



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council
FROM: Michelle Haynes, Planning and Development Services Director
FOR: December 9, 2021
DATE: November 30, 2021
RE: Comprehensive Plan Public Comments

ATTACHMENTS

A. Public Comments – as submitted

PURPOSE OF THE COMPREHENSIVE PLAN

The Mountain Village is at approximately 61 % buildout in terms of density and 55% in terms of land. The town has a statutory obligation to plan future development. The Comprehensive Plan and the associated amendments are intended to fulfill the town’s obligation to plan future development.

OVERVIEW

The Town of Mountain Village received a substantial amount of public comment regarding the redlined Comprehensive Plan as part of the Comprehensive Plan amendment process. Attached as exhibit A is a pdf of all public comments received between October 28th and November 18th. Public comments are being distributed in advance of the December 9, 2021 Town Council meeting on the proposed amendments to the Comprehensive Plan so the Town Council and members of the public have an opportunity to read these public comments in advance of the meeting. Responses to the major topics will be provided as part of the Town Council packet.

FIVE MAJOR TOPICS

We found that most public comments could be organized into the following major topics in descending order:

1. Hot Beds
2. Meadows Subarea Density
3. Affordable/Workforce Housing
4. Open Space
5. Duplex Development

Thank you
Town of Mountain Village

To: Town Council, Town of Mountain Village Design Review Board, Town of Mountain Village
From: Jackie Gardner, Mountain Village
Re: Comp Plan amendment
November 18, 2021

I am writing to express my support for maintaining open space in Mountain Village. The 2011 Comp Plan affirmed a commitment to true open space, which is so important to the majority of Mountain Village residents, while also reversing the erosion of open space protection that occurred in 2005. The five Open Space categories in specific locations created by the 2011 Comp Plan, reflected a multi- year process with input and participation by a large number of MV residents. Reducing the five thoughtfully crafted Open Space categories to two would be a mistake.

MV Active Open Space was never intended to be up-zoned for housing development. It was intended to be actual open space, some with more intense uses to support ski and golf activities, other areas, to simply be green space and for hiking and biking trails. In the 2011 Comp Plan, areas intended to remain simply green spaces for buffers between neighborhoods and for pedestrian trails, were designated as Resource Active Open Space. This not only provided certainty, but it assured residents that these Active Open Space tracts would remain what everyone rightfully believed they had always been: true open spaces.

The Final Development Plan Approval for Mountain Village Planned Unit Development, (Adopted Dec 22, 1981, amended through Dec 17, 1992)¹ (“MV PUD”) made clear that Active Open Space/Recreation Tract was in not intended for future real estate development. The uses listed in the MV PUD for Active Open Space included golf course, ski trails, equestrian trails, cross country ski trails and pedestrian trails, as well as accessory uses (too many to list here), such as, golf halfway house, golf cart access, tennis courts, ski lifts, snowmaking facilities, ski mountain restaurants, ski patrol facilities, gondola structures, and ski mountain maintenance facilities. This list includes “all buildings and incidental or accessory facilities related to any of the above described uses”, but also noted that “nothing to the contrary withstanding, no use shall be allowed on these lands that is incompatible with the general resort nature of the Telluride Mountain Village, as determined by the San Miguel County Board of Commissioners. No use, including those specifically listed in this definition, may be placed in a location that is incompatible with the general resort nature of the Telluride Mountain Village, as determined by the San Miguel County Board of Commissioners.”² (*emphasis added*)

Affordable Housing was not included as a use in Active Open Space. Its absence is significant.

Notably, the definition also included this statement:

It is hereby acknowledged that the Active Open Space/Recreation Tract is not intended to be rezoned to allow for future real estate development.³ (*emphasis added*)

¹ Final Development Plan Approval for The Mountain Village Planned Unit Development, Dec 22, 1981 B: 397 P: 382, as amended through Dec 13, 1990 and recorded on 1/11/1991 B: 474, P: 234, and as further amended through Dec 17, 1992 and recorded on 1/19/1993, B: 504 P:788

² Final Development Plan Approval for The Mountain Village Planned Unit Development, 1/19/1993, B: 504 P:788 at p. 826

³ Resolution of the Board of County Commissioners of San Miguel County, Colorado Approving the Second Revised Preliminary Plat and 1990 Revised Final Development Plan Approval for the Telluride Mountain Village PUD dated 1-1-1991, B 474 P 234.

And why does this matter if Mountain Village now governs itself and is not subject to San Miguel County's oversight?

For two reasons: Mountain Village incorporated the same Active Open Space definition in its filings once it became its own town, and in a 1999 Court Order regarding the settlement of a lawsuit between San Miguel County and Mountain Village, Mountain Village was required to maintain its Active Open Space, as it existed in 1999. The definition of Active Open Space at that time did not include Affordable Housing, and it prohibited future real estate development in Active Open Space.

First, Mountain Village incorporated in 1995 and on July 24, 1996, filed the Town of Mountain Village Official Town Plat (dated March 10, 1995), which included a definition of Active Open Space⁴. The definition is almost identical to the Active Open Space definition in the County PUD documents discussed above. Affordable housing was not included as a use in Active Open Space. Additionally, the prohibition of real estate development is included: "It is hereby acknowledged that the Open Space/Recreation Tract is not intended to be rezoned to allow for future real estate development."⁵

Four years later, as part of the 1999 Stipulated Settlement Order⁶ settling a lawsuit between San Miguel County and Mountain Village, Mountain Village's ability to change the amount and location of Active Open Space was specifically limited. It stated:

"Active and Passive Open Space shall be preserved as to acreage and general location as it presently exists in the Town, and as it is shown on the Town Open Space Map, dated June 16, 1999 and recorded in Book 1, at Page 2603...";

"Platted Open Space within the Original PUD shall not be less than sixty percent (60%) of the total acreage within the Original PUD" and

"Active Open Space may be reduced if it is replated as Passive Open Space"⁷

There were not any Mountain Village publicly recorded documents at that time that included Affordable Housing as a use in Active Open Space. The Mountain Village Official Town Plat specifically prohibited a rezoning for real estate development. The definition of Active Open Space at that time was also consistent with the commonly held understanding of 'active open space'. This is what was protected in the Stipulated Settlement Order: actual open space.

Importantly, this requirement to preserve Active Open Space was created by the Eleventh Amendment to the Mountain Village General Declaration and incorporated into the Stipulated Settlement Order. Including this requirement into the MV General Declaration was key to the protection of every Mountain Village property owner's rights, because all agreements, promises, covenants, and restrictions contained in the Mountain Village General Declaration are deemed to

⁴ Town of Mountain Village Official Town Plat, 7/24/1996 PB1 P2073, note R

⁵ See footnote 4

⁶ 1999 Stipulated Settlement Order, 10/12/1999, (R329093),

⁷ 1999 Stipulated Settlement Order, 10/12/1999, (R329093 at page 329777)

be for the benefit of any and all real property within the Telluride Mountain Village, and enforceable by any Mountain Village property owner.⁸

Importantly, the requirement to preserve Active Open Space was repeated in the 2002 Mountain Village Restated and Amended General Declaration.⁹

At some point, Mountain Village began to erode this requirement by attempting to allow development in Active Open Space. I don't know exactly when Affordable Housing was added as a use in Active Open Space, but the first appearance I am aware of was in the 2005 MV Land Use Code (the 2001 MV Land Use Code did not contain the 'Affordable Housing' insert). "Affordable Housing" was inserted in the middle of the long list of ski and golf related uses allowed in Active Open Space. I don't believe there was any public notice or input. It was just a stroke of the pen, approved by at least 4 of the 7 council members, and despite asking a large number of my fellow MV residents, I don't know anyone who was aware that this had happened, or supported this change. I first learned of this during the Comp Plan meetings in 2010 and 2011.

This appears to be a way to comply with the Stipulated Settlement Order's 60% open space requirement on paper, without complying in fact. Amending the definition of Active Open Space by adding 'Affordable Housing' to Active Open Space use, after the adoption of the Stipulated Settlement Order and the Eleventh Amendment to the General Declaration does not change the nature of the open space that was specifically protected by these documents. Real estate development (no matter who lives there) that encroaches into green space or hiking trails would be a violation of the Stipulated Settlement Order.

Some may question whether the 1993 approval of Big Billie's indicates that Affordable Housing was a use in Active Open Space at the time of the Stipulated Settlement Order.

There are several reasons why this is not the case. On Dec 31, 1992, San Miguel County approved Big Billie's, along with 5 other seasonal employee units on the ski resort in "certain specifically designated locations", such as at the lift 5 and 10 restaurants, and the maintenance facility. Following the Active Open Space PUD requirements, the County Commissioners noted that Big Billie's and the other seasonal employee housing would be "accessory to the use of the area in which the seasonal employee housing is located",¹⁰ and that it was not incompatible with the general resort nature of the Mountain Village. The location of the employee housing on the ski resort is not incompatible with the general resort nature of the ski resort's high intensive uses in Active Open Space where buildings for restaurants and maintenance are part of the mix. In addition, the ski resort itself creates a need for employees, so employee housing on the ski resort is a reasonable accessory use in that specific location.

This was a narrowly carved out exception. In addition, there is no evidence that there was an intent to make a general change to allow Affordable Housing in Active Open Space:

⁸ General Declaration for The Telluride Mountain Village San Miguel County, Colorado, March 9, 1984, B: 409 P: 714-762, P. 756 – 757, Sections 11.2, 11.3

⁹ Amended and Restated General Declaration, 12/11/2002 (R 353668)

¹⁰ Resolution of the Board of County Commissioners of San Miguel County, Colorado Approving a Planned Unit Development Amendment and Rezoning for Telluride Mountain Village PUD, 1-7-1993 B504 P 203

- i) The employee housing units were related to the use of the area in the location in which the seasonal employee housing were approved. The seasonal employee housing units were approved on the ski resort, the same Active Open Space that created the need for the employees.
- ii) They were accessory to other uses allowed on the ski resort: restaurants and maintenance facility.
- iii) Significantly, an Amendment to the Final MV PUD (recorded on 1/19/1993)¹¹, was approved and recorded within weeks of the approval of Big Billie’s and other seasonal employee housing on the ski slopes (recorded 1/7/1993). Despite considering these two items at the same time, the County Commissioners did not change the definition of Active Open Space to include Affordable Housing. In fact, the statement that ‘Active Open Space/Recreation Tract is not intended to be rezoned to allow for future real estate development’ remained in the definition. Additionally, the MV PUD also retained the statements that it is an “objective of the Master plan to preserve the aesthetic qualities of the Telluride Region by preserving open space”¹². (*emphasis added*).

Presuming that Affordable Housing development was considered a use for all tracts of Active Open Space at the time of the 1999 Stipulated Settlement Order is a reach, and not supported by the common understanding of the meaning of “open space”, nor the history in Mountain Village. Active Open Space which is merely green space, a buffer between neighborhoods, or which surrounds hiking trails, does not generate the need for employees. Hiking trails through green space comprise an essential component to the resort nature of Mountain Village. The development of workforce housing in these locations would not relate to or serve as an accessory use of these areas. Unlike the Active Open Space in the ski area, with restaurants, maintenance sheds, ski lifts and the gondola, the green spaces and hiking trails have very low intensity uses without any buildings. Developing housing on these areas would be anathema to the essence of this type of Active Open Space, and development in this location would absolutely be incompatible with the general resort nature of green space and hiking trails. San Miguel County recognized this and did not add Affordable Housing as a use in Active Open Space. The 2011 Town Council recognized this, and in order to right the wrong attempted by the 2005 Town Council, created categories of Active Open Space that should never be encroached upon by development. I encourage you to continue the process to protect open space in Mountain Village.

I appreciate the need for workforce housing, and there are many ways to satisfy this need without impacting open space. Maintaining the existing 150 employee housing units at Big Billie’s is an important start. In addition, Mountain Village could, like many cities, require the inclusion of workforce housing within development that creates the need for employees.

Thank you for taking the time to consider my thoughts.

¹¹ Final Development Plan Approval for The Mountain Village Planned Unit Development, 1/19/1993, B: 504 P:788 (Originally Adopted Dec 22, 1981, Amended through Dec 17, 1992)

¹² Final Development Plan Approval for The Mountain Village Planned Unit Development, 1/19/1993, B: 504 P:788 (Originally Adopted Dec 22, 1981, Amended through Dec 17, 1992)

From: [James McMorran](#)
To: [cd](#)
Cc: [Cindy McMorran](#); [James McMorran](#)
Subject: Comments on Revised Comprehensive Plan
Date: Thursday, November 11, 2021 7:55:38 AM

:

>>>

>>> Thank you for the opportunity to comment on the Revised Comprehensive Plan.

>>>

>>> In summary, the scope of the revision seems limited to updating the existing Comprehensive Plan, building out in some detail the case for additional hotbeds and conditioning residents to the negative implications of increased density (negative impact on neighborhoods and community character and destruction of open spaces). The limited scope is exemplified perfectly on the page headed New Paradigm where the proposed changes are limited to updating the photographs!

>>>

>>> There needs to be considerably more thought and disclosure put into “what has changed?” since the existing Comprehensive plan was written. It’s fairly clear the big issue impacting all similar resorts is overcrowding and the resulting negative impact on the quality of life. Fortunately considerable insights are available on what has changed in Mountain Village and what residents concerns are from the Comprehensive Community Plan Survey. That survey clearly indicated residents main concerns were increased density, more people in the town, mountain and trails and the impact on community character. Yet while many pages are dedicated to the impact of additional hotbeds, providing such details as straw models on which lots will see increased density, which open spaces will be destroyed and even down to which trails will need to be re-routed and the route of those trails, almost nothing is built out on the issues which are of most concern to residents. This is a very serious omission and needs to be addressed so the revised Comprehensive Plan starts with updated base assumptions so it can plan appropriately for the future.

>>>

>>> Practically, there likely is a balance between some increased density and the concerns expressed by residents in the survey. However, unless the concerns of residents are addressed with the same amount of detail as additional hotbeds are, then the revised Comprehensive Report will be an incomplete and inadequate document. For example, the case for hotbeds is built out by comparisons to other similar resorts and the detailed straw models are provided on the proposed locations for these hotbeds. However, the Comprehensive Community Plan Survey is not referenced as far as we can tell and any concerns expressed therein are dismissed with bland and non-committal, “needs to be managed ” statements (see page 38 on DSTR). A balanced Revised Comprehensive Plan would start by disclosing the survey results and structuring discussions and proposing mechanisms on how neighborhoods, community character and open spaces are going to be protected. If space in the revised Comprehensive Plan is provided for such details as proposed new trails, then surely space can be found to express the concerns of residents and address these concerns with straw models protections for review and comment. Just as hotbed, retail space comparisons have been made, what are the residents concerns in those other resorts? I’m pretty confident it will be the same as Mountain Village and these must be addressed and proposals structured in the revised Comprehensive Plan.

>>>

>>> Specific comments as follows:

>>>

>>>> 1. We are completely unconvinced adding the proposed number of hotbeds makes sense; it seems clear adding the proposed hotbeds will increase the number of visitors at peak periods, adding to congestion and frustrations, while doing nothing to address overcapacity at the shoulder and off-seasons.

>>>

>>>> The rationale provided for additional hotbeds while under utilization remains for the off peak periods is “historic trends and looking to the future”. We were unable to locate any further detail on this statement. Therefore, we request full disclosure of those trends and future insights including which part of the season will the additional revenue be generated — otherwise the conclusion must be the peak season will be even busier as a result of the proposed additional hotbeds. We don’t find this appealing or acceptable. For example, in late October I tried, unsuccessfully, to make our annual reservation at Allreds (yes, PayDay loan required!) over the holiday period. Completely booked up two months in advance. Further, in early November I tried to book ski-school lessons for our

grandchildren over the holiday period; completely booked up from December 28th onwards. It seems clear adding hotbeds will add to the already unbearable congestion at restaurants, at the chairlifts and on the mountain while doing nothing to address the overcapacity at other times. A far clearer, objective, full disclosure analysis of the alleged benefits and comprehensive impact on the community is required to made publicly available before progressing with this.

>>>>>

>>>>>

>>>>> 2. Mountain Village has developed into vibrant neighborhoods whose character should be respected and sustained, not diminished or having their character impaired by forcing dramatically higher density into them. The proposed developments at the Peaks S curves and the Meadows would dramatically increase density relative to other existing properties and impair community character and property values. In addition, the S curves are already dangerous and would be made worse by the proposed increased density.

>>>>>

>>>>> 3. Any new development should be required to demonstrate it does not impair existing neighborhood character, property values and quiet enjoyment of existing properties. Straw model safe guards and mechanisms should be developed to structure these discussions constructively and included in the revised Comprehensive Plan. Leadership in this area will help avoid the pitfalls other resorts have fallen into and help keep Mountain Village unique.

>>>>>

>>>>> 4. Existing open spaces should be protected. If existing open spaces are to be used for development, then all active open spaces should be in play.

>>>

>>> Thank you for the opportunity to comment.

>>>

>>> James & Cindy McMorran

>>> 256 Country Club Drive

>>>>

>>>>

From: [Louis Alaia](#)
To: [cd](#)
Subject: My Comments on the Draft Amended Master Plan
Date: Thursday, November 18, 2021 2:02:06 PM

To Town Council: We feel strongly that the intent of the amendments should include affirmation of at least two areas related to future development inclusive of the following, which are either not specified in the current outline or are only loosely referred to, and a third area of clarification or correction of the Village Center Subarea Plan as delineated.

(1) public benefits to be required of further development in the form of (a) sufficient community housing (at least 10-12%) of the developed sf. and (b) adequate parking, or expansion of present parking facilities with connections from them via public transportation to any such new development; and

(2) That TSG's planned expansions into active open space be restricted until after development has occurred or been approved for the remaining undeveloped multi-unit parcels in the Village Center Sub area. *

Thanks for your consideration.

Dr. and Mrs. Louis C. Alaia

* Comments related to "Parcel K" are ambiguous and unclear because of two different areas being designated as "K" in the original vs. the revised plan: The former shows 'Parcel K' as a large shaded area adjacent to J in the original plan, once designated as 'Meadows parking' (a seasonal use?) on the map opposite page 58 in the 2011 Plan, while that label is now being applied to an area much lower in the Meadows . Both of these locations are also "Magic Carpet" locations and the lack of clarity as to their future purpose, though ANY such purpose should be subject to the conditions proposed in (2) above, begs immediate correction or clarification.

The comprehensive plan at times seems so detailed that it is easy to get lost in the document. I tried to take a step back and look at some of the big picture items in the plan and I have concerns about some of the proposed changes. Part of my concern is that when you put something in writing, some people will jump to the conclusion that it is approved even though we say it is subject to approvals.

The Comp Plan is an interesting process. I believe there are roughly five constituencies, some of whom have differing views on what the future for Mountain Village should look like. Summarized below are my thoughts on these constituencies:

Longer Term Resident(part or fulltime): They would like less people, less traffic and less skiers and have mountain village remain relatively exclusive.

Ski and Golf Operator: They have stated they would like to see 3200 more hotbeds that could drive more hotel, restaurant and general retail revenue which would support \$100 million investment in new lifts and amenities.

Business owner: Most business owners want to be able to make a reasonable consistent profit to support their families and be able to enjoy the outdoors. They may want some opportunities for more growth but not to the point where it impacts the quality of their life.

New to the community second homeowner: They don't have the historical perspective of what Telluride was like 20 years ago. They would like a greater selection of restaurants and things to do. When they are here, they would like to be able to easily get reservations and enjoy any festivals they might want to attend.

Visitors / Guests: They want to be able to enjoy the views and the activities without long lines. They want a variety of outdoor activities during the day and a broad range of quality dining options at night. They want it to be easy to figure out what their options are from an activity perspective and have it easy to book reservations.

So, it is up to local government to balance these different perspectives and optimize the needs to the greatest number of people. We need to ensure that guests have a positive experience so that they will come back in the future. The views of no growth and 3200 additional hotbeds are the extremes and the Comp Plan needs to set a course for modest growth and diversity of the economic drivers.

Hotbed Development

Proposed Hotbed development is concentrated in a couple of areas with a high concentrations of rooms.

Peaks Surrounding Area

Development around the Peaks and Lot 109, not to mention 161CR and the pond lots, is at the end of Mountain Village Blvd and comprises about 550 rooms. To access this area, Mountain Village Blvd is quite narrow with narrow or no sidewalks and minimal parking. This area is adjacent to a residential area which will be materially impacted. With the level of development being discussed, this will change the nature of the residential community and likely will trigger a sizeable investment in additional infrastructure. I believe the level of development in this limited area is too much. The traffic, parking impacts and residential impacts should be evaluated before this level of development is pursued.

Gorrono's Development

I recognize that the plan caveats the Gorrono's development as a potential site, but my concerns are the implications of developing this site has not been evaluated at all from a feasibility perspective.

Some of my concerns are:

- Would guests want to stay on the mountain away from the core?
- What is the cost of infrastructure?
- How would you get to the site?
- How much open space (trials) is being lost to develop this area, including roads, at a time when we are trying to expand the number of skier visits

I don't think this is developed enough to put in the plan and suggest it could wait for the next revision of the comp plan

Meadows Development

The Comp Plan contemplates to develop a 120 room hotel at the current Big Billies location with the employee housing at Big Billies being move to a yet to be determine location.

Additionally, the Comp Plan contemplates building additional Community housing on lot 641, 651 and OSP 23 with approximately 75 units. The Housing Director has contemplated expanding the Meadows parking facility to two levels with Community Housing above the parking complex. Although this is not in the plan it is an interesting concept, however all these initiatives will lead to more traffic and more people in an already high density area.

The increased density of these contemplated projects would significantly change the nature of the Meadows. Similar to Gorrono's , I question the thought process of having a Hotel away from the core. Putting a hotel in the middle of a high density community housing area I believe is ill advised and I don't support this initiative. We keep building more in the Meadows without evaluating the density and traffic. I hope some of the resident's of the Meadows will weight in on these initiatives.

Other comments

Table 2 on page 31 C has the numbers of skier days constant. I would think with the additional hotbeds the skier days would increase

Can we delete the term **Single Family and Duplex**. We haven't developed a duplex plan and it is getting too many people worked up.

As part of the plan we should state where we are today regarding the number amount of density we are at with the approved construction against the 8036 total. The plan indicated we are at 62% of our open space target. This leaves 19 acres of open space to develop.

Page 31 F is a diagram of other hotbeds locations. I believe this page is too subtle. There are some pretty big ideas on this page that I believe most people are not picking up on. The light blue boxes are numbered but there is no description as to what the number means. The box numbered 12 appears to be in the middle of the Boomerrang trail.

Page G DSTR's: We say there are 415 DSTR's units in Mountain Village. Do we know how many hotbeds this represents. I live two doors down from a DSTR that is rented all the time and the renters usually are comprised of 3-4 families. I believe the DSTR's provide greater accommodations than we believe which makes the hotbed issue less of an issue.

Page CC – I thought we were eliminating the term Affordable Housing

Page EE – Are you really going to build Community Housing on Snowdrift and Rocky Road.

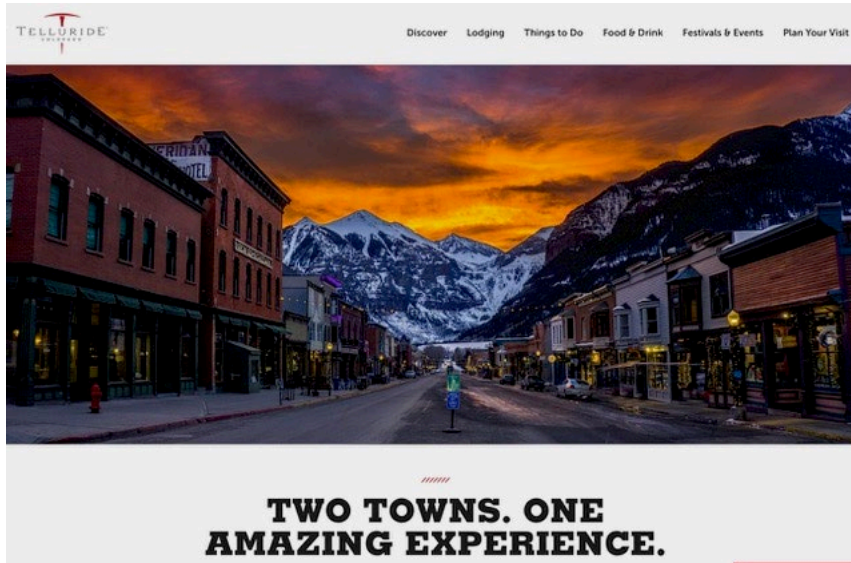
Page FF – How much parking do we think we need. With the elimination of the Ponds lots and Lot 109 parking deep in the core is going to be a problem

Date: November 18, 2021

To: Town Council, Town of Mountain Village, TMOV Design Review Board

From: Cynthia and George Barutha / 255 Country Club Dr.

Subject: Comprehensive Plan Amendment – Our Response



Soon to be this!

THE PEAKS HOTEL | WEST HOTEL EXPANSION 18



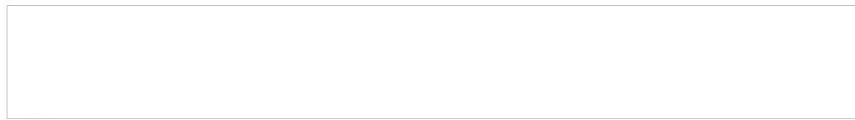
If that does not scare you – nothing will!

We believe the majority of Telluride / Mountain Village vested individuals / families do not agree with this type of growth. This is the vision of a small few and it belongs in Scottsdale, AZ.

People come to Telluride / Mountain Village to get away from the big city, the masses of people, the traffic, and the crime. All they want is to enjoy a boutique experience surrounded by the beauty of nature.

Definition of Boutique --

bou•tique (bu' tik)



adj.

4.

a. exclusive, exotic, or small-scale: *boutique beer*.

[1760–70; < French, Middle French]

In 2016, we first experienced Telluride/Mountain Village on a ski trip, and we found it to be magical. It was so magical we decided to build a 2nd home in Mountain Village. It was grounding, peaceful while still being energetic, beautiful, family oriented, and we felt blessed to be in God's country.

Telluride / Mountain Village will evolve, but it needs to be done correctly for the area, while upholding what we all fell in love with.

Areas of concern:

1. The Comp Plan we received during due diligence on our lot, prior to purchase in 2016, is now be revised. The majority of that vision never came to fruition. Lots of energy documenting but nothing getting done.

The only noticeable improvements made since 2016: TOMV - market remodeled, TSG - added driving range, improved snow making

2. Size of projects are much too large for area
3. Lack of infrastructure to support these large projects: gondola at max capacity, lack of restaurants, lack of employees, lack of parking, long lift lines.

4. Location of new projects in Mountain Village do not protect existing home values and quality of life by potentially adding more traffic.
5. Lots of dated hotels and lodges: Mountain Lodge, The Peaks, Fairmont Heritage Place

These facilities need to be gutted and remodeled. Many guests cannot believe the condition of these places and complain about having to stay in them. If we are a world class ski resort then our current buildings need to be world class too or at a minimum – NICE places to stay.

Why would we consider allowing more buildings to be built, when the owners do not take care of the ones they already own?

6. Tennis / Pickle Ball courts are not being maintained, they are in terrible condition.
7. Entertainment slowly diminishing in Mountain Village. i.e. Sunset Concert Series, fireworks. Mountain Village in our view is no longer fun!
8. Dead tree / thistle removal not happening on TSG property.
9. Employee housing is needed but needs to be in the right locations, they need to be nice places to stay, with a community atmosphere, good transportation, and Mountain Village might not be the right location any longer.
10. Meetings being held during the off season, when the majority of property tax payers are not in town.
11. Inequality of votes between TSG and Homeowners

From: [bmbdds](#)
To: [cd](#)
Cc: [Bonnie Beamer](#)
Subject: Proposed Comprehensive Plan Revision
Date: Monday, November 15, 2021 6:10:18 PM

Town Council and DRB,

We are Bonnie Beamer and Rick Young, residents at Elkstone 21.

The proposed changes to include increasing density, allowing additional building height, reducing parking requirements, and eliminating a review for public benefit are very disturbing. The survey of your constituents emphasized our desire that current zoning density not be increased and also our desire for the preservation of open space. These proposed changes will encourage exactly the opposite. Please consider the priorities of those of us who are invested in living here, the folks you represent.

The vague language of some of the proposed changes is very concerning i.e. "Allowing the up zoning of open space." This kind of language needs to be eliminated. Those of us who have invested in homes here believed that open space meant open space and never thought that future development would be considered in those spaces. Nor did any of us envision a proposal encouraging increasing building heights which could have a major impact on view corridors.

We do support proposals to encourage more visitors during shoulder season but given how busy our resort is now during summer and winter, just how many additional hot beds are required? How do hot beds impact development of the ski mountain? The quality of the skiing experience is what brings folks to our mountain in ski season. Creating the congestion of Vail or Aspen is not a good idea. We all had the choice to invest in a home there and chose here. Let's prioritize and invest in proposals that increase economic activity during shoulder seasons.

The following new language is perhaps most alarming: "No development applicant shall be required to strictly adhere to any provisions of the Comprehensive Plan given its inherently aspirational nature." Then why have we invested our money and time in this review and revision project if in the end it is irrelevant?

The existing language of RCP states that it "provides a framework for the creation of a true sense of community." This statement summarizes what we have now and what our community envisions for our future.

Thank-you for reviewing our letter. This is a pivotal moment for the future of Mt Village. Our hope is that we will continue to be a truly unique destination.

Sincerely,
Bonnie Beamer
Richard Young

Sent from my iPad

From: [Erika Builder](#)
To: [cd](#)
Subject: Comprehensive Plan Comments
Date: Thursday, November 18, 2021 3:37:32 PM

Hello,

I just wanted to submit comments on the revised comprehensive plan, pertaining to what is probably the most important issue facing our community today - affordable housing. We desperately need affordable and employee housing - that is common knowledge.

My question is, why does almost ALL of the newly proposed housing have to be located in the Meadows neighborhood?? Yes, the Meadows is a lively, locals neighborhood, and at the moment, it is a desirable place to live, but it is already densely populated in comparison to any other area of Mountain Village. There is only one way in, and one way out... is Adams Ranch Rd. going to be connected to Country Club Dr. to alleviate congestion? I know that the current residents want to keep this as a desirable place to live.

Mountain Village has 1,434 full-time residents - we don't need to cram almost all of them into one small neighborhood. Since the Meadows is such a locals neighborhood, and we so desperately need more housing, perhaps the Town should ban short term rentals in the Meadows. Why do we need AirBnB's and VRBO's where almost all of the permanent residents live?

I believe it would truly benefit the community to create another "Meadows" elsewhere in Mountain Village - let's make this the vibrant community that we strive and claim to be, and have more than one residential neighborhood where full-time residents can own and rent affordable homes. TSG and TMV both have land that can be rezoned if necessary, to make this possible. There is plenty of space in Mountain Village... let's not overburden an already busy neighborhood.

Thanks for your consideration,

[Erika Builder](#)

From: [Housing Solutions](#)
To: [cd](#)
Cc: [Keith Hampton](#); [Kevin Jones](#); lee@vacationtelluride.com; [Alex Rollinson](#)
Subject: CP remarks
Date: Thursday, November 18, 2021 7:52:00 PM

Dear Council and Staff,

CAEHS is a newly formed group of area residents and merchants who stand for regional community and government collaboration on policies that allow our established citizenry and their businesses to thrive. We appreciate and applaud the extensive efforts that have gone into this comprehensive plan revision.

We support this position “ that a key driver of economic vitality In Mountain Village is visitation, which provides the dollars that flow through the local economy. Visitor accommodations, or hot beds, are essential to driving visitation and establishing economic vitality. Hot beds have consistently come up as a point of interest for residents, businesses, and other stakeholders in Mountain Village. They occupy a central role in the local economy, having direct linkages to retail viability, the local tax base, and ski resort success.”

Those of our group signing this comment run, or own, businesses that have been managing vacation home rentals for much longer than the recent rise in the use of online travel agencies. We are concerned with the inaccurate portrayal of our businesses on page G(38). Particularly the cursory and negative tone of this section of the edits. “The expansion of the DSTR market has also elevated the need for the Town to identify ways to proactively manage the impacts of inventory, focusing on ways to reduce potential negative impacts to residents as well as the effects on the housing stock.” Where is the clarity or data to back up these statements? Where is an understanding of protection of homeowner’s rights? Where is an acknowledgement that many of the merchants in our community are vacation home managers who provide many local jobs?

We feel this section should be edited with feedback from the primary stakeholders who own/manage this dispersed bed base in Mountain Village or removed entirely from the plan.

The plan’s authors note “no one can completely predict the way in which the Mountain Village may change or evolve” and to that point we have seen major changes in guest behaviors due to the unforeseen challenge of Covid-19. The stay experience of a private home or condominium is very different from a hotel and will attract different traveler types at different times. We need to maintain flexibility in traveler and homeowner options and support existing businesses and their workforce.

Thank you for your consideration,
CAEHS Board of Directors
Alline Arguelles
Keith Hampton
Kevin Jones
Lee Zeller
Alex Rollinson

--

Thank you for your advocacy,
The Community Alliance for Effective Housing Solutions

November 16, 2021

Dear Council Members,

First I would like to thank you for all of the energy and time put in to the Revised Comp Plan. As we will all attest, the last 10 years have been one of incredible change. Like so many mountain communities, it is time for us to tackle the question, "What do we want our mountain community to evolve in to?"

As a longtime resident of the Mountain Village (1986), I have probably witnessed more change than most. As I look to the future, my wish is for this place we love so dearly is to find the ultimate balance between the needs of the resort and those who call this home. How can we as a community continue to provide the most positive experience for both the tourists and the residents?

I believe that what is most important is to protect the integrity of our established neighborhoods. We all know we need more employee housing and I support that 100%. But in making decisions on where to best locate housing for our workers, be sure to consider the impacts on the present neighborhoods. Safety concerns and congestion must be weighed. Dispersing employee housing throughout the Mountain Village will prevent areas such as the Meadows from becoming an undesirable place to live. In addition, I strongly believe that developers must assure that there is enough housing available for their employees before going ahead with their projects.

I really wonder if increased hotbeds benefits the experience of our tourists. I have seen them stand in long lines with little kids to get on the gondola. Restaurants are booked months in advance so any one coming on short notice or is uninformed can't get in them. With limited terrain, more skiers on the slopes becomes dangerous, especially for families with little ones.

Historically, the ski company and town have done a good job providing an exceptional experience for our visitors. Uncrowded slopes and trails had been a signature of our unique mountain. I really believe that visitors want to escape the stress and craziness of their lives. Coming to Telluride to wait in long lines and have surly, overworked shop or restaurant workers wait on them is not what anyone wants to experience. My fear is that our mountain becomes overcrowded and impersonal. I am not an expert, but can't think of any way that significantly increasing capacity on the mountain, on our streets, in our restaurants really keeps us unique and desirable to the discerning traveler as well as to those of us who live here full time.

The Revised Comp plan is a unique opportunity for us to think carefully about what should be preserved, amended, and incorporated. Maintaining a sense of community is extremely important. This can occur if "expectations, visions, and goals of neighborhoods take priority in any land use decisions." Additional employee housing needs to be dispersed so no one neighborhood is negatively impacted. And there needs to be careful consideration in the addition of hotbeds and the impacts they produce for residents and tourists. We are a small community with limited resources which have already been stretched.

Thank you for providing the opportunity for me to express my thoughts on moving forward in the future.

Sincerely, Carlotta Horn

From: [Jim Cisarik](#)
To: [cd](#)
Cc: [Jim Cisarik](#); [Marian](#)
Subject: Comment to "Comprehensive Plan amendments"
Date: Monday, November 15, 2021 10:00:29 AM

Dear Town Council & Design Review Board: Please accept the following as my comments to the Comprehensive Plan Amendments filed as a Public Review Draft on October 28, 2021. My wife (Marian) and I purchased our home in 2012 and have been enjoying the uniqueness of Telluride as part-time residents ever since. In my 40 years of traveling to alpine resorts, I have spent extended time in high-end resorts like Vail, Aspen, Snowmass, Deer Valley, Park City and Big Sky. However, we easily chose to invest in Mountain Village; it is unlike any other mountain recreational community I have ever been to, with attributes having no parallel (e.g. its unique landscapes, picturesque beauty, the Gondola system, endless recreational activities and lack of crowds-for most of the year, just to name a few). As part-time residents we do not have the breadth of many of the amendments (I will leave those to the full-timers) but have great concern with the ones I have outlined below.

General. In continuing with the fostering of any plan, we need to make sure that we respect the key "takeaways" from the May 20, 2021 Community Comprehensive Plan Survey Results. As mentioned, they are:

- 1) Preserve natural areas and protected open space
- 2) Maintain unique community character
- 3) Development and growth should be done carefully

Hotbed Increase. The proposed 974 hotbed increase is in complete conflict with the survey feedback from both full-time and part-time residents. In my review, the only party wanting an increase in hot beds is TSG, so why even consider this significant increase. I fear that adding these hotbeds will significantly add people at the already overcrowded peak times (when we cannot support them) and increase lines at the gondola, ski lifts, make it impossible to get restaurant reservations and enjoy safe skiing on the mountain. If anyone wants that type of lifestyle, they should move to Vail or resorts like it. That is not what Telluride is or who we want to ever resemble. Bad decision making in this Comprehensive Plan amendment process could very well make us look like another Vail or the other similarly overcrowded alpine areas.

Consolidating Open Space Categories. I question why we would ever consider the consolidation of current 6 opens space categories to only 2 categories. In particular, I am concerned about the motivation driving the proposed consolidation which completely conflicts with the foundation of preserving and protecting our natural areas and open space.

Ski Master Plan Submittals. Why would we eliminate the requirement for the ski area master plan to be submitted to Town Council review and approval?

In closing, I believe it is critical to listen to all public comments so that we as a community preserve all of the essential attributes of Mountain Village as an appropriately-scaled, unique, mountain community. In addition, it is paramount that we ensure that development does not adversely impact the existing community but balance the rights of property owners and the effect that additional

development will have on our Mountain Village community.

Sincerely,

James A. Cisarik
115 Rocky Road

From: [Kathrine Warren](#)
To: [Brian Eaton](#)
Cc: [Michelle Haynes](#); [Paul Wisor](#)
Subject: RE: Review the draft amended Comprehensive Plan
Date: Tuesday, November 16, 2021 9:28:44 AM
Attachments: [image001.png](#)

From: Brian Eaton
Sent: Tuesday, November 16, 2021 9:22 AM
Subject: Re: Review the draft amended Comprehensive Plan

Thanks for asking us for comments. Much like others who have responded, I am very concerned about these changes, as have been a home owner here since 1991. Therefore, I am very aware of continuous proposals by the Town in order to over-develop our own Village. Please know that the original structure of our Community did not include a Town Government, and certainly not "...Development" as well as a "Business Development" town departments focused on promoting more unnecessary development. Having said this, I also participated on the Comprehensive Plan Committee as well as have attend most meetings concerning future development. It is really important that the Town and its Staff understand listen to the residents that live here and have valid worries about the future of our Community! Here are my comments to your proposed changes, and I also support all the comments from John Horn, Shari Mitchell, and David Heaney;

-
1. People that move here do so because it is a remote, uncrowded, very beautiful region. We do not want to overbuild it ever!
 2. Changing our zoning to allow more density and building is a very idea because it only encourages speculators to come in, build unsightly and large condo projects that will go bankrupt and maybe even have to be shrink-wrapped in plastic for years! Nearly every condo project like this over the past 15 years has failed financially causing unsightly empty buildings devaluing not only our property values, but the beauty of our Village.
 3. There is absolutely no need to allow more hotels other than those on the the books because we have plenty of "hot beds" from the VRBO and other sites. Has your staff even calculated the numbers of these beds available? I rent my home out when not present and I have been completely booked the past two years.
 4. It should never be the responsibility of any Municipality, County or State to create or build housing for anyone! This is purely a private business issue, and there are many bankrupt communities that have attempted to do just this!
Besides, we already have more "work-force" housing than anywhere in this County, as now our land is just way to expensive to attempt this. This should be the responsibility of the County which restricts most of its land from development when it could provide land nearby for this type of housing.
4. Please stick to the original Comp Plan as so far it has been valuable tool in order to control growth, and understand, we are already the "bedroom" community for Telluride. We do not need to try and compete with them with more restaurants and retail stores. It is the beauty of our location and the initial vision of our original designers.

Thank you,
Brian Eaton
104 Gold Hill Ct

From: [Phil Evans](#)
To: [cd](#)
Subject: Comprehensive Plan Comments
Date: Thursday, November 11, 2021 6:07:05 PM

Dear Town Planning Staff and MIG Consultants:

Thank you for inviting community comment on the draft Comprehensive Plan Update. I have several observations and concerns which I would like you to consider.

HOT BEDS

You have reduced the "hot beds" target from the original plan, but provide virtually no rationale or analysis to justify the number you have chosen. Did you simply eliminate the impractical building sites from the original CP, and what was left became the new target? Or was a thorough analysis done, reflecting the significant increase in visitors over the past 10 years, partly from increased occupancy and largely from the rental of single family homes through Airbnb, VRBO, and the expanded range of rental companies now actively marketing Mountain Village accommodations? It is not at all clear how your target was determined, or how you counted hot beds in the Dispersed Hot Beds (DHB) sector (one house=one hot bed?; five bedrooms=5 hot beds?; a bunk room with 4 bunks=?; hide-a-beds in a family room=?; etc.) or how DHB were treated in the hot beds totals.

As hot beds were the most frequently cited area of concern by both full time and part time residents, a much clearer and well presented analysis is required prior to approval.

In my opinion, with the increase in visitors over the past ten years, and the absence of any corresponding expansion of uphill capacity on the mountain, no increase in hot beds is warranted at the current time.

CONVERSION OF ACTIVE OPEN SPACE INTO VALUABLE DEVELOPMENT PROPERTIES

Considerable thought was given in the original CP to finding new sites for hot beds development on active open space. It was clearly understood that the identification of these parcels was like "printing money" for the lucky land owners. As a result, the somewhat cumbersome and, perhaps, overly prescriptive Public Benefits Table was created. The amended plan makes a serious and thoughtful attempt to improve this. However, I think the new approach leaves far too much to "good intentions".

Since the 2011 original CP, Telski has produced three updated master plans and not one new ski lift. In fact, the plan presented by Telski just recently was virtually the same as the plan that Bill Jensen and Jeff Proteau prepared five years ago. In each year since the Jensen plan was created, Telski failed to authorize the investment required to order the components for a new chair lift. At the recent presentation, no development timetable was provided and, in fact, the statement was made that proceeding with any of the capital improvements was dependent on a clear sign of "community support".

To leave Parcel 7 in the amended CP, with the offset being Telski's stated desire to "maintain the skier experience" is not likely to have the outcome we are all hoping for. Please note that Parcel 7 is shown on the map on page 37, but not included in the table on page 36.

I recommend a thorough discussion of this subject prior to Plan approval.

OPEN SPCE RECLASSIFICATION

While the current definition of uses for Active Open Space is overly large, it was designed to accommodate a wide range of ski and golf uses. The newly expanded classifications of Active Open

Space create a category which has the potential to produce grave unintended consequences. It is far better, in my opinion, to retain control of development of Active Open Space through the rezoning process, which requires Council and DRB approval, than to create a new class of open space that permits development in exchange for newly created Active Open Space.

I oppose the reclassification of Active Open Space for this reason.

JOHN. HORN'S COMPREHENSIVE LETTER

In closing, I would like to compliment John Horn for his very thorough analysis of, and commentary on, the Amended CP dated 10/28/2021. John was actively involved in the creation of the original CP and served as Chair of the CP Task Force for many months. His long tenure as a full time resident and active participant make him one of the most knowledgeable people in our town.

I urge all of you involved in finalizing the amended plan to read his letter thoroughly and thoughtfully, and to take his recommendations as they are intended..to improve the Plan and the future outcomes for MV residents.

Thank you for considering my comments.

Philip Evans
107 Gold Hill Ct.
Mountain Village, CO
23 year year full time resident

From: [Baker Gentry](#)
To: [Michelle Haynes](#)
Subject: Re: Comprehensive Plan
Date: Wednesday, November 10, 2021 8:21:38 AM

Thanks for circulating the plan.

Is there any chance in having it in a non-redlined format? Sorry if it's obvious but I couldn't figure out how to read it without redlines and parts of it are quite difficult to follow as presented.

Thanks for all your work!

Baker Gentry



From: [Rick Greubel](#)
To: [cd](#)
Subject: Greubel comments re: Comprehensive Plan Draft
Date: Wednesday, November 17, 2021 12:37:31 PM

The comments below were previously submitted on the website. Wanted to make sure they were received via email as well with a few additions.

Dear Town Council & DRB,

As full time residents of MV my wife Ellen and I have been actively following the Comprehensive Plan amendments process and I participated in a feedback session early in the process pre-COVID. We have some serious concerns with the proposed amendments which are summarized below:

1) The proposed 974 hotbed increase is not aligned with the survey feedback from full time and part time residents. No one, other than TSG desires a massive increase in hot beds as publicly stated in their October 2121 public meeting.

- The proposed 974 beds are nearly 4000 people. All coming in the peak periods. Not sustainable and not desired by the MV residents. This will only increase the number of people here in our already over-crowded busy periods putting increased pressure on lift lines, gondola lines, parking, etc. Furthermore we do not need another eyesore like the Peaks. A Four Seasons type property in the Core is less of a concern however as it would not significantly increase the number of hot beds.

2) Location of future high density housing and hot beds. This should be focused on the Core and not expanded into other areas where the character of the area would be changed.

3) Respect the integrity of current Single Family and Duplex areas. See page 40 of the RCP.

3) Consolidation of current 6 opens space categories into 2 categories. Lack of transparency and motivations a real concern here. No need to make this change.

4) Elimination of the requirement for the ski area master plan to be submitted to Town Council for approval that includes all necessary ski area infrastructure improvements to maintain the skier experience along with proposed timing triggers for such improvements. Why would we ever eliminate this provision????

5) New language on page 6/sheet 6 allowing a simple majority of the Town Council to ignore the Comp Plan as it is only "aspirational" and amend the Community Development Code in a way that diverges from the Comp Plan with ZERO public input.

Frankly the above amendments to the plan appear to be a TSG wish list to me.

6) Respect the 3 Key take aways from the May 20, 2021 Community Survey Comprehensive Plan Survey Results Presentation:

- Preserve natural areas and protected open space
- Maintain unique community character
- Development and growth should be done carefully

The current proposed amendments directly contradict the communities wishes and should not be adopted as proposed.

Sincerely,
Rick & Ellen Greubel



From: [John Grimes](#)
To: [cd](#)
Cc: [Cathy and Phil Evans](#)
Subject: Comprehensive Plan
Date: Wednesday, November 17, 2021 2:58:51 PM

First let me say that my wife, Ellie, and I fell in love with the Telluride area on our first visit, Christmas, 1998. I was about to announce my retirement and were looking for a spot in the mountains as much to get out of the Texas heat as for outdoor sports. Since we were renting a home near the Peaks, we wandered over, met a realtor there, gave her our needs, and signed a contract on a unit at the Lorian on January 1, 1999. Four years later we bought a site on Hang Glider Drive and commenced building, moving into our home in the summer of 2004. Since then we have enjoyed the beauty of the area and its events in all seasons. We enjoy our home because of its location on Hang Glider Drive, a cul-de-sac, so we don't get a lot of traffic, and it's close enough to the gondola and ski trails that it's an easy hike in and out. . . .the reason for our decision to buy in MtnVillage rather than town itself.

I'm not political by nature so discussing best-possible land use is something I'm not well-versed in to comment on the Comprehensive Plan. I received the lengthy, well-written, thoughtful document by John Horn. I believe Mr. Horn has been a resident in the area since 1986 so he has seen the area grow, for the good and the not-so-good.

To us, the "hot bed" issue is the principal concern of the plan, which is predicated for growth in hotels, Airbnb, etc. While more "boots on the ground" in the area would surely please any merchant or restaurant, the town must realize that one of the benefits of being a small town in a rather remote area of Colorado is one of the selling points of our area, even tho the difficulty is getting here is "good" and "bad". In ski season, one of the "good" points is the lack of lengthy lift lines. . .why? Too far for day skiers from Albuquerque, Phoenix, or Denver. In the summer, I still don't feel that we're currently overwhelmed with visitors.

Adding over 3,000 "hot beds" would surely cause second thoughts. How are we regulating individuals' rentals? Does some organization monitor thru required data from anyone in the rental pool when numbers, to be determined, seem to be reaching a critical point at some time.

Is it difficult to get a reservation at one of our restaurants? I've not seen any survey numbers but it seems to us that more MtnVillage residents, year-round and visiting, go to Telluride to dine than stay on the mountain. Do we think that's good? What do the restaurants think? Would they like more visitors? Perhaps they are so crowded in the peak seasons that they don't need or want any more customers, especially in today's job market and staff shortages due to the Pandemic. Can the current and possibly new restaurants in our core survive at current levels of visitors? What is considered the optimal number of visitors to MtnVillage at the various peak seasons? What becomes excessive? What can the town and hotels/restaurants do to encourage folks to stay in MtnVillage? Efforts in the core seem to be working during busy seasons but then come the shoulder seasons.

Yes, it's nice to have no more than a ten-minute wait in lift lines or the gondola. It's been our experience that any time in excess of ten-minutes, for each, is rare. But of course the more you use the gondola or the more days you ski, you'd have a different perspective on this. I do wonder what improvements/modernization Telski is making to the ski lifts? Spreading the skiers, however many there are, over more terrain and lifts should reduce wait time. Is Telski aware of the concerns of many MtnVillage residents?

I won't take up much more of your time. I said that Ellie and I, as part-time residents (3+-months a year) don't see day-to-day issues that you have to deal with. There are a number of very successful individuals in MtnVillage, both full-time residents or, like us, part-time. Successful people generally aren't shy or bashful when expressing their opinions, and like in any political circus, everyