Plan amendment to Parcel M, Lot 30 Village Center Subarea pursuant to Community Development Code (CDC) Section 17.1.5.E. specifically to amend Chapter Titled Land Use Plan Policies, Section Titled Mountain Village Subarea Plan Principles, Policies and Actions Subsection 13. Parcel M Lot 30. Council has spent a significant amount of time in discussions with the property owners of Lot 30 and OS1AR-3 as well as garnering public input. The result is a proposed Comprehensive Plan amendment contained herein with the stated goal of allowing both Lot 30 and OS1AR-3 the ability to pursue alternative development scenarios to the full Parcel M buildout in a manner which would have existed prior to the adoption of the Comprehensive Plan, while also preserving a full Parcel M option. Jim Mahoney provided some background on open space in Mountain Village prior to the Comprehensive Plan and the adoption of the CDC. He stated that active and passive open space were the only two categories. Passive open space was to be left as is and active open space could be built on with a vertical development consistent with Town approved uses and pursuant to the use table and Town process. The Comp Plan created new categories within "active open space". The Comprehensive Plan is a legislative document and can only be amended by Town Council initiation. Public comment was received from John Horn on behalf of Marty and Daryl Hushke, Stefanie Solomon on behalf of TSG, Daryl Hushke, Marty Hushke, Banks Brown, Sally Field, Marcy Pickering, Jolana Vanek, and Susan Alia. Extensive Council discussion ensued. **On a MOTION** by Bruce MacIntire and seconded by Dan Caton, Council voted to adopt a Resolution approving a Comprehensive Plan Amendment regarding Parcel M, Lot 30 with the amendment to strike the language "*the remainder of Parcel M (the OSP1AR-3 portion)*" from paragraph d. and to allow the Town Attorney's office, TSG, John Horn and the Hushke's to resolve any non-substantive ambiguities are not substantive. If any changes are substantive, then the issue will come back to Council. Attorney for TSG Stefanie Solomon stated that she was fine with the changes noted in the motion.

**On a MOTION by Bruce MacIntire and seconded by Dan Caton, Council voted unanimously to extend the meeting beyond six hours.**

**Town Hall Subarea - Village Court Apartments Expansion Progress Update (15)**

On a **MOTION** by Dan Jansen and seconded by Dan Caton, Council voted unanimously to continue this item to the March 15, 2018 meeting.

**Consideration of Adopting the Parking Committee's Recommendation to Permanently Eliminate Permit Parking on Upper Mountain Village Boulevard (16)**

Director of Transit and Recreation Jim Loebe presented stating that in response to a letter received from Chris Hawkins of Alpine Planning, LLC, the Parking Committee met on January 22<sup>nd</sup> to discuss the future of permit parking for employees on upper Mountain Village Blvd (UMVB). As the representative for the owners of Lot 89-2B, the letter requested that the Town eliminate permit parking on UMVB which the owners feel have adverse impacts on their property. The parking committee recommended discontinuing permit parking on UMVB. Public comment was received by Mickey Salloway, representing Pete Wagner, Keith Hampton and Craig Spring (via email). Council discussion ensued regarding potential parking solutions for affected businesses that have different types of parking needs as well as long term parking solutions. Council directed the Parking Committee to meet work on these ideas and bring them back to Council at the March 15, 2018 Town Council meeting.

Natalie Binder left the meeting at 4:00 p.m.

**Consideration of Approval of a Request for Funding from the Telluride Mountain Club to Implement Proposed Trails Sustainability Plan with Funds to Come From Existing Recreation/Trails Budget (17)**

Telluride Mountain Club representatives Tor Anderson and Heidi Lauterbach presented the request stating that the funding will help to implement and maintain a Trails Sustainability Plan. They are also seeking

funding from San Miguel County, SMART (San Miguel Authority for Regional Transportation), Town of Telluride and the Telluride Tourism Board. Public comment was received by Jolana Vanek. Jim Loebe is supportive of the plan. On a **MOTION** by Bruce MacIntire and seconded by Dan Caton, Council voted unanimously to approve a funding request for \$10,000 to implement a Trails Sustainability Plan for the Telluride Region. The funding will come from the Recreation Budget.

**Consideration of Approval of a Resolution Supporting Legislation to Protect the Environment and Reduce Public Liabilities Relative to Mining Activities (18)**

Executive Director of Sheep Mountain Alliance Lexi Tuddenham presented the above item stating that the Colorado Mined Land Reclamation Act is a Bill that will help to protect the health of communities and preserve resources. The above Resolution would indicate the Town's support for this Bill. On a **MOTION** by Dan Caton and seconded by Bruce MacIntire, Council voted unanimously to approve a Resolution supporting legislation to protect the environment and reduce public liabilities relative to mining activities as presented.

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

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

Planner Sam Starr stated that the next SMWC meeting is scheduled for February 26<sup>th</sup>. He added that on March 1<sup>st</sup> a Climate Change Documentary called *Saving Snow* will be shown at the Telluride Library from 6:30 p.m.- 8:00 p.m.

Moved to agenda item 20b

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

Mr. Jansen stated that additional Great Lakes routes have been added out of TEX (Telluride Airport). TEX to LAX (Los Angeles International Airport) will continue through the end of ski season. Montrose Airport is one of the fastest growing airports in the country and is the second busiest area airport in the State of Colorado.

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

Other than the agendized parking item, there was no further update.

**d. Budget & Finance Committee -Gilbride/Caton**

Mr. Caton stated that a calendar for the 2019 budget process was adopted earlier today. Investment strategies and practices were discussed at the committee meeting and are very conservative. The committee encouraged Kevin Swain to look at some other devices that might yield larger returns while still being considered conservative. The committee previewed a presentation by a software company on an enterprise wide data gathering on finances. It is subscription based software and could save finance and managers a great deal of time while allowing them to easily access data. The software is much more efficient and would allow managers to go in and review data and make changes. The information could be available to the community as well as Council. It will also produce a budget book which is currently being done by hand. Council directed staff to schedule an investment portfolio presentation at a future Town Council meeting and directed staff to move forward with purchasing the software.

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

There was no update.

**f. Colorado Communities for Climate Action – Berry**

Mr. Berry stated that CC4CA is in the process of reorganizing.

**g. San Miguel Authority for Regional Transportation- Benitez/Caton/Binder**

Mayor Benitez stated that the Board recently discussed last year's strategic plan. A work session is scheduled for March 9<sup>th</sup> to determine the 3-5-year goals. SMART has more than \$1,000,000 in reserves. The Rico shuttle is active with strong ridership.

**h. Eco Action Partners (EAP)– Berry/Binder**

A meeting is scheduled for next week. Mayor Benitez will meet with EAP Board President Audrey Morton on Friday, February 16<sup>th</sup> to discuss the role of the Green Team.

**i. Telluride Historical Museum- Berry**

There was no update.

**j. Telluride Conference Center (TCC) –MacIntire/Gilbride**

Jack Gilbride stated that he had met with General Manager Tony Kalyk who will be providing a list of short and long-term enhancements that would be beneficial to the facility.

**k. Alliance for Inclusion – Berry**

There was no update.

**l. Green Team Committee (GTC)- Berry/MacIntire**

Mr. Berry stated that the last GTC meeting included discussions on solar bathrooms in the Meadows and composting at VCA (Village Court Apartments). Kim Montgomery stated that it would be challenging to have staff spearhead and implement composting plans and stated that GTC has discussed incentivizing the Town HOA's (Home Owners Associations) to implement composting programs and locations. Their next meeting is scheduled for February 28th.

**m. Telluride Tourism Board (TTB)- Jansen**

Mr. Jansen stated that proposed House Bill 1084 would have expanded the potential uses of tourism funding. Telluride Tourism Board manages our brand very closely and had this bill passed, it could have impacted the Tourism Board's ability to market the destination. Mr. Jansen stated, that the bill has been withdrawn and TTB is supportive of the withdrawal.

**n. Mayor's Update – Benitez**

Mayor Benitez updated that there is a Special Design Review Board meeting and walking tour to discuss alternative roofing materials in the Core on February 22<sup>nd</sup> at 10:00 a.m.

Council moved back to Agenda Item 11

**Staff Reports: (20)**

**a. Human Resources**

Director of Human Resources Sue Kunz presented her report stating that health insurance costs went down in 2018. She stated that 59% of Town employees work and live in Mountain Village. Human Resources Coordinator Corrie McMills has implemented a very successful Employee Housing Program where Mountain Village provides seven furnished housing units in Village Court Apartments for seasonal employees. Ms. Kunz stated that the employee survey results were very positive. 2018 Leadership and Teambuilding Training will be March 20 – 21 and will focus on how to develop staff to their greatest potential. Ms. Kunz stated that due to the extended hours and longer gondola season, seasonal employees (gondola operators) that work more than 1560 hours a year will qualify for health insurance in 2019 due to the Affordable Care Act (ACA). The Gondola budget will be impacted by approximately \$200, 000. Council directed staff to compile options to providing healthcare to employees (including alternate health plans) who achieve the required number of hours and to report back to Council at the April 26, 2018 meeting.

**1. Consideration of Approval of the 2018 Employee Handbook**

Sue Kunz presented stating that the following topics have had changes made in the Employee Handbook:

- Letter from the Town Manager
- Medical Insurance
- Housing Down Payment Assistance Program
- Ski Passes
- Wellness Reimbursement Program
- Communications Systems and Password Policy (refer to the IT Security Policy)
- Parties and Activities
- Smoking

On a **MOTION** by Dan Caton and seconded by Natalie Binder, Council voted unanimously to approve the 2018 Employee Handbook with the addition of a policy for the use of personal phones and removable devices.

Moved back to agenda item 10

**b. Town Manager**

Kim Montgomery stated that the nominees for the *Great Services Award* were Kathy Smith, Nathan Wilson and Rob Johnson. The award went to Rob Johnson and the entire Gondola Operations Department for their

stellar performance over the holiday season. Discussion ensued regarding Telluride Ski Resort becoming part of the Epic pass program.

Moved back to agenda item 19b

**Other Business (21)**

**1. Notification of Design Review Board (DRB) Seats Expiring with Appointment to be Made in March as per Policy**


Jackie Kennefick stated that four seats are coming up for renewal and appointments will be made at the March 15, 2018 Town Council meeting. Michelle Haynes added that all four incumbents have submitted their names for re-appointment consideration as well as two additional applications. The deadline for applications is Monday, February 19, 2018. Kim Montgomery noted that a request to change the requirements for appointments was received as part of public comment. She clarified that the Town Charter stipulates the requirements for DRB positions and any change would require an election.

Michelle Haynes stated that a Special DRB meeting is scheduled for Thursday, February 22, 2018 where Oz Architecture will be presenting ideas for new roofing materials in the Core. The Mayor stated that the meeting would be a joint meeting with DRB and Council.


Dan Jansen stated that Denver, Colorado is considering placing bid for the 2030 Winter Olympics. CAST (Colorado Association of Ski Towns) sent a survey asking for support and feedback. Council consensus was in support of the survey and authorized Kim Montgomery to express the Town's support for the bid.

There being no further business, on a **MOTION** by Jack Gilbride and seconded by Patrick Berry, Council voted unanimously to adjourn the meeting at 4:45 p.m.

Respectfully prepared,

  
Susan Johnston  
Deputy Town Clerk

Respectfully submitted,

  
Jackie Kennefick  
Town Clerk



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

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

**Agenda Item #14**

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**TO:** Design Review Board

**FROM:** Michelle Haynes, Planning and Development Services Director

**FOR:** Meeting of February 15, 2018

**DATE:** January 19, 2018

**RE:** Consideration of Approval of a Resolution regarding a Comprehensive Plan Amendment regarding Parcel M, Lot 30, which consists of Lot 30 and a portion of the adjacent open space parcel OS1AR-3 within the Village Center Subarea and other associated amendments to accomplish the foregoing pursuant to Community Development Code Section 17.1.5 Town Comprehensive Plan.

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**BACKGROUND**

The Town Council has initiated a Mountain Village Comprehensive Plan amendment to Parcel M, Lot 30 Village Center Subarea pursuant to Community Development Code (CDC) Section 17.1.5.E. specifically to amend Chapter Titled *Land Use Plan Policies*, Section Titled *Mountain Village Subarea Plan Principles, Policies and Actions* Subsection 13. *Parcel M Lot 30*.

**TIMELINE REGARDING PARCEL M, LOT 30 COMPREHENSIVE PLAN AMENDMENT**

- August 17, 2017 Town Council Worksession
- October 12, 2017 Public Open House regarding a Parcel M, Lot 30 Comprehensive Plan Amendment
- February 1, 2018 the DRB held a public hearing to provide a courtesy recommendation to Town Council.

**ATTACHMENTS**

- a) Context Map
- b) Relevant Existing Comprehensive Plan Documents
  1. Future Land Use Map
  2. Village Subarea Map
  3. Village Subarea Table
  4. Village Subarea Principles, Policies and Actions No. 13 Parcel M, Lot 30
- c) Resolution
- d) Proposed Amendment No. 13 Principles, Policies and Actions contained in the Comprehensive Plan
- e) Public Comments provided at and around the public open house held on October 12, 2017 (29 written comments in total), plus recent public comment
- f) Worksession Memo for the meeting dated August 17, 2017
- g) Public Comment, John Horn dated February 9, 2018

**SITE ORIENTATION**

Parcel M as it is referred to in the Comprehensive Plan is comprised of a land area that includes Lot 30 and a portion of OS1AR-3, an adjacent active open space parcel of land. Parcel M is further located adjacent to the Aspen Ridge multi-family condominium development to the west, adjacent to OS1AR-3 Active Open Space parcel to the north, across Mountain Village Boulevard and to the east sits the Granita mixed use development and Tramontana multi-family development to the south (See Attachment Context Map). Lot 30 is a vacant lot, except for a commercial area in a small building that exists on the southwest corner of the lot. Parcel OS1AR-3 surrounds Lot 30 on four sides (see context map) is also vacant and zoned Active Open Space. Parcel M is a combination of two separate zoning designations Lot 30 being Multi-Family, OS1AR-3 Active Open Space. It is also recognized in the Comprehensive Plan as part of the Mountain Village Center Subarea.

**PARCEL M, LOT 30 OVERVIEW OF EXISTING ZONING AND COMPREHENSIVE PLAN VISION**

**Existing Zoning and Density Allocations for Lot 30**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Multi-Family
<b>Lot Size</b>	.60 acres
<b>Maximum Allowable Height</b>	48 feet
<b>Lot Coverage</b>	65%
<b>Current Zoning</b>	9 Condominiums 2 Employee Apartments Commercial Use (per Resolution No. 2012-0426-07 )

**Comprehensive Plan Table 7 specific to Parcel M, Lot 30 excerpt**

Parcel M Lot 30	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
	78.5	88	12	2	0	102

**Existing Zoning and Density Allocations for Parcel OS1AR-3**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Full Use Ski Resort Active Open Space (Class3AOS)
<b>Lot Size</b>	1.432 acres MOL (only a portion contemplated pursuant to the comprehensive plan of .419 acres MOL)
<b>Maximum Allowable Height</b>	n/a
<b>Lot Coverage</b>	n/a
<b>Current Zoning</b>	No density designated

**Full Use Ski Resort Active Open Space Zoning** is associated with the operation and maintenance of a ski resort and the community at large which are limited to ski resort uses, active recreational uses, recreational trails, community infrastructure, equestrian facilities, workforce housing, telecommunications antenna and similar uses.

Table 3-1: Town of Mountain Village Land Use Schedule outlines specific uses allowed consistent with the broad list above indicating whether they are permitted or conditional uses. Any development proposing above grade construction with allowable uses in the Full Use, Ski Resort Active Open Space zone district, is subject to a class 4 Conditional Use Permit development application and also must be found to be in conformance with the Comprehensive Plan.

### **Comprehensive Plan Land Use Map**

The Future Land Use Plan map in the Comprehensive Plan indicates that Parcel M, if developed consistent with the Comprehensive Plan, would be rezoned to mixed-use [village center] and the remaining portion of OS1AR-3 rezoned to limited use ski resort active open space.

### **BACKGROUND**

In July of 2017, the owner of Lot 30, which is a portion of the comprehensive plan parcel M area, approached the town regarding the potential of a Comprehensive Plan amendment. The owner of lot 30 has an existing density allocation of 9 condominiums and 2 employee apartments that can be constructed today without demonstrating conformance with the Comprehensive Plan. The owner of Lot 30 felt that the Comprehensive Plan Table 7 did not provide any flexibility should they wish to develop Lot 30 other than to its by right density allocation. Conformance with the Comprehensive Plan otherwise directs the owners to conform with the heights, densities and mix of uses shown by Table 7 of the Comprehensive Plan. The specific request discussed at the Town Council worksession in August included an amendment to the Comprehensive Plan Table 7 and also to the principles and policies, to remove the flagship hotel designation and allow an increase in condominium density up to 25 condominium units.

The Town of Mountain Village held an open house on October 12<sup>th</sup>, specifically regarding an amendment to Parcel M, Lot 30. We had an attendance of over 30 community members and 26 public comments submitted in writing. The land owner of OS1AR-3 participated in the open house and also provided written comment.

In summary, many members of the public were not aware that the Comprehensive Plan Parcel M, Lot 30 indicated building heights up to 78.5 feet, a density of 102 units and characterized within the Village Center Subarea. Absent the Comprehensive Plan the community public comments felt the property would be developed similar to the Aspen Ridge Condominium development which is adjacent, and zoned multi-family (see attached public comment letters). More importantly, the underlying comments suggested that future development of Parcel M be sensitive to the surrounding densities and heights.

The Town Council has spent a significant amount of time talking with the public along with the property owners of Lot 30 and OS1AR-3 and finalized a proposed Comprehensive Plan amendment contained herein during the intervening months with the stated goal of allowing both Lot 30 and OS1AR-3 the ability to pursue alternative development scenarios to the full Parcel M buildout in a manner which would have existed prior to the adoption of the Comprehensive Plan, while also preserving a full Parcel M option.

### **DESIGN REVIEW BOARD RECOMMENDATION**

At the DRB's regular meeting on February 1, 2018, the DRB recommended unanimously to approve the amendment as presented. The DRB added a recommendation that the Village Center Subarea Committee review Parcel M in the future and provide recommendations on a Comprehensive Plan amendment while reviewing the Village Center Subarea as a whole.

### **PROPOSED AMENDMENT**

The Comprehensive Plan amendment proposes the following.

- No change to the future land use plan map
- No change to the village center subarea map
- No change to Table 7
- Modify No. 13 Parcel M (a part of OS1AR-3 and Lot 30) Mountain Village Center Subarea Plan Principles, Policies and Actions, to strike the words, no site specific policies, and amend the section to include the following policies:
  - a. *The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR3) Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR-3 portion of Parcel M) scenario or a Parcel M development scenario.*
  - b. *The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table ("Table 7"). Table 7 shall only be invoked in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. Otherwise, the Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.*
  - c. *If an entire Parcel M development scenario, is proposed, then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.*
  - d. *In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.*

**COMPREHENSIVE PLAN CRITERIA AT 17.1.5.**

**E.** The Town Council may initiate amendments to the Comprehensive Plan from time to time in accordance with the requirements of C.R.S. § 31-23-206, since elements of the community vision and factors affecting land use may change over time.



- F. Amendments to the Comprehensive Plan shall meet the following process steps:
1. The initiation of a Comprehensive Plan amendment may only be initiated if the Town Council finds:
    - a. That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;
    - b. Adequate financing and resources are available to complete the amendment.
  3. Citizen participation is the most important element of amending or creating a Comprehensive Plan. Therefore, the Comprehensive Plan amendment process shall include significant and meaningful public participation elements.

The Town Council must approve a Comprehensive Plan amendment by supermajority vote pursuant to CDC Section 17.1.5.F.9.

### **COMPREHENSIVE PLAN PURPOSE**

The purpose of the Community Development Code at Section 17.1.3 is to implement the Comprehensive Plan.

At CDC Section 17.1.5., land use applications such as Planned Unit Developments, Variances or density transfer or rezone applications must be in general conformance with the Comprehensive Plan. Further the CDC states the following:

- C. The Comprehensive Plan future land use map shall be implemented by:
1. Ensuring all development applications that are required to be in general conformance with the Comprehensive Plan are compliant with the land use plan policies and future land use map of the Comprehensive Plan; and
  2. Ensuring that the ski resort operator and golf resort operator's land will be rezoned in the future to be in general conformance with the land use plan policies and the future land use plan as set forth in the Comprehensive Plan, including but not limited to the public benefit number 9 in the Comprehensive Plan public benefits table, that requires the ski resort operator and golf resort operator's land to be rezoned to be consistent with the six open space classifications shown on the future land use plan and as set forth in this CDC.

### **ANALYSIS**

The purpose of the Comprehensive Plan amendment is not to change the intention of the Parcel M use specifically, but to perfect site specific policies in response to input by the owners of the properties, stakeholders and community members. The community intentionally included Parcel M into the Village Center Subarea and identified the property as a potential flagship hotel site. Lot 30 can otherwise be developed consistent with the underlying zoning and density as multi-family and condominium use.

The proposed Comprehensive Plan amendment provides greater flexibility and guidance in achieving Comprehensive Plan conformance for Lot 30 and Parcel OS1AR-3 separately or combined. The Comprehensive Plan amendment provides greater Town Council discretion and flexibility should a hotbed development or mixed-use proposal be considered, recognizing that hot bed density can be achieved and may be preferred, with less height and density and greater flexibility than the prescriptive flagship requirements. The amendment also provides greater flexibility should Lot 30 be developed to increase condominium density without invoking conformance with Table 7. and otherwise would conform with 48 feet multi-family zoning heights and other regulations. Finally, the amendment provides greater flexibility and guidance should development of the OSAR1-3 parcel be considered under the same criteria and circumstances which existed prior to the adoption of the Comprehensive Plan.

## **RECOMMENDED MOTION**

*I move to approve a Resolution of the Town of Mountain Village Town approving an amendment to the Comprehensive Plan, Parcel M, a part of OS1AR-3 and Lot 30, attached as exhibit d with the following findings:*

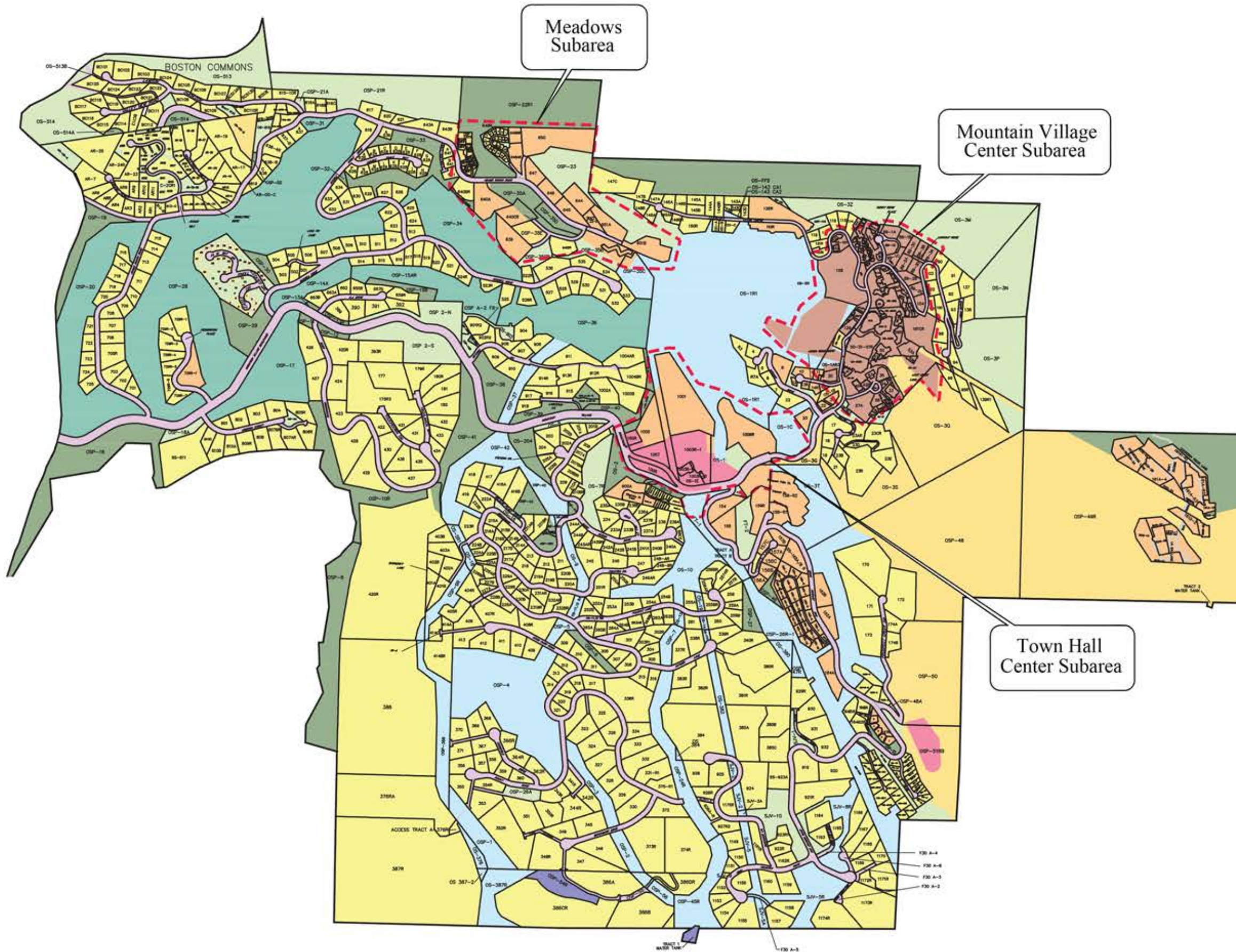
- 1. That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;*
- 2. Adequate financing and resources are available to complete the amendment.*
- 3. That significant and meaningful public participation occurred.*

*This motion is based on the evidence and testimony provided at a public hearing held on February 15, 2018, with notice of such hearing as required by the Community Development Code.*

/mbh



# Future Land Use Plan



## 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

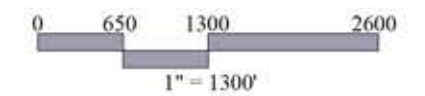

















Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128 	54	125	0	3	Existing in The Peaks	128
Parcel A-2 The Peaks	Existing	177	23	0	As built	200
Parcel A-3 Peaks Northwest Addition 	43.5	56	0	1	Existing in The Peaks	57
Parcel A-4 Telluride Conference Center Expansion 	78.5	68	0	2	Existing in The Peaks	70
Parcel B Shirana	78.5	78	10	2	0	90
Parcel C-1 89 Lots Hotbeds 	68	174	23	4	8,000 square feet	201
Parcel C-2 89 Lots Ridgeline Condos	35	0	8	0	0	8
Parcel C-3 89 Lots Transitional Condos 	43.5	0	8	0	0	8
Parcel D Pond Lots 	78.5	71	9	2	5,000 square feet	82
Parcel E Le Chamonix 	78.5	51	7	1	12,540 square feet	59
Parcel F Lot 161-CR 	95.5	242	32	6	6,500 square feet	280
Parcel G Gondola Station 	68	127	17	5	3,500 square feet	147
Parcel H Columbia Condos 	68	28	4	1	8,700	33
Parcel I Village Creek 	68	39	5	1	0	45
Parcel J Recreation Center/ Multipurpose Facility	52	NA	NA	NA	TBD	NA
Parcel K Meadows Magic Carpet 	57.5	115	15	3	5,000 square feet	133
Parcel L Heritage Parking Garage Entry 	57.5	14	2	1	0	17
Parcel M Lot 30 	78.5	88	12	2	0	102
Parcel N Lot 27 	78.5	64	9	2	0	75
Parcel O TSG Clubhouse	57.5	51	7	1	0 (Private Club OK)	59

\*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 square feet 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 square feet 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.

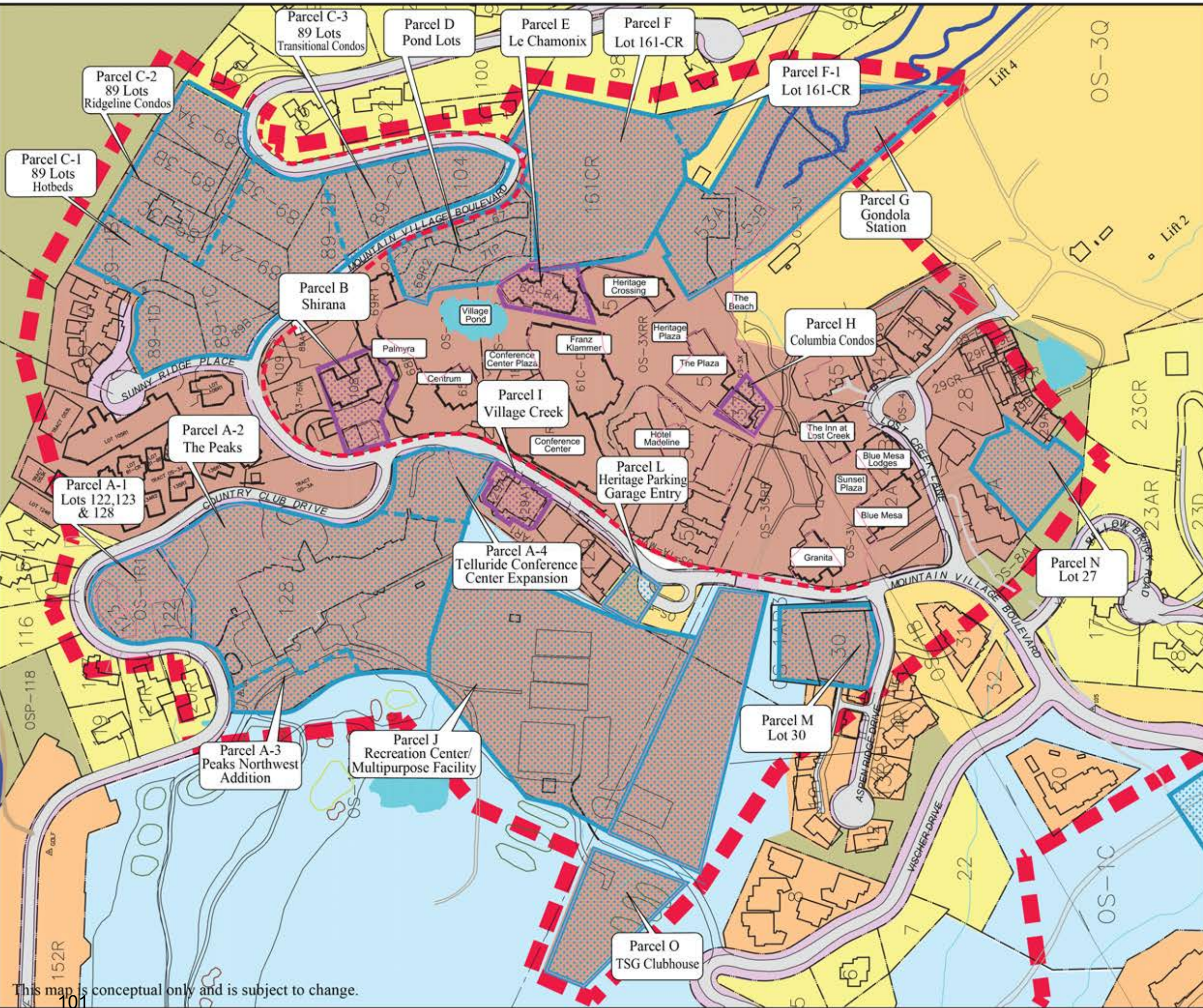
M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

**1. THE PEAKS**

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive Plan only requires the provision of

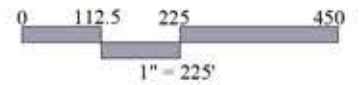
hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table, with the minimum sizes for the hotbed units in accordance with the hotbed policies (page 43). The number of dorm units will also need to be established based on the 10% standard set forth in Section IV.B.2., page 43.

# Mountain Village Center Subarea Plan Map



### Legend

- Redevelopment Site
- Subarea Parcel Boundary
- 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
- Existing Trail
- Proposed Trail
- Existing Sidewalk
- Proposed Sidewalk
- Subarea Boundary



This map is conceptual only and is subject to change.

Magic Carpet to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel K Meadows Magic Carpet through Parcel J Recreation Center/ Multipurpose Facility since such access provides for a better sense of arrival and entry to a hotbed project on this parcel than Mountain Village Boulevard and also reduces vehicular trips on Visher Drive.

- c. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- d. Allow for golf course parking within Parcel K Meadows Magic Carpet.

**12. PARCEL L HERITAGE PARKING GARAGE ENTRY**

- a. Encourage the development and operation of Parcel L Heritage Parking Garage Entry to be in conjunction with Hotel Madeline on Lots 50-51.
- b. Allow an above grade, above right-of-way connection from Hotel Madeline to Parcel L Heritage Parking Garage Entry that also provides connectivity to Parcel J Recreation Center/Multipurpose Facility. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.
- c. Evaluate if required parking for Parcel L Heritage Parking Garage Entry can be included within Heritage Parking Garage.

**13. PARCEL M LOT 30**

- a. No site-specific policies.

**14. PARCEL N LOT 27**

- a. No site-specific policies.

**15. PARCEL O TSG CLUBHOUSE**

- a. Provide all required parking in a garage to minimize visual impacts.
- b. Require the provision of a shuttle service, and/or sidewalk, or other pedestrian connection to existing plaza areas in Mountain Village Center.



**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN  
VILLAGE, COLORADO AMENDING THE TOWN OF MOUNTAIN VILLAGE  
COMPREHENSIVE PLAN**

**Resolution No. 2018-\_\_\_\_\_**

**RECITALS:**

- A. 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
- B. 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
- C. 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
- D. 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
- E. On August 17, 2017 the Town Council held a worksession by request and participation of the owner and owner's agent of Lot 30 to discuss the existing development rights and densities as it relates to the Comprehensive Plan Table 7. Parcel M, Lot 30. Densities, heights and flagship hotel designation were discussed. Town Council agreed to move forward with a Comprehensive Plan amendment understanding that there were otherwise no site specific policies currently outlined in the Comprehensive Plan for Parcel M, Lot 30.
- F. On October 12, 2017 the Town of Mountain Village hosted a public open house regarding Parcel M, Lot 30. We received over 29 written public comments regarding a Comprehensive Plan amendment to Parcel M, Lot 30.
- G. On February 1, 2018 The Design Review Board provided a courtesy recommendation to the Town Council regarding a Comprehensive Plan amendment 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
- H. On February 15, 2018 the Town Council considered and approved the Comprehensive Plan amendment as written; and



- I. The Comprehensive Plan amendment lists site specific policies for Parcel M, Lot 30 found within the Village Center Subarea; and
- J. The Town Council public hearing on February 15, 2018 was adequately noticed including the time and place by publication in the Telluride Daily Planet, a newspaper of general circulation; and
- K. The Comprehensive Plan amendment and its adoption complies with the requirements of Section 31-23-201 et seq. CRS; and
- L. The Town Council believes it is in the best interest of the Town that the site-specific policies for Parcel M Lot 30 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 Comprehensive Plan amendment attached as exhibit A, 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 Comprehensive Plan amendment to the Mountain Village Comprehensive Plan as adopted hereby, does not otherwise modify any other map or plan. Town staff is hereby authorized to modify Number 13, Parcel M, Lot 30 to Parcel M (a part of OS1AR-3 and Lot 30) by adding site specific policies found on page 59 of the Comprehensive Plan and complete the final layout of the plan prior to the Mayor signing the official document. However, no substantive changes to the wording of the plan shall be made by Town staff.

3. That the action of the Town Council adopting the Comprehensive 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 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.

6. Town staff shall be permitted to correct immaterial errors, typos and inconsistencies in the Town Hall Subarea Plan.

Approved by the Town Council at a public meeting February 15, 2018

**Town of Mountain Village, Town Council**

By \_\_\_\_\_  
Laila Benitez, Mayor

**Attest:**

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Jackie Kennefick, Town Clerk

**Approved as to Form:**

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Jim Mahoney, Assistant Town Attorney

Amendment to comp plan:

Amend paragraph 13 on page 59 of the Comprehensive Plan shall be amended as follows:

“13. Parcel M (a part of OS1AR-3 and Lot 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR3) Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table (“Table 7”). Table 7 shall only be invoked in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town’s Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. Otherwise, the Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.
- c. If an entire Parcel M development scenario, is proposed, then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.

<u>Letter</u>	<u>Support</u>	<u>Not Support</u>	<u>Suspend</u>	<u>Other</u>	<u>Notes</u>
1 Delves	X				25 condos + 48 feet in height, encourage broader hot bed definition
2 Catsman	X				20 condos + 5-10 deed restricted units
3 Jensen			X		Lumiere model of development
4 Durham	X				25 condos + 48 feet in height
5 Ward		X			reduce below 25 condos and consistent heights with zoning 48'
6 Stenhammer			X		hot bed development important - don't fragment the parcel
7 Roer - Granita	X				supports 9-25 condos and 48 feet
8 Omotani - Granita	x				supports 9-25 condos and 48 feet
9 Ward					see above 2 emails with comments same general comments
10 Vanek	X				similar to aspen ridge supported
11 Eaton	X				similar to aspen ridge supported
12 Elinoff		X			ok with height and density in comp plan
13 Field	X				density and height in comp plan inappropriate, density proposed ok
14 MacIntire	X				flexible zoning 9 condos or up to 70 hotel or condo hotel units-remove flagship replace with "AAA 3 star or higher" - scrape condo-hotel rules
15 Tooley				X	support 48' height. If upzone then hotel, commercial and workforce housing discuss library and med center
16 Gilbert	X				comp plan height and density inappropriate - create a canyon
17 Gilbert	X				comp plan height and density inappropriate - too much hardscape loss of greenscape
18 Evans	X				waive comp plan requirement - proceed as requesting
19 Prohaska		X			hotel development important - if not here then where?
20 Jensen			X		keep option joint land use (lot 30 and TSG open space) for greater purpose future needs
21 Ezell	x				supportive of reducing density over what comp plan indicates
22 Granita	X				supports 9-25 condos and 48 feet
23 Gunty		x			existing zoning is adequate supports an amendment to consider different options on Lot 30, support reasonable height, more affordable housing
24 Pashayan	x				support reducing table 7 in comp plan
25 Capo	x				support comp plan amendment reduce height and density
26 Ullrich-Granita	x				support a comp plan amendment to remove flagship, reduce height density
27 Ward	x				support reducing mass table 7
28 Vankova	x				support lower density here
29 Omotani - Granita	x				

## Michelle Haynes

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**From:** rhdelves@aol.com  
**Sent:** Thursday, October 12, 2017 12:49 PM  
**To:** Michelle Haynes  
**Cc:** rhdelves@aol.com  
**Subject:** Parcel 30

Hi Michelle. Welcome to Mountain Village! I see that Lot 30 is again under discussion. You may not know, but I was significantly involved in the Comp Plan effort and it all got developed and approved while I was Mayor. I'm afraid the document did not really accurately capture the spirit or content of the some of the discussions at the time re: lot 30. Much of the give and take in the planning process was looking for possible places to increase density – specifically “hot bed” (hotel or similar use) density. Some large numbers were suggested as possible on several parcels including lot 30. But in the case of lot 30, a high hot bed density scenario was only envisioned as part of a larger project that would pull in active open space from the ski run to create a larger footprint AND would likely work in concert with the “Magic Carpet” parcel across the ski run to create a much larger project– and only through that combination would a flagged property become possible. It was never our intent to prohibit a medium density condo project on lot 30 and certainly not to prohibit by right development or force a flag.

In my opinion, a 25 unit condo development with a max height of 48 feet is probably the more appropriate development option here. The bottom line for the Comp Plan was to encourage more density in and near the core while preserving the low/medium density outside of the core. This parcel is on/near the core so more is good – but too much is probably too much. And, the world has changed – with VRBO-type options, condo projects increasingly perform like the “hot beds” envisioned in the Comp Plan – Aspen Ridge certainly does.

Hope that's helpful. If you'd ever like to sit down and debrief the Comp Plan let me know – my knowledge is getting dated, but I lived and breathed it for a few years.

Bob Delves  
[rhdelves@aol.com](mailto:rhdelves@aol.com)  
970-708-4047

## Michelle Haynes

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**From:** Werner Catsman <werner@catsman.com>  
**Sent:** Wednesday, October 11, 2017 8:34 PM  
**To:** Michelle Haynes  
**Subject:** Lot 30

Hi Michelle,

I hope you are enjoying your new role in the Mt. Village. I saw that there is an open house regarding Lot 30. Unfortunately, I'm extremely busy tomorrow and can't attend the forum but I've worked with a few different developers on a few concepts and wanted to give you my two cents.

It seems that the comprehensive plan has placed too much density on the lot and that the "build by right" doesn't offer quite enough to make the project viable.

From my perspective, this lot would be an ideal spot to get 20 plus condo units on it with perhaps an additional (5-10) deed restricted units. At a slightly larger density, I think it would be profitable enough to add more employee units and explore the potential of a public/private venture.

I also think that the ski access issue where I believe Telski is stating there is no access should be addressed as it is just silly to have a lot adjacent to the ski area that doesn't technically have access.

Those are my thoughts and I hope the open house goes well.

Thanks,  
Werner Catsman  
President  
CL: 970 519 1379



## Michelle Haynes

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**From:** Jensen, Bill <bjensen@tellurideskiresort.com>  
**Sent:** Thursday, October 12, 2017 12:37 PM  
**To:** Michelle Haynes

Michelle, thank you for your time today. As I think through lot 30/M Zoning request I am curious why no one has thought about a Lumiere type condo hotel at that location. The goal of the comp plan was to generate more economic activity for the core of mountain village. A boutique condo hotel would provide condo sales for a developer, a hotel/hot beds for the community, increased economic vitality for the core and a good fit in the lot 30/M location.

Lumiere is a great reference point as the work group works through the village core study.

Another example of why we should defer the zoning decision on Lot 30 until we can review the comp plan in this public, group effort.

Bill

Sent from my iPhone

## Michelle Haynes

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**From:** Anton Benitez <anton@tmvoa.org>  
**Sent:** Thursday, October 12, 2017 2:44 PM  
**To:** Michelle Haynes  
**Cc:** Anton Benitez  
**Subject:** FW: Lot 30

Please add to Lot 30 public comment.

AB

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**From:** tim durham [mailto:rtimdurham@gmail.com]  
**Sent:** Thursday, October 12, 2017 1:52 PM  
**To:** Anton Benitez <anton@tmvoa.org>  
**Subject:** Lot 30

Hello Anton, the email, [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org), does not work so I thought I would send it to you to pass on.

I have been a property owner in MV for 27 years and I write this to encourage the Town of MV to change the zoning of Lot 30 back to its original land use of a maximum height of 48' and a maximum of 25 units.

Thanks,

Tim Durham  
512-422-1237



## Michelle Haynes

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**From:** Anton Benitez <anton@tmvoa.org>  
**Sent:** Thursday, October 12, 2017 9:57 AM  
**To:** Michelle Haynes  
**Cc:** Anton Benitez  
**Subject:** FW: Lot 30, Parcel M -- Public Comment

FYI .... Plz add to public comment.

AB

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**From:** Stacie Ward [mailto:wards4@mac.com]  
**Sent:** Thursday, October 12, 2017 9:56 AM  
**To:** Anton Benitez <anton@tmvoa.org>  
**Subject:** Fwd: Lot 30, Parcel M -- Public Comment

Hello Anton—

Here is the original email— thank you for reaching out on this issue. Now that I understand further what Mr. Huschke is asking, our concerns and objections would be:

1. The requested density increase from 9 units to 25 units is too great for Lot 30 given the size of the property (.6 acres).
2. The requested density increase would necessitate that the proposed structure be much higher than the current height restriction of 48 feet. A building of such great height and overall scale would not be in keeping with the existing character of the Aspen Ridge neighborhood. Our comments listed below still apply.

Thank you,  
Stacie Ward

Begin forwarded message:

**From:** Stacie Ward <wards4@mac.com>  
**Subject:** Lot 30, Parcel M -- Public Comment  
**Date:** October 11, 2017 at 9:20:12 PM EDT  
**To:** [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)  
**Cc:** [anton@tmvoa.org](mailto:anton@tmvoa.org)

Dear Ms. Haynes,

We just received an email from Mr. Benitez about the Open House to discuss Lot 30-Parcel M, scheduled for tomorrow October 12th. My wife and I own Aspen Ridge #20 and would like to comment on the proposed re-zoning of Lot 30, but we are currently in Florida and will be unable to make the meeting in person. Please consider this email as our official input on the matter and include it with the other public comments.

While we understand the thinking and motivation behind the effort to increase the density and height restrictions currently associated with Lot 30-Parcel M, we are vehemently opposed to it coming to

fruition in the new Plan. In general, Lot 30-Parcel M appears too small to support such a large increase in density, and we question the necessity of the requested change as well. We are under the impression that at present, there are plenty of available hotel rooms in Mountain Village even during holidays, so adding more rooms at this juncture seems superfluous. Our more specific concerns and objections to the proposed changes include, but are not limited to:

1. Not in keeping with the residential character of the Aspen Ridge neighborhood. To increase the density of Lot 30-Parcel M from a handful of condominium units to a monstrous 108-hotbed structure is a huge leap in planning-- one unsupported by the historical zoning of the property and directly at odds with the residential character of the neighborhood. We bought in Aspen Ridge precisely for the fact that it felt like a true second home rather than just a vacation destination. While we like being close to the Village core, we did not purchase within the core because it's too developed and crowded for our taste. Aspen Ridge's location is perfect as it's close enough to the core's amenities, but far enough away for peace and quiet, with more open space.

2. Eyesore. Besides the general character of the Aspen Ridge neighborhood being adversely affected, the proposal to increase the height restriction of Lot 30-Parcel M to 78 feet is ill-advised for aesthetic reasons. The proposed hotel will dwarf all of the surrounding buildings and utterly spoil the charming approach to the Village core, as well as the immediately adjacent Aspen Ridge residential properties. The visual pollution presented by such an obtrusive structure contradicts the "unmatched beauty" marketed by Telski and the Mountain Village community.

3. Increased Traffic and Noise. The increased traffic and noise that would undoubtedly accompany such a large hotel structure would negatively impact the adjacent Aspen Ridge condominium owners. As stated above, Aspen Ridge is a residential area, and a respite from the commercialization that exists in the Village core. A large hotel structure existing in such close proximity to private residences would shatter the existing peaceful environment with too many people coming and going, constant deliveries, and increased noise levels. There can be no question that the heightened overall activity surrounding such a structure would adversely affect the Aspen Ridge owners' use and enjoyment of their residential properties that currently exists.

4. Interfering with reasonable investment-backed expectations of Aspen Ridge owners. In addition to adversely affecting our use and enjoyment, the above factors will likely negatively impact our condominium's property value. We, and other Aspen Ridge owners, paid a significant premium to be located slopeside with outstanding views and serene surroundings. An obtrusive hotel structure is simply out of place in the Aspen Ridge neighborhood, and will likely interfere with our reasonable, investment-backed expectations should we choose to sell in the future. While we think it's fantastic that Telski and the Mountain Village community are addressing future growth and development issues, it should not be done at the expense of residents whose investment is far greater than that of a lift ticket or a hotel stay.

Thank you in advance for your consideration of this matter, and please feel free to contact us if you have further questions.

Sincerely,

Tom Ward  
Stacie Ward  
Aspen Ridge, Unit 20  
(727) 940-3469

## Michelle Haynes

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**From:** Robert Stenhammer <stenhammer@gmail.com>  
**Sent:** Thursday, October 12, 2017 11:07 AM  
**To:** Michelle Haynes  
**Cc:** Kim Montgomery; Laila Benitez  
**Subject:** Public Comment - Lot 30 Parcel M

Hi Michelle;

### **I am unable to attend the Open House today but here are my thoughts:**

- My comments stem from the Comp Plan "*Road Map for the Future*" and specifically pg. 28 "*The Importance of Hotbeds for Envisioned Economic Vibrancy*" and the content in the following Economic Development section. To me, this is the most important section of the Comp Plan and holds the key to long-term Mountain Village success *and* destination success.
- As we look to the future, additional hotbeds are needed for the sustainability of Town revenue streams, village vibrancy, the success of our merchants, and the services and offerings that are required to give world-class resort experiences for our residents and guests.
- As you know, The Town of Telluride will unlikely be adding additional hot beds with significant density; additional hot bed development needs to occur in Mountain Village as we work to optimize our tourism economy.
- Lot 30 along with Parcel M and TSG Open Space represent a premiere hot bed development location in Mountain Village. With easy access off Mtn Village Blvd, Ski-In/Ski-Out capabilities, walking distance to the Village Core/Gondola and the golf course can all be possible with keeping to the Comprehensive Plan.
- In my opinion, fragmenting Lot30 and treating Parcel M separately with 25 condo units would be a fail in the face of the Comp Plan economic objectives and long-term visioning.

I understand TMV, TSG and TMVOA will soon be undertaking a Village Core Sub-Area Plan similar to the Town Hall plan. I would encourage this land be part of that process to understand in more detail the importance of this special parcel and how to best utilize it.

Thank you for your very capable service and contributions to Mountain Village.

Best Regards,

**Robert Stenhammer**  
**210 Sunnyridge PL**  
970-708-7771

Granita Homeowners Association

10/12/17

Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Thank you for your time today at the TMV open house regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As a multiple Mountain Village property owner and owner in the Granita Building and it's current President, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Please do not hesitate to call at any time if I can be of any assistance whatsoever.

Respectfully,

A handwritten signature in black ink, appearing to be 'AR', with a long horizontal line extending to the right.

Albert Roer  
President  
Granita Condominium Owners Association

**Michelle Haynes**

---

**From:** Gmail Les Omotani <lmo8337@gmail.com>  
**Sent:** Thursday, October 12, 2017 12:13 PM  
**To:** Michelle Haynes  
**Cc:** Gmail Les Omotani  
**Subject:** COMPREHENSIVE PLAN AMENDMENT LOT 30 PARCEL M

**Granita Homeowners Association**

**10/12/17**

**Comprehensive Plan Amendment Lot 30, Parcel M**

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

LES AND BARBARA OMOTANI

Granita Owner

Unit # 304

# Les and Barbara Omotani

Les Omotani, Ph. D.  
[LMO8337@gmail.com](mailto:LMO8337@gmail.com)

8337 N Lee Trevino Drive  
Tucson, Arizona 85742

516 652 6278

## Michelle Haynes

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**From:** Stacie Ward <wards4@mac.com>  
**Sent:** Wednesday, October 11, 2017 7:20 PM  
**To:** Michelle Haynes  
**Cc:** anton@tmvoa.org  
**Subject:** Lot 30, Parcel M -- Public Comment

Dear Ms. Haynes,

We just received an email from Mr. Benitez about the Open House to discuss Lot 30-Parcel M, scheduled for tomorrow October 12th. My wife and I own Aspen Ridge #20 and would like to comment on the proposed re-zoning of Lot 30, but we are currently in Florida and will be unable to make the meeting in person. Please consider this email as our official input on the matter and include it with the other public comments.

While we understand the thinking and motivation behind the effort to increase the density and height restrictions currently associated with Lot 30-Parcel M, we are vehemently opposed to it coming to fruition in the new Plan. In general, Lot 30-Parcel M appears too small to support such a large increase in density, and we question the necessity of the requested change as well. We are under the impression that at present, there are plenty of available hotel rooms in Mountain Village even during holidays, so adding more rooms at this juncture seems superfluous. Our more specific concerns and objections to the proposed changes include, but are not limited to:

1. Not in keeping with the residential character of the Aspen Ridge neighborhood. To increase the density of Lot 30-Parcel M from a handful of condominium units to a monstrous 108-hotbed structure is a huge leap in planning-- one unsupported by the historical zoning of the property and directly at odds with the residential character of the neighborhood. We bought in Aspen Ridge precisely for the fact that it felt like a true second home rather than just a vacation destination. While we like being close to the Village core, we did not purchase within the core because it's too developed and crowded for our taste. Aspen Ridge's location is perfect as it's close enough to the core's amenities, but far enough away for peace and quiet, with more open space.
2. Eyesore. Besides the general character of the Aspen Ridge neighborhood being adversely affected, the proposal to increase the height restriction of Lot 30-Parcel M to 78 feet is ill-advised for aesthetic reasons. The proposed hotel will dwarf all of the surrounding buildings and utterly spoil the charming approach to the Village core, as well as the immediately adjacent Aspen Ridge residential properties. The visual pollution presented by such an obtrusive structure contradicts the "unmatched beauty" marketed by Telski and the Mountain Village community.
3. Increased Traffic and Noise. The increased traffic and noise that would undoubtedly accompany such a large hotel structure would negatively impact the adjacent Aspen Ridge condominium owners. As stated above, Aspen Ridge is a residential area, and a respite from the commercialization that exists in the Village core. A large hotel structure existing in such close proximity to private residences would shatter the existing peaceful environment with too many people coming and going, constant deliveries, and increased noise levels. There can be no question that the heightened overall activity surrounding such a structure would adversely affect the Aspen Ridge owners' use and enjoyment of their residential properties that currently exists.
4. Interfering with reasonable investment-backed expectations of Aspen Ridge owners. In addition to adversely affecting our use and enjoyment, the above factors will likely negatively impact our condominium's property value. We, and other Aspen Ridge owners, paid a significant premium to be located slopeside with outstanding views and serene surroundings. An obtrusive hotel structure is simply out of place in the Aspen Ridge neighborhood, and will likely interfere with our reasonable, investment-backed expectations should we choose to sell in the future. While we think

it's fantastic that Telski and the Mountain Village community are addressing future growth and development issues, it should not be done at the expense of residents whose investment is far greater than that of a lift ticket or a hotel stay.

Thank you in advance for your consideration of this matter, and please feel free to contact us if you have further questions.

Sincerely,

Tom Ward  
Stacie Ward  
Aspen Ridge, Unit 20  
(727) 940-3469



10/11/2017

To Town of Mountain Village

Re: Lot 30 M

This lot is such a lovely lot – and still has some Aspen trees that are becoming more and more valuable around Mountain Village.

Our visitors come here for the beauty first, and second, hiking and outdoor activities, skiing, etc. And only after that come hotels and various amenities. I This I hear year round on the Gondola, from many visitors from all over the US and the world.

So I would urge all parties involved to consider a project similar to Aspen Ridge, as that **would not block our most valuable asset – the views !**

It would also be lovely to have these open houses after working hours, so we, the working residents could actually participate. It is nice these are held, but during workday you are only getting fairly small percentage of residents. When meetings were held after work on the Meadows project Town Hall was packed. Please consider this for the next scheduled open houses.

Thank you for considering my comments,

Jolana Vanek, 19 Boulders Way

## Michelle Haynes

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**From:** Brian Eaton <bingo.eaton@cox.net>  
**Sent:** Wednesday, October 11, 2017 9:35 PM  
**To:** Michelle Haynes  
**Subject:** Re: Lot 30 M

Michelle,

Thanks for the info. We certainly do no longer need hotel sites to add to the 4-5 we already have and cannot find developers for. As it appears our condo availability is easing,,something that aligns itself with Aspen Ridge would be a great plan. Low density on a premier location.

But, it is time to start carefully controlling our growth. The days of BUILD,BUILD, BUILD are long gone, and we all lost lots of equity in our own homes during this time.

Every development needs to prove that; it is worthy of our Village, and WILL NOT detract from the beauty of its surroundings!

We need to plan like the Swiss, the mountains are more important and nature cannot be improved here!

Brian Eaton

Sent from my iPad

> On Oct 11, 2017, at 3:07 PM, Michelle Haynes <MHaynes@mtnvillage.org> wrote:  
>  
> Brian:  
>  
> There is no secrecy, hence a public meeting and open house!  
>  
> Here is the worksession memo from August and a pdf of some slides we'll show tomorrow.  
>  
> Let me know if you have any additional questions.  
>  
> Thank you!  
>  
>  
> Michelle Haynes, MPA  
> Planning and Development Services Director Town of Mountain Village  
> 455 Mountain Village Blvd. Suite A  
> Mountain Village, CO 81435  
> O:: 970-239-4061 - PLEASE NOTE NEW OFFICE PHONE NUMBER  
> M:: 970-417-6976  
> mhaynes@mtnvillage.org  
>  
>  
> Email Signup | Website | Facebook | Twitter | Pinterest | Videos On  
> Demand  
>  
> -----Original Message-----  
> From: Brian Eaton [mailto:bingo.eaton@cox.net]  
> Sent: Wednesday, October 11, 2017 4:06 PM  
> To: Michelle Haynes <MHaynes@mtnvillage.org>

> Subject: Lot 30 M

>

> Michelle, so why all the secrecy. We would like some background info as this is a very special location.

> Thanks,

> Brian Eaton

> 104 Gold Hill Ct

>

> Sent from my iPad

> <Lot 30 Parcel m ppt.pdf>

> <20170808 Lot 30 Comp Plan Amendment Worksession Memo revised.pdf>

## Michelle Haynes

---

**From:** Michelle Haynes  
**Sent:** Wednesday, October 11, 2017 6:32 PM  
**To:** neal elinoff  
**Subject:** Re: meeting tomorrow 10 - noon

Thanks for your comments Neal. I will incorporate them.

Michelle Haynes

Sent from my iPhone

On Oct 11, 2017, at 4:56 PM, neal elinoff <[nealelinoff@gmail.com](mailto:nealelinoff@gmail.com)> wrote:

Hi Michelle,

I own a Blue Mesa Condo that is impacted by this and I'm okay with increasing density and the height to the new height of 70 feet. I think it's fine. And I have a condo that would be impacted but it's important to get some more people into the core and get some greater vitality.

Sincerely,

**Neal Elinoff** *president*

*Elinoff & Co. Gallerists and Jewelers*

*204 West Colorado Ave.*

*PO Box 2846*

*Telluride, CO 81435*

*work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679*



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME SALLY FIELD

Email SALLYFIELD@MVCABLE.NET

PLEASE PROVIDE YOUR COMMENTS:

1. THE PROPOSED 102 UNITS SUGGESTED BY  
COMP PLAN IS CONSIDERED VERY  
INAPPROPRIATE FOR THIS SITE, (UNREALISTIC  
AND POTENTIALLY DAMAGING TO NEIGHBORING  
PROPERTY) THE IDEA IS NOT A GOOD ONE.  
THE CURRENT ZONING IS SUPPORTED BY  
NEIGHBORS, SITE SIZE & MARKET. A  
SLIGHT INCREASE IN DENSITY WITH APPROPRIATE  
DESIGN MAY BE SUPPORTED AS WELL.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Bruce McIntire

Email brucem@luxwest.com

PLEASE PROVIDE YOUR COMMENTS:

- Lot 30 could have flexible zoning allowing for 9 condos or up to ~70~ hotel or condo-hotel units. It takes about 70 hotel units to support minimal management.
- SCRAP THE EXISTING CONDO-HOTEL RULES
- REPLACE THE WORD "FLAGSHIP" WITH THE TERM - "AAA 3-STAR OR HIGHER" ON MOST HOTEL SITES

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

10/12/2017

NAME Douglas Tooley

Email douglas@tooleytools.com

PLEASE PROVIDE YOUR COMMENTS:

I support the 48' high building envelope,  
BUT the use of the additional space  
gained from the upzone should have  
specific substantial non-condo uses  
including commercial & work force housing.  
The Med Center & Library should also be discussed.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

(like hotel)



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Jan H Gilboer

Email jan.gilboer@villagearchitect.com

PLEASE PROVIDE YOUR COMMENTS:

IT APPEARS TO ME THAT THE CONCEPT IS TOTALLY INAPPROPRIATE FOR LOT 30. THE SOLAR STUDY <sup>BLOCK OF</sup> 102 DEGREES IS 180 DEGREES FROM WHAT MOUNTAIN VILLAGE STANDS FOR. THE DENSITY FOR 60 AC IS TOTALLY UNACCEPTABLE FROM THE LOT AND KILLS THE ENTIRE LOT LINE TO THE STREET AND DEVELOPS A CANYON ALONG THE STREET ~~AND~~ PARTICULARLY WITH A 78' ALLOWANCE FOR HEIGHT. LIGHT, VIEWS & DENSITY DO NOT ALLOW PROPER USE OF THE LOT. THERE IS NO UNDERSTANDING OF UTILITIES FOR THE SITE; NO SEWER, WATER, POWER ETC ARE THOUGHT ABOUT.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

All-in-all the proposal is inappropriate.





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Sandra Gilbert

Email svqnm@comcast.net

PLEASE PROVIDE YOUR COMMENTS:

The proposed density is so far outside the established density in the immediate area that it is ludicrous. Impacts to views, sun and natural light, air circulation, sewer ~~and~~ water & electrical service will be monumental. Current zoning of 11 units is appropriate. Established property values will be negatively impacted to the benefit of the developer who takes the money and leaves in place owners to

NAME \_\_\_\_\_

Email \_\_\_\_\_ <sup>experience</sup>

PLEASE PROVIDE YOUR COMMENTS:

beat the burden.  
City level density is not appropriate in a residential neighborhood. The arrival in Mountain Village will be adversely affected by a non-solithic building imposed in the midst of the current established height limitations. The elimination of easements is contrary to a focus on the environment and moving into a concrete jungle aesthetic - is this the future of Mountain Village?



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME PHIL EVANS

Email pboe43@aol.com

PLEASE PROVIDE YOUR COMMENTS:

RECOMMEND TO CONSIDER WAIVING COMP. PLAN  
REQM'T ON LOT 30, AND INSTRUCT DEVELOPER  
TO PROCEED WITH EXISTING ZONING APPLICATION  
(WITH VARIANCES & INCREASED DENSITY AS DESIRED)

NAME P. EVANS

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

COUNCIL SHOULD NOT AGREE TO NEW ZONING  
WITHOUT DRB REVIEW & INVOLVEMENT



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Martinique Prohaska

Email [martinique.davis@gmail.com](mailto:martinique.davis@gmail.com)

PLEASE PROVIDE YOUR COMMENTS: I do believe there needs to be long-range thinking when considering the future of this lot, as it is one of the last/best areas for development of a Flagship hotel. While our current economic climate may not indicate the need for more "hot beds," we are a top-ranked, world-class resort that should envision such development in the future. To support this amendment, I would want to see other opportunities for hotel development in the commercial core explored.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

## Michelle Haynes

---

**From:** Jensen, Bill <bjensen@tellurideski resort.com>  
**Sent:** Thursday, October 12, 2017 4:30 PM  
**To:** Michelle Haynes  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

These are the verbal comments I shared with Michelle at the open house.

TSG, as an adjacent land owner, has had no interactions with the lot 30 owners or their representative John Horn. Given the common lot lines, one would think the lot 30 owners or their representative would have reached out to TSG at a minimum with a neighborly heads up on what they were hoping to achieve in a rezoning.

The last interaction TSG had with the lot 30 owners was in 2014 when TSG granted the lot owners an access easement (previous to that Lot 30 had no access).

A rezoning of lot 30 without considering the potential use of TSG open space in that location that could allow for use of density over a broader footprint and perhaps would allow for an overall height reduction seems premature. Without the ability to work together on options the only remaining development use for TSG's open space according to the land plan is affordable housing.

While the comp plan density associated with Parcel M (the designation for the combination of lot 30 and TSG open space) is significant, given the increased land mass, there may be options or variations that better meet the current and future needs of Mountain Village.

Given the Town of Mountain Village and TMVOA are initiating a working group to study the Village core it would seem appropriate to defer a rezoning decision and allow that working group six months to look at the Mountain Village core in its entirety and how lot 30/Parcel M options that may better serve the future of the core area.

Bill Jensen

---

**From:** Michelle Haynes [mailto:MHaynes@mtnvillage.org]  
**Sent:** Thursday, October 12, 2017 3:52 PM  
**To:** Jensen, Bill <bjensen@tellurideski resort.com>  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

Bill:

Yes, verbal comments are harder to summarize succinctly. I did not summarize anyone's verbal comments. Would you like to provide them now via email and I can amend the public comments? Happy to do so. Just let me know.

Michelle Haynes, MPA  
Planning and Development Services Director  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
O:: 970-239-4061 – PLEASE NOTE NEW OFFICE PHONE NUMBER  
M:: 970-417-6976  
[mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)



[Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Pinterest](#) | [Videos On Demand](#)

---

**From:** Jensen, Bill [<mailto:bjensen@tellurideskiresort.com>]  
**Sent:** Thursday, October 12, 2017 3:48 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

Michelle, saw you included my follow up email comment but you did not include my as important verbal comments to you during the open house.  
Bill

---

**From:** Michelle Haynes [<mailto:MHaynes@mtnvillage.org>]  
**Sent:** Thursday, October 12, 2017 3:30 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** Lot 30 Parcel M Public Comments - Open House

Please see the attached public comments from today's open house.

If I receive more, and I expect that I may, I will forward those along as well.

Thank you.

Michelle Haynes, MPA  
Planning and Development Services Director  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
O:: 970-239-4061 – PLEASE NOTE NEW OFFICE PHONE NUMBER  
M:: 970-417-6976  
[mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)



[Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Pinterest](#) | [Videos On Demand](#)

## Michelle Haynes

---

**From:** Dave Ezell <DEzell@sigmasupply.com>  
**Sent:** Friday, October 13, 2017 12:37 PM  
**To:** Michelle Haynes  
**Cc:** nickiezell1@yahoo.com; bkjack@rmi.net  
**Subject:** FW: Comprehensive Plan Amendment Lot 30, Parcel M  
**Attachments:** 20171012113445580.pdf; ATT00001.htm

Please note that as owners of Granita 204 we are in support of reducing the density of this proposed building as Darrell Huschke notes in his attached letter.

Thank you!

Dave Ezell  
Sigma Supply of North America Inc.  
3316 Towson Avenue  
Fort Smith, AR 72901  
800-785-0367  
479-785-0367  
479-785-0368 (FAX)  
479-459-7028 (Cellular)  
dezell@sigmasupply.com

[www.sigmasupply.com](http://www.sigmasupply.com)

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**From:** Nicki Ezell [nickiezell1@yahoo.com]  
**Sent:** Friday, October 13, 2017 1:16 PM  
**To:** Dave Ezell  
**Subject:** Fwd: Comprehensive Plan Amendment Lot 30, Parcel M

Sent from my iPhone

Begin forwarded message:

**From:** "Marcy Pickering" <[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)>  
**Date:** October 13, 2017 at 12:28:44 PM CDT  
**To:** <[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)>, <[office@peakpropertytelluride.com](mailto:office@peakpropertytelluride.com)>  
**Subject:** **FW: Comprehensive Plan Amendment Lot 30, Parcel M**

Granita Owners,

Please see below, and if you have any additional questions, please don't hesitate to contact me.

Thank you,  
*Marcy Pickering*  
President/Owner  
Peak Property Management & Maintenance Inc.

100 Aspen Ridge Dr.  
Telluride, CO 81435  
Office: 970-729-0178  
Fax: 970-728-0998

Marcy,

Please forward this email and the attachment to all the Granita owners so that they can write their own letter in support of the Huschke's proposal. They can send an email to Michelle Haynes TMV Town Planner @ [mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)

## Granita Homeowners Association

10/12/17

### Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M..

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

Granita Owner  
Unit #

---

CONFIDENTIALITY NOTICE: The information contained in this message is privileged and/or confidential and is intended only for the use of the individual or entity to whom it is addressed. If the reader of this message is not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination or copying of this message is strictly prohibited. If you have received this message in error, please notify the sender by return e-mail and delete the message and any attachments from your computer. Thank you.

## Michelle Haynes

---

**From:** Murry Gunty <mgunty@blackstreetcapital.com>  
**Sent:** Wednesday, October 18, 2017 8:51 AM  
**To:** Michelle Haynes  
**Subject:** Lot 30 feedback

It seems to me that there is no shortage of condos for sale in Mountain village. The proposal to increase the number of units to up to 25 seems unnecessary to me. the existing zoning should be sufficient for them. I hope this feedback is helpful.

--

Murry Gunty  
CEO  
Blackstreet Capital  
5425 Wisconsin Ave, Suite 701  
Chevy Chase, MD 20815  
240 223 1333  
[mgunty@blackstreetcapital.com](mailto:mgunty@blackstreetcapital.com)

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## Michelle Haynes

---

**From:** Angela Pashayan <info@angalapashayan.com>  
**Sent:** Wednesday, October 18, 2017 11:33 AM  
**To:** Michelle Haynes  
**Subject:** Lot 30

Thank you for the information on Lot 30 in the Mountain Village.

It is my opinion that the lot is located in a prime location for development of a small boutique hotel encroaching past the Lot lines into Telski property per their agreement, with a few local housing units included as a trade off. It would bring more amenities to our Mountain Village and offer much needed local housing. Four to five units of local housing is better than nothing at all.

I am literally typing this while riding on the off season goose to town..... listening to the driver explain to a group of visitors that Mountain Village is in the midst of a housing crunch. The visitors replied, "how can the Mountain Village sustain itself going forward "? The driver provided no answer.

In regards to planning and zoning, I am 'for' amending the comprehensive plan to allow consideration of different types of developments on Lot 30 while the Mountain Village retains the right to accept or deny proposals of development. This may lead to contingent offers to purchase the land delaying the sell, however the sellers can always choose to sell at any time under the existing planning & zoning codes that I believe allow for an 8 unit condo building.

If a contingent offer is accepted for the larger footprint development, I would be against a height past 3 stories (approx. 35-40 ft. high).

My last comment for consideration is on the stipulations for including local housing units; that there be configurations offered for families and singles, and that the hotel may not bring in 'their own' occupants/employees to fill those units. We have qualified people here waiting for solid opportunities to work.

Thank you for considering my views on this important matter of planning and development in Mountain Village.

--



A development of this scale on this site is an outrage ! Lot 30 cannot absorb something of this magnitude . Traffic and parking impacts will be intolerable and frankly dangerous. Proposed height and density will violate the quiet enjoyment rights of the longstanding residents of Aspen Ridge . I strongly urge the Mountain Village Owners Association reject this proposal .  
Allowing excessive density in a development to rectify an economic result would be irresponsible on the part of the Association . Any development on this site needs to contemplate a more sensible usage that is compatible with its neighbors and will not be totally disruptive to the surroundings as this will certainly be.  
I hope that reason will prevail and that MVOA will prevent the destruction of this important neighborhood that has been a jewel of Mountain Village for years .

Peter Capobianco , resident of Aspen Ridge

From: Anton Benitez, TMVOA Executive Director <anton@tmvoa.org>  
Sent: Wednesday, October 11, 2017 6:40:55 PM  
To: petercapo@hotmail.com  
Subject: Lot 30 Open House, Ballot Issue 1A

No Images? [Click here](#)



**TOMORROW: Lot 30, Parcel M – Open House**  
The Town is holding an open house to discuss and gather public input on a Comprehensive Plan Amendment to [Lot 30, Parcel M](#) on Thurs., Oct 12, 10 a.m. – 12 p.m. at Town Hall. The site is located across the street from the Granita Building and adjacent to the Aspen Ridge development.  
  
Public input is a key component of any comprehensive plan and comprehensive plan amendment. Town Council will consider the comprehensive plan amendment at their Nov

**Michelle Haynes**

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**From:** Steven Ullrich <sullrich2@yahoo.com>  
**Sent:** Friday, October 13, 2017 12:34 PM  
**To:** Michelle Haynes  
**Subject:** Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

Granita Homeowners Association

10/13/17

Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and its owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

Steven Ullrich

Granita Owner

Unit # 202

## Michelle Haynes

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**From:** Marty <mmhuschke@aol.com>  
**Sent:** Saturday, October 14, 2017 5:30 PM  
**To:** jhorn@rmi.net; Michelle Haynes  
**Subject:** Fwd: Lot 30 Mountain Village

Begin forwarded message:

**From:** Stacie Ward <[wards4@mac.com](mailto:wards4@mac.com)>  
**Date:** October 14, 2017 at 4:11:24 PM MST  
**To:** Marty <[mmhuschke@aol.com](mailto:mmhuschke@aol.com)>  
**Subject:** Re: Lot 30 Mountain Village

Hello Darrell—

Thank you for emailing to clarify your position, as the documents attached to the TMVOA email were a bit unclear as to your request and the current restrictions. We support your efforts to develop Lot 30 if the interests of Aspen Ridge owners are ultimately protected and the character of the immediate neighborhood is retained.

Specifically, we support:

1. The removal of the flagship requirement from Lot 30/Parcel M under the Comprehensive Plan;
2. The reduction in height and density of Lot 30/Parcel M under the Comprehensive Plan (down from 78 feet and 102 units, respectively);
3. Developing Lot 30 (or the Lot 30/Parcel M combination) in keeping with the current character of the Aspen Ridge neighborhood (i.e., multi-family only).

However, we do have these concerns:

1. Density request of up to 25 condominium units on the Lot 30/Parcel M is too great. We are skeptical that 25 condominium units (or anything approaching that number) could be constructed on Lot 30/Parcel M and still be in keeping with the character of the Aspen Ridge community. It seems that amount of density would require a very large and tall structure, and be at odds with the townhouses of Aspen Ridge.
2. We would not support a hotel or a commercial, non-residential structure of any kind on Lot 30/Parcel M, whether mixed-use or hybrid approach, irregardless of the removal of the flagship requirement. Therefore, we do not agree with or support the following Staff recommendation:
  - "it is in the town's best interest to incentivize a greater unit number with a hybrid approach to hotel bed base (hotel, hotel efficiency, condominium-hotel, lodge, efficiency lodge, or property management/rental pool requirements) without the flagship hotel requirement, consistent with a lot that has historically been treated as a transition lot between two zone districts."

We hope you and the town can come to an agreement on this, and that you will be allowed to sell/develop Lot 30 in such a way that also protects the interests and investments of all Aspen Ridge owners, as well as the residential character of our neighborhood.

Thanks again for emailing,  
Stacie and Tom Ward

On Oct 13, 2017, at 4:15 PM, Marty <[mmhuschke@aol.com](mailto:mmhuschke@aol.com)> wrote:

October 13, 2017

Dear Tom and Stacy,

I wanted to be sure that you understand that I am trying to REDUCE the height limit and density on Lot 30 to protect the owners and character of Aspen Ridge. The 78.5 height and 102 unit requirements were imposed on my property by the Comprehensive Design Plan. I am asking for a height and density consistent with our neighborhood.

If you wish to discuss any other aspects of Lot 30, I would be happy to talk with you. (602) 616-9876

Thank you for being a concerned resident of Aspen Ridge.

Sincerely,

Darrell Huschke  
Developer of Aspen Ridge  
Owner of Lot 30 and AR Unit 18

## Michelle Haynes

---

**From:** Laila Benitez  
**Sent:** Saturday, October 14, 2017 3:24 PM  
**To:** Michelle Haynes  
**Cc:** jolanavanek@yahoo.com  
**Subject:** Fwd: Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12  
**Attachments:** Aspen Ridge Comment.docx; ATT00001.htm

Hi Michelle,  
Please see Jolana's email feedback below.  
Thanks,  
LB

Sent from my iPhone

Begin forwarded message:

**From:** JOLANA VANKOVA <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>  
**Date:** October 14, 2017 at 2:17:35 PM MDT  
**To:** Town of Mountain Village <[lailabenitez@mtnvillage.org](mailto:lailabenitez@mtnvillage.org)>  
**Subject:** Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12  
**Reply-To:** JOLANA VANKOVA <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>

Dear Laila,

I had clients Thursday morning so I only dropped in for about 3 minutes. My comment is attached.

Even the TMV founder Ron Allred said during a meeting that he would not build the Peaks that size today. Let's not block this amazing last part of views and trees by huge hotel as we have done with the Peaks 20 plus years ago.

All I had a chance to speak with , specially riding on the Gondola approaching from town hall felt that something like "Aspen Ridge phase 2" would look appropriate.

Thank you  
Jolana Vanek

**From:** Town of Mountain Village <[bkight@mtnvillage.org](mailto:bkight@mtnvillage.org)>  
**To:** Jolana Vanek <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>  
**Sent:** Wednesday, October 11, 2017 12:51 PM  
**Subject:** Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12

Mountain Village Seeks Community Input

No Images? [Click here](#)



RESIDENTS

BUSINESSES

GOVERNING

EVENTS

Comprehensive Plan Amendment Lot 30, Parcel M

# OPEN HOUSE



## SEEKING COMMUNITY INPUT

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**Thursday, October 12**  
**10 a.m. to 12 p.m.**  
**Mountain Village Town Hall**

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The Town of Mountain Village is holding an open house to discuss a comprehensive plan amendment to Lot 30, Parcel M. Public input is a key component of any comprehensive plan and comprehensive plan amendment. Coffee and pastries will be served!

For more information or to provide written public comment, contact Planning and Development Services Director,  
Michelle Haynes at [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)

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**SUGGESTED RSVP**



**From:** [L.Omotani](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Les M. Omotani](#)  
**Subject:** Re: Parcel M, Lot 30 Comprehensive Plan Amendment, Village Center Subarea  
**Date:** Saturday, January 13, 2018 7:22:43 AM

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Hi Michelle

Thanks for this update

We continue to support what we understood to be the existing owners plans to develop Lot 30 as small density condo/town homes. We are not supportive of the expanded high density hotel with multi story height allowances. This is NOT what we were told when we purchased our Granita condo.

When the Madeline hotel was built restricting existing mountain views we were told by village planners that we would continue to have our down valley MEADOWS views without obstruction.

Thanks for continuing to keep us informed

Les Omotani

Granita 304

Sent from my iPad

On Jan 11, 2018, at 3:50 PM, Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)> wrote:

Dear Community Members:

The design review board (DRB) will be providing a recommendation to town council and the town council will consider a comprehensive plan amendment to parcel M, lot 30, Village Center Subarea. The DRB recommendation will occur on February 1<sup>st</sup> and the town council will consider a proposed amendment on February 15<sup>th</sup>.

Draft and preliminary materials can be found at the following link:

<https://townofmountainvillage.com/governing/building-development/current-planning/>

Please also note that the materials associated with the proposed comprehensive plan amendment will be **updated** by January 19, 2018 and town council may consider edits or revisions prior to and at the town council meeting.

I am providing this email to you as a courtesy because you either participated in the open house, provided public comment or otherwise expressed interest in this process.

Do not hesitate to contact me if you have any additional questions.

With regard,

Michelle Haynes, MPA

Planning and Development Services Director

Town of Mountain Village

455 Mountain Village Blvd. Suite A

Mountain Village, CO 81435

O:: 970-239-4061 – PLEASE NOTE NEW OFFICE PHONE NUMBER

M:: 970-417-6976

[mhaynes@mntvillage.org](mailto:mhaynes@mntvillage.org)



[Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Pinterest](#) | [Videos On Demand](#)



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

**Agenda Item #13**

**TO:** Town Council

**FROM:** Michelle Haynes, Planning and Development Services Director

**FOR:** Meeting of August 17, 2017

**DATE:** July 28, 2017

**RE:** **Worksession regarding a Comprehensive Plan Amendment for Lot 30, Parcel M**

**Worksession Summary**

The purpose of the worksession is to discuss amending the existing unit and density designations contained within the Mountain Village Comprehensive Plan for Lot 30, Parcel M. Only the Town Council can initiate a Comprehensive Plan amendment pursuant to the Community Development Code (CDC) Section 17.1.5.E.

**Attachments**

- Context Map

**Geography and Existing Use**

Lot 30 is located adjacent to the Aspen Ridge multi-family condominium development on the west and south side of Mountain Village Boulevard and across from the Granita mixed use development to the east and Tramontana multi-family development to the south (See Attachment Context Map). Lot 30 is a vacant lot, except for a commercial area in a small building that exists on the southwest corner of the lot. It is zoned Multi-Family although recognized in the Comprehensive Plan as part of the Mountain Village Center Subarea. The Mountain Village Center Subarea is substantially comprised of the Village Center Zone District (VC) with some variation outside of the VC zone district boundary to include Lot 30 zoned multi-family, the Sunny Ridge and Lookout lots zoned multi-family, and Mountain Village Blvd lots zoned single-family on the south and north boundaries of the VC zone district .

**Lot 30 Community Development Code Data:**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Multi-Family
<b>Lot Size</b>	.60 acres
<b>Maximum Allowable Height</b>	48 feet
<b>Lot Coverage</b>	65%
<b>Current Zoning</b>	9 Condominiums 2 Employee Apartments Commercial Use (per Resolution No. 2012-0426-07 )

### Site Background

When originally platted at Reception No. 233115 in 1984, Lot 30 was designated a condominium lot with an allocation of four (4) units. The Town approved an increase in density to 14 condominium units (1988) and then a later rezoned to single family (1991). Today the densities are approved at nine (9) condominium units, two (2) employee apartments and commercial (2012). A replat of Lot 30 and Lot 11 occurred in 1996 resulting in a lot size increase from .452 acres to .60 that included a portion of contiguous open space. The lot is not encumbered with General Easements.

### 2014 Comprehensive Plan

The Comprehensive Plan was adopted in 2011 and included Principals, Policies and Actions related to a number of subareas and parcels contained within each subarea. Lot 30 is indicated as Parcel M, which includes an Active Open Space parcel that surrounds Lot 30 on three sides owned by Telluride Ski and Golf (TSG). Parcel M is envisioned to provide a target total of 102 units by combining Lot 30 with the TSG active open space parcel.

Although outlined in Table 7. Below, Lot 30, Parcel M contains no additional site specific policies in the Comprehensive Plan. See excerpt from Table 7. Mountain Village Development Table specific to Parcel M Lot 30 below:

Parcel M Lot 30	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
	78.5	88	12	2	0	102

### Additional Background

In 2014, Town Council held a worksession with a potential buyer of Lot 30 to rezone the property for a proposed multi-family project from 9 to 15 condominium units. The following bullet points summarize the prior worksession:

- Staff supported the Comprehensive Plan as written and did not otherwise support the rezone worksession premise because it was not consistent with the Comprehensive Plan.
- In order for the owner of Lot 30 to redevelop consistent with the Comprehensive Plan, the owner of Lot 30 must consolidate ownership with TSG. As a worksession outcome, the applicants were asked to talk with TSG regarding redevelopment of the properties consistent with the Master Plan. The talks with TSG did not result in the desired Comprehensive Plan direction to the owner's satisfaction. There has been no development activity on the property since 2014.
- The owner indicated that the number of units increased from 22 units to 102 units during the Comprehensive Plan process very late in the adoption process and only after the intended densities on Boomerang and the Comanche sites were abandoned. The owner of Lot 30 did not receive notice regarding the unit number increase.
- The owner could otherwise develop 9 Condominium Units as a by right scenario but any development scenario that varies with this proposal otherwise needs to be consistent with the Comprehensive Plan.
- It is generally understood that if a lot consolidation between Lot 30 and the TSG active open space parcel does not occur, Lot 30 cannot accommodate the densities outlined in the Comprehensive Plan.

## **Staff Analysis**

Staff is supportive of a Comprehensive Plan amendment for Lot 30, Parcel M for the following reasons:

- Lot 30 functions as a transition lot between the Aspen Ridge condominium development (multi-family zoning), and the Village Center, zoned for high density, multi-use and hot-bed development. This is evidenced by development history on the lot along with its treatment in the Comprehensive Plan. Flexibility in zoning, uses and units can be encouraged on this lot with the associated appropriate town approvals.
- The 102 unit numbers outlined for Lot 30, Parcel M provided for in the Comprehensive Plan require cooperative efforts with TSG that may or may not be achievable in order to comply with the Comprehensive Plan. The fundamental nature of a Comprehensive Plan is to provide an aspiration that is achievable for the town and a property owner. The Comprehensive Plan for Lot 30, Parcel M does not currently provide adequate flexibility and/or aspiration for the owners of Lot 30 and within the area of Parcel M.
- Although the owner could construct nine (9) condominium units and two (2) apartment efficiencies consistent with the development pattern of the adjacent Aspen Ridge condominium development and the underlying zoning, it is in the town's best interest to incentivize a greater unit number with a hybrid approach to hotel bed base (hotel, hotel efficiency, condominium-hotel, lodge, efficiency lodge, or property management/rental pool requirements) without the flagship hotel requirement, consistent with a lot that has historically been treated as a transition lot between two zone districts. The discussion of the right range and mix of units as well as other details can occur during a Comprehensive Plan amendment to Lot 30, Parcel M.

/mbh

Context Map: Lot 30, Parcel M



To: Mountain Village Town Council  
 From: John Horn  
 Real Estate Consultant On Behalf of Marty and Darrell Huschke  
 Date: February 9, 2018  
 Re: Parcel M Comp Plan Amendment  
 -Background Information

The purpose of this memorandum is to provide a record of background information related to the above matter that is scheduled to be discussed at the Town Council meeting scheduled for February 15, 2018.

When Marty and Darrell Huschke bought Lot 30 in 1995 the property rights they acquired that are relevant to the proposed amendment were the following:

1. A piece of land.
2. Right to build to Town imposed building height.
3. Right to build to any Town imposed setbacks.
4. Right to seek a rezoning and density transfer so long as it complied with the land use code and Design Regulations.

The collective result of these rights was a Town sanctioned building envelope. In 1995 if it made sense to the property owner and the Town, then you could increase or decrease the number of units you placed in the envelope. For example, if, instead of a use by right development of nine large 4-bedroom units, it made sense to the Town and the owner, then the owner could seek a rezoning and density transfer that resulted in two 4-bedroom units, eight smaller 3-bedroom units and six smaller 2-bedroom units, a total of 16 units. Same building envelope, same Design Regulations, different unit mix. The right to do this continued until the Comp Plan was adopted and the new Community Development Code was adopted in 2013.

Since the adoption of the new Community Development Code (“CDC”) the development of Lot 30 has been limited to either (i) a use by right (i.e. nine Condominium Units, two Employee Apartments and Commercial) or (ii) a joint development with TSG Ski & Golf, LLC of Parcel M that is in “general conformance” with the following as set forth in the Comp Plan:

“Table 7. Mountain Village Center Development Table

Parcel Designation Target	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel M Lot 30 Flag	78.5	88	12	2	0	102”

(See page 53)

- “13. Parcel M Lot 30  
 a. No site-specific policies.” (See page 61)

The Huschkes do not dispute the fact that the Comp Plan was the result of many well publicized meetings. However, they were only tangentially aware of process and did not engage in it whatsoever, they had ZERO involvement. It is a fair question to ask why, why didn’t the Huschkes participate in the

process. The answer is that it was their understanding that as a lower density lot on the periphery of the Village Core their lot was “planned”, and density could be increased if it made sense. It never dawned on them that the Comp Plan would affect Lot 30. Huschkkes first learned Lot 30 was impacted in phone call from a TMVOA representative that occurred well after both Comp Plan and CDC were adopted. They were stunned when they learned the impact on Lot 30.

As noted by Councilperson Cath Jett in the June 26, 2014 Town Council meeting/work session, back in 2011 Lot 30 became a density dump only after the Boomerang and Comanche sites were eliminated. It was acknowledged that at the 2011 meeting there was very little public discussion, virtually only Council, staff and consultants were present; the Huschkkes were not contacted in any way despite the fact that development options for their lot were being substantially changed. It is nearly unanimously agreed that the Comp Plan process whereby Lot 30’s development possibilities and corresponding value were diminished was fundamentally unfair to the Huschkkes and, therefore, the Comp Plan should be amended to rectify the unfairness.

The practical real world effect of the Comp Plan and CDC is twofold. First, several contracts have fallen through due to the combined effects of Comp Plan and new development code; and other parties interested in Lot 30 have indicated they declined to contract due to the combined effect. Second, the value of Lot 30 has been materially diminished.

When Huschkkes bought Lot 30 in 1995 it was their intention to develop it. However, with the inevitable passage of time they have reached their point in life where developing Lot 30 is no longer an option. In the Huschkkes' program of estate planning Lot 30 is of significant value and the orderly liquidation of Lot 30 is essential to their estate planning. Clearly this is not a theoretical or academic problem, the diminished value and inability to sell Lot 30 is inflicting enormous stress and financial damage on two fine people who devoted and invested a huge portion of their lives and economic resources to the success of the Mountain Village.

Huschkkes are simply asking the Town to reinstate the development option (and the ensuing rights and value) that existed on Lot 30 during the period from when they bought it in 1995 until the development code was amended on February 21, 2013.



**From:** [John Horn](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Darrell Huschke](#)  
**Subject:** Background Memorandum  
**Date:** Friday, February 09, 2018 9:45:41 AM  
**Attachments:** [2018-2-9 Parcel M Background Memorandum.docx](#)

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Good Morning Michelle,

Would you please cause the attached memorandum to Town Council, dated February 9, 2018 Re: Parcel M Comp Plan Amendment-Background Information to be included in the Council packet for the Comp Plan amendment item scheduled on the February 15, 2018 meeting. If it cannot be included in the packet then please cause it to be distributed to Council so they can review it in advance of the meeting.

Thanks,

John Horn



**LANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

**Agenda Item No. 15**

**TO:** Town Council  
**FROM:** Michelle Haynes, Planning and Development Services Director  
**FOR:** Meeting of February 15, 2018  
**DATE:** February 5, 2018  
**RE:** Town Hall Subarea, Village Court Apartments Expansion Update

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**Background**

Consistent with the 2018 Town Hall Subarea Committee Memorandum of Understanding and the recently amended Town of Mountain Village Comprehensive Plan, the Town of Mountain Village has been implementing the Village Court Apartments Phase IV project, to construct two to three additional apartment buildings with associated parking and amenities.

Staff will provide a powerpoint presentation at the meeting. There are no associated materials in the Town Council packet for this agenda item.

/mbh



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To: Mayor and Town Council

From: Jim Loebe

For: February 15<sup>th</sup>, 2018 Town Council Meeting

Date: February 5, 2018

Re: Consideration of Adopting the Recommendation from the Parking Committee to Permanently Eliminate Permit Parking on Upper Mountain Village Boulevard

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### **Background**

In response to a letter received from Alpine Planning, LLC, the parking committee met on January 22<sup>nd</sup> to discuss the future of permit parking for employees on upper Mountain Village Boulevard (UMVB). As the representative of the owners of Lot 89-2B, Alpine is requesting that the Town put an end to permit parking on UMVB which the owners feel have negative and adverse impacts on their property.

### **History**

The current UMVB permit parking system was instituted for the winter of 2009/10 in an effort to decrease Gondola Parking Garage (GPG) overflow on-street parking in the Town Hall Sub-Area. It also gave employees working in the core another free and convenient parking option when the Town began charging for daytime use of GPG the following ski season. The \$25 UMVB employee permit is valid from the first day of the fall gondola shutdown period through the last day of the spring gondola shutdown period. Permitted vehicles can park on the outbound lane of UMVB between Lookout Ridge and Sunny Ridge as signed. The Town issues around 100 UMVB permits annually for the 45 spots available along the road. Only employees of licensed business within the core zone designation are eligible for this permit.

During the summer months, vendors at the Wednesday Farmer's Market have been allowed to park on UMVB to allow them to stay close to the core area. This is also an area that has been used for both festivals and special events (tour busses, etc.) during the summer.

### **Recommendations**

The parking committee recommends that Town Council permanently eliminate permit parking activity on UMVB upon the expiration of this season's permits due to the impacts as outlined by Aline Planning, LLC in their letter dated January 18<sup>th</sup>, 2018. Free day use of GPG for employees and guests, construction of a 30-space lot on 161-CR, and continued active management of all Town owned lots during projected peak times are factors that will mitigate the loss of the UMVB permit area.

Further, it is recommended that summertime use of UMVB for farmers market vendors be discontinued and require vendors to utilize existing town parking infrastructure after unloading their products.

As with other areas of town, approved and signed construction parking may still occur in this area as well as short term bus parking for bands that are performing at the Telluride Conference Center.



January 18, 2018

Mountain Village Parking and Transportation Committee  
455 Mountain Village Blvd., Ste. A  
Mountain Village, CO 81435

Sent via Email to: [jloebe@mtnvillage.org](mailto:jloebe@mtnvillage.org)

Dear Committee Members,

My firm represents David and Lynette Wyler who are the owners of Lot 89-2B that is located at 667 Mountain Village Boulevard ("**Property**") as shown in Figure 1. This letter is in regards to the Committee's discussion of employee parking on Upper Mountain Village Blvd. The Wyler's are proposing to construct a new home on the Property starting in the spring. The Property is located in the Single-family Zone District.

The Town did not permit parking on Mountain Village Boulevard with "No Parking" signs clearly posted when the Wyler's bought the Property during the summer of 2017. They were shocked to see that the Town permitted employee parking along Upper Mountain Village Boulevard after their purchase without any notice of this decision.

The Wyler's are very concerned about the negative and adverse impacts of parking wrapping around the Property and their planned home as shown in Figure 1. The parking is a significant concern of the Wyler's due to the increased activity, noise, loss of privacy, security concerns, adverse impacts on property values, and a decrease in quality of life due to having intensive parking uses wrapping around and through a residential area. The Town does not permit parking on roads anywhere else in Mountain Village due to the same issues and concerns of the Wyler's. The Wyler's therefore want their property to have the same and equal treatment as other single-family zoned properties in Mountain Village with permanent or semi-permanent parking prohibited on all Town roads.

I spoke with Finn Kjome, Public Works Director, about the history of parking on Upper Mountain Village Boulevard and he indicated that such parking was originally approved by the Mountain Village Metropolitan District quite some time ago. Therefore, the Parking and Transportation Committee and Town Council should revisit and eliminate this parking permanently, except for construction parking or special event parking that may be periodically approved by the Town Council for festival or special event parking.

The new Lot 161C-R Parking Lot, free Gondola Garage Parking, parking in Hotel Madeline and other Town managed parking lots, the gondola system, and expansion of mass transit in the region provide the town with great parking and transportation infrastructure. There is no need for parking on Upper Mountain Village Boulevard. If and when parking demand increases beyond the capacity of the current parking garages and lots, the Town should push for more mass transit alternatives, charge for parking to control peak demand, or plan to expand the Gondola Parking Garage as designed and planned.

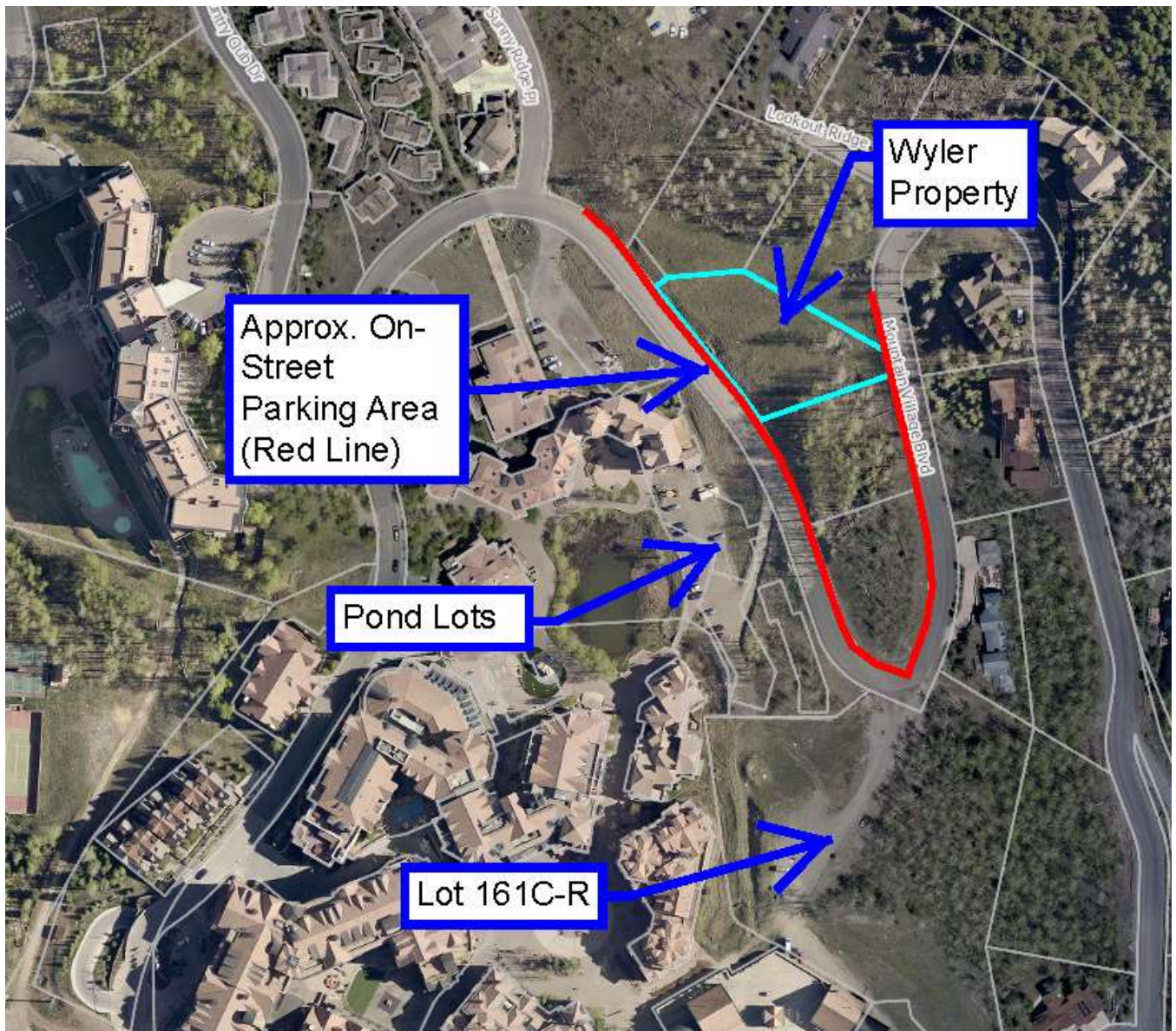
We respectfully request that the Parking and Transportation Committee make a recommendation to the Town Council that parking be prohibited on all Town roads unless and except for special events or construction parking. This should be an amendment into the Municipal Code so that parking in rights-of-ways outside of special events or construction parking cannot occur.

Thank you for your time and consideration.

Sincerely,

Chris Hawkins, AICP  
Alpine Planning, LLC

Figure 1





Telluride Mountain Club  
 PO Box 1201  
 Telluride, CO 81435

Town of Mountain Village  
 C/O Jim Loebe  
 455 Mountain Village Blvd., Suite A  
 Mountain Village, CO 81435

February 6, 2018

Dear Jim and Mountain Village Town Council,

Telluride Mountain Club (TMtC) is seeking \$10,000 from the Town of Mountain Village to implement our proposed Trails Sustainability Plan and aid in the creation of a Trails Sustainability Document in 2018.

The **Trails Sustainability Plan** is a stewardship program that has the goal of maintaining and restoring local trails experiencing high use from outdoor enthusiasts (including: locals, second homeowners and tourists alike), while also educating and promoting ethical recreational use and conserving natural habitats for future generations. The key pieces of this plan include:

- Trails Maintenance & Volunteer Coordination
- Trails Planning, Proposals & Mapping
- Group Trails-Related Events
- Via Ferrata Planning & Reporting

The **Trails Sustainability Document** will outline the future of trails in the Telluride region over the course of the next five plus years. This document will be shared with Telluride and Mountain Village entities on an ongoing basis to make sure everyone is on board and let aware of what we are planning. TMtC anticipates the document to include:

- Trails Planning: Mapping & Proposals
- Future Stewardship Programs (to include Trail Maintenance)
- Potential Trail Funding Partners, Initiatives and Grants
- Future Public Trail Events
- Trail Software (Inclusive Trail Map & App)
- Trails Signage
- Future Via Ferrata Planning and Reporting
- Trails Timeline



The Trails Sustainability Plan and Document will address the Telluride region (Telluride south to Lizard Head Pass and west to Placerville) for the time being. We hope to establish one all-inclusive trails plan with the entire county (to include the West End) in the future.

Telluride Mountain Club anticipates our 2018 Trails and Via Ferrata budgets to be the following:

Trails (Total = \$55,100):

<b>Trails</b>	
<b>Trails Coordinator (Mtn. Air Media)</b>	<b>\$11,000</b>
<b>ESRI and Blue Door Mapping Fees</b>	<b>\$4,000</b>
<b>True North Mapping Fees</b>	<b>\$3,600</b>
<b>Trails Sustainability Plan Document</b>	<b>\$14,000</b>
<b>Trails Map &amp; App</b>	<b>\$6,000</b>
<b>GPS Coordinates of Trails</b>	<b>\$3,000</b>
<b>Land Surveying Assistance</b>	<b>\$3,000</b>
<b>Tools, Signs, etc.</b>	<b>\$1,500</b>
<b>Website (trails information)</b>	<b>\$1,500</b>
<b>Trail Maintenance</b>	<b>\$7,000</b>
<b>Insurance (group hikes)</b>	<b>\$500</b>

Via Ferrata (Total = \$27,000):

<b>Via Ferrata</b>	
<b>Preliminary Engineering</b>	<b>\$0</b>
<b>Hardware Upgrades</b>	<b>\$10,000</b>
<b>Final Engineering Report</b>	<b>\$10,000</b>
<b>Foot Bridge Design</b>	<b>\$5,000</b>
<b>Travel for USFS Meetings</b>	<b>\$2,000</b>

Please refer to the attached 2018 budget for totals and specifics.





In July 2017, TMtC submitted the Telluride region's first trails proposal to various stakeholders. This proposal included seven trails, reroutes, and connector trails which can be found here: <http://www.telluridemountainclub.org/summer-2017-trails-proposal/>. This was the first step to understanding our region and the trails that will be required to bring our trails system up to current day connectivity standards. This conceptual plan is a living document that will be updated during the Trails Sustainability Plan project.

The Telluride region is home to over 200 miles of trails spread over a patchwork of land owned by the United States Forest Service (USFS), San Miguel County, Town of Telluride, Town of Mountain Village, and privately held parcels. Currently, there is no entity coordinating with all the stakeholders to keep communication open surrounding trails, to identify collaborations, and to improve our trail system for future generations. Each individual entity is doing a good job of managing their own trails and needs, but there is very little communication and coordination among stakeholders. Telluride Mountain Club is proposing to take on this coordination role by planning for the long-term and implementing in the short-term with monetary support from regional entities.

The Town of Mountain Village will benefit from TMtC's Trails Sustainability Plan and Trails Sustainability Plan Document through a better connected and planned out trails system. This will allow more cyclists, hikers and trail runners to link trails via Mountain Village. This will in turn create a positive economic impact through restaurant, retail and lodging sales. A trails system that connects through Mountain Village also has the ability to increase home values.

A well thought out, planned and executed trail system will be around forever with the intention that locals, second homeowners and tourists use this system well into the future. TMtC has already received funding from San Miguel County and is actively asking for funding from the Town of Telluride, SMART, and the Telluride Tourism Board in addition to the Town of Mountain Village.

The Telluride Mountain Club Board of Directors looks forward to your feedback.

Thank you for your consideration,

*Tor Anderson*

Tor Anderson  
Telluride Mountain Club  
[www.telluridemountainclub.org](http://www.telluridemountainclub.org)

**Telluride Mountain Club  
2018 BUDGET**

	<u>2018 Budget</u>	
<b>INCOME</b>		
Memberships	\$9,000	
Merchandise sales	\$3,500	
Climbing wall fees	\$5,200	
Raffle tickets/auction items at fundraisers	\$2,000	
Grants		
Telluride Foundation	\$12,000	
CCASE Grant	\$2,700	
Dalton Family Foundation	\$1,000	
Access Fund	\$200	
Telluride Gives (climbing wall)	\$500	
Telluride Ski Resort	\$2,500	
San Miguel County	\$10,000	
Town of Telluride	\$10,000	
Town of Mountain Village	\$10,000	
New Grants	\$5,000	
Donations		
Miscellaneous Donations	\$6,500	
Fundraising Mailer	\$18,000	
Via Ferrata Donations	\$20,000	
Events Sponsorships	\$5,000	
Refunds	\$900	
Miscellaneous	\$200	
<b>Total Income</b>	<b>\$124,200</b>	
<b>EXPENSES</b>		
Mountain Air Media (contract staff)	\$8,000	
Bookkeeper, Tax Accountant	\$4,000	
Strategic Planning Facilitator	\$0	
Climbing Wall		
Wall monitor (wages/employment taxes)	\$4,000	
Administrative (Mtn. Air Media)	\$500	
Route setter (wages/employment taxes)	\$800	
Workmans Comp Insurance	\$450	
Climbing Wall Rent to THS	\$1,620	
Key Deposit	\$250	
Frontdesk Software	\$360	
Self Belay Systems Maintenance Costs	\$100	
Equipment (holds, ropes, bolts, quickdraws)	\$1,500	
Advertising, Supplies, etc.	\$100	
Climbing Anchors & Bolts	\$200	
Website	\$1,500	
Software Licenses	\$750	
Trails		
Trails Coordinator (Mtn. Air Media)	\$11,000	
ESRI and Blue Door Mapping Fees	\$4,000	
True North Mapping Fees	\$3,600	
Trails Sustainability Plan Document	\$14,000	
Trails Map & App	\$6,000	
GPS Coordinates of Trails	\$3,000	
Land Surveying Assistance	\$3,000	
Tools, Signs, etc.	\$1,500	
Website (trails information)	\$1,500	
Trail Maintenance	\$7,000	
Insurance (group hikes)	\$500	2018 Trails total = \$55,100
Merchandise (t-shirts, hats, etc.)	\$5,000	
Fundraising Mailer	\$4,000	
Events		
Film Festival at Opera House	\$1,500	
Summer Barbeque	\$3,200	
Adopt-a-crag	\$200	
Climbing Event (beer night)	\$200	
Via Ferrata		
Preliminary Engineering	\$0	
Hardware Upgrades	\$10,000	
Final Engineering Report	\$10,000	
Foot Bridge Design	\$5,000	
Travel for USFS Meetings	\$2,000	2018 Via Ferrata total = \$27,000
Travel	\$150	
Insurance	\$1,200	
Board Meetings	\$120	
PO Box Rent	\$60	
Supplies	\$100	
Office Rent	\$0	
Miscellaneous	\$100	
<b>Total Expenses</b>	<b>\$122,060</b>	
<b>Net Income</b>	<b>\$2,140</b>	

**A RESOLUTION OF THE TOWN COUNCIL OF THE MOUNTAIN VILLAGE,  
COLORADO, SUPPORTING LEGISLATION TO PROTECT THE  
ENVIRONMENT AND REDUCE PUBLIC LIABILITIES RELATIVE TO  
MINING ACTIVITIES**

**RESOLUTION NO. 2018-0215-**

**RECITALS:**

- A. The Town Council of the Town of Mountain Village, Colorado, and residents of Mountain Village, agree that water bodies, streams and rivers should be adequately protected; and that the local economy has benefitted from the protection of the watershed and the environment; and
- B. Colorado's rivers and streams have been impacted by historic mining activities that were not conducted in an environmentally protective manner, including the San Miguel River as it runs through the Telluride Valley; and
- C. Our town government and community has worked successfully and cooperatively through the years with many partners to support reclamation and restoration activities in the San Miguel River watershed; and
- D. Sound and reasonable mining regulations that protect the public interest and require future mines to conduct operations in a manner that does not cause a public fiscal burden is in the best interests of the people of Colorado; and
- E. The State of Colorado should have all reasonable authorities and powers to require adequate financial assurances and guarantees from mining operators so that the costs of reclamation and protecting water quality do not fall on the public; and
- F. Mines that cannot operate in a manner that will not permanently impair water supplies, rivers and streams should not be permitted in the future; and
- G. The Colorado General Assembly should pass a bill that will provide the State of Colorado with the authority to require adequate financial assurances to protect both water quality and the public, and provide for the treatment of mine water and maintenance of water treatment plants; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO as follows:** The Town Council of the Town of Mountain Village, Colorado, hereby expresses its support of changes to the Colorado Mined Land Reclamation Act that implement these protections and urges the Colorado General Assembly to adopt them as law.

**RESOLVED, APPROVED AND ADOPTED** by a majority of the Town Council of the Town of Mountain Village, Colorado at its regular meeting on February 15, 2018.

TOWN OF MOUNTAIN VILLAGE,  
COLORADO, a home rule municipality

By: \_\_\_\_\_  
Laila Benitez, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

**Town of Mountain Village**  
**HUMAN RESOURCES DEPARTMENT**  
**Biannual Report to Town Council**  
*August 2017 – January 2018*

We make Mountain Village a great place to live, work & visit.

**HUMAN RESOURCES STAFF:**

Corrie McMills, HR Coordinator  
 Sue Kunz, HR Director

**SUMMARY**

- 5% decrease to 2018 medical premiums; NO INCREASE to medical premiums for 2000
- 2018 PSPC Compensation Study was implemented January 1
- The Employee Housing Program now provides seven furnished housing units for up to fourteen seasonal TMV employees at Village Court Apartments.
- 59% of our workforce now lives in Telluride/ Mountain Village.
- Due to the extended hours and longer gondola season, seasonal employees will be eligible for health insurance in 2019 due to the Affordable Care Act (ACA).

**DEPARTMENT GOALS**

1. Administer and enforce town policies in compliance with state/federal laws and town goals
2. Assure compliance with the town's drug & alcohol policies in compliance with DOT regulations and oversee drug and alcohol testing collection.
3. Promote the town's commitment to environmental sustainability to employees and applicants.
4. Prepare and stay within the HR department's approved budget.
5. Maintain accurate personnel files in compliance with the Colorado Retention Schedule and ensure accurate information for payroll
6. Assist management with timely and lawful recruitment processes to maintain proper staffing levels and reduce turnover.
7. Oversee the Safety Committee, workers compensation, and safety programs to provide a safe workplace and minimize workplace injuries
8. Administer attractive benefits and compensation package to attract and retain high-performing, well-qualified, happy employees
9. Assist management with evaluating staff, performance documentation and conducting performance reviews. Assist with succession planning.
10. Coordinate staff training, professional development and employee appreciation/recognition opportunities. Continue to develop succession planning.

**PERFORMANCE MEASURES**

1. Policy administration & enforcement  
 Annually update employee handbook, policies and procedures. Continue ongoing communication/training with MSEC, CIRSA, and Pinnacol regarding policies & procedures. Review unemployment claims, workers compensation claims, and personnel actions
  - Handbook updated and attached for town council approval (February 15, 2018)
2. Drug testing administration  
 All required drug & alcohol testing is complete.

Complete pre-employment testing for all new hires; ensure random, reasonable suspicion, and complete post-accident testing as appropriate with all associated paperwork in compliance with the DOT and non-DOT policies; conduct required training for employees and supervisors. Oversee on site drug and alcohol testing collection.

- Participated in FTA Drug & Alcohol Program Manager Training (April 2017)
- Successfully completed Drug & Alcohol Site Audit (September 2017)
- Drug & Alcohol Policy- Safety Sensitive Employees- updated and approved by town council on December 14, 2017 to include required FTA changes.
- HR Coordinator is collector certified and continues to do most drug testing in-house.

DRUG & ALCOHOL TESTING															
positive tests															
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
marijuana	0	2	2	4	2	1		2	2	2	2	8	5	4	4
opiates															
cocaine								1				1	1	1	1
amphetamines															1
total	0	2	2	4	2	1	0	3	2	2	2	9	6	5	6

3. Environmental Initiatives

Provide ongoing employee education, policies and programs to encourage a culture of responsible environmental stewardship in employee orientations, recruiting, and monthly newsletters. Work with the Green Team’s efforts for town employees

- Promoted in recruiting and new hire information
- Annual town clean-up day (May 2018)
- Annual Environmental Award given to employees

4. Fiscal Responsibility

Department year end expenditure totals do not exceed the adopted budget. Actively seek opportunities to optimize financial costs when making decisions.

5. Personnel Recordkeeping

Maintain all employee files in accordance with the record retention schedule and audit compliance. Process all new hire paperwork on or before the first day of work.

- New hires can receive paperwork electronically prior to orientation
- HR Coordinator conducts one-on-one new hire orientation with all employees

6. Recruitment

Assist management with hiring process and seek creative ways to reduce turnover and attract quality employees. Oversee the employee housing program.

- 62% full time employees > 40 years old (63 employees)
- 59% of employees live in Mountain Village/ Telluride

## Susan Johnston

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**Subject:** FW: No Public Benefit from Lot 30 Proposal

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**From:** Jennie <[jandjdaley@aol.com](mailto:jandjdaley@aol.com)>

**Sent:** Thursday, July 15, 2021 12:20 PM

**To:** mvclerk <[mvclerk@mtnvillage.org](mailto:mvclerk@mtnvillage.org)>

**Subject:** No Public Benefit from Lot 30 Proposal

My name is Jennie Daley and our family has owned property at Aspen Ridge for more than 20 years. As previously submitted on page 336 in today's packet, we strongly object to the applicant's current proposal to develop Lot 30. Based upon all public documents submitted to date, we believe that **this project is NOT in the best interest of the community**. Further, we understand that the Council is obligated to vote NO and deny approval for density transfer and rezoning if there is no public benefit.

If approved, the proposed project will harm the community and create an unsightly, massive structure, devoid of nature, on an important parcel in Mountain Village. Any development on Lot 30 is intended to house "transitional" units, bridging high density Village Center units and less dense Multi-Family units.

The assertion offered in the final bullet of Appendix A, letter a...that "the project is an appropriately scaled transition between the higher density Village Center, less dense outlying areas, and the natural alpine settings"...is simply false.

While acknowledging that the applicant has the right to request a density transfer for this project, it must be pointed out that no development on Aspen Ridge Drive has ever built out to its fully authorized density. The most recent project, owned and developed by this applicant, followed this precedent set by Aspen Ridge three decades ago. The result is that Aspen Ridge Drive is a wonderful haven of thoughtfully designed units, built within trees. Approval of the massive design proposed on Lot 30 would destroy the community.

Specifically, no public benefit results from a project that strips all nature from Lot 30, creates disharmony among adjacent communities that have existed for decades, poses a dangerous pedestrian and vehicular environment on Aspen Ridge Drive, towers over the Aspen Ridge community and obstructs all views from Granita residents. The Council must conclude the obvious: this application is inappropriate for Lot 30 and a new "transitional" design should be submitted BEFORE considering issues of density transfer and rezoning.

Several more details should be highlighted:

How does one reconcile proposed 19 units to 17.5 units (pages 258 & 268)?

How does 57 person equivalents = 58 bedrooms (pages 258 & 268)?

How can 5 and 4 bedroom units (7 in total) be considered "transitional"?

How can noise and light pollution be ignored?

How can an acceptable design be "all structure" and "no nature"?

In conclusion, we encourage the Council to take more time to review the details of all documents again. Please do not rely upon staff findings and conclusions. We believe them to be lacking.

The proposed application defies logic and must be sent back for a new design, if it is to benefit the community and residents of Mountain Village.

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**Cath Jett**

319 Adams Ranch Rd, #1002  
Mountain Village, CO 81435  
970.708.0830  
Cathjett@gmail.com

June 17, 2020

**Jim Loebe**

Town of Mountain Village  
455 Mountain Village Blvd.  
Suite A  
Mountain Village, CO 81435  
jloebe@mtnvillage.org

**VIA EMAIL**

Dear Jim,

I am writing to offer my comments on the revised Trails Master Plan that will be reviewed at the Town Council Meeting on Thursday.

In general, I am in favor of the plan and the phasing that has been presented. However, during the time that we were under stay-at-home orders, I made some observations that may (or may not) reflect the current plan.

1. I noticed that the amount of downhill mountain bike traffic was significantly less than what the report suggests. In fact, I encountered more hikers and uphill cycling traffic. The primary reason that there is so much downhill traffic is that there are, simply, no other connectors from the core that are intermediate level. While I do like the idea of developing an alternative uphill trail, I wish there were a way that Jurassic could maintain its current use pattern. Until the Town develops a complete network of trails, this will be the direction that businesses send guests. It's easy! I have seen groups of 10, 20, and more on the trail because they were sent there or are with guides. Shouldn't there be a certain level of responsibility of businesses to educate users on proper trail etiquette and inform them of possible other trails because of its high use? Has creating a "trail ambassador" program been suggested? Has more informative signage been considered? How about a daily trails update with alternate trail suggestions during busy times? All of these are significantly less



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expensive and available to implement immediately instead of building a new trail.

2. I noticed that the amount of foot and bicycle traffic on Adams Ranch Road increased significantly during the stay-at-home order. I do not see any talk of adding bike/ped lanes or even shoulders to that corridor until Phase 3. This is significant access for a large percentage of our year-round residents. It would be nice if you and the team could review that to see if it can be phased in earlier.

Thank you to you and the team for all of their work. As I mentioned at the last reading to Town Council, we are 30 years behind most other resort communities with our current trail system. It's important that this plan move forward as soon as possible to provide a better experience for all users.

Please feel free to call me if you have any questions or if I can help at all.

Sincerely,

Cath Jett

CC: Laila Benitez, Mayor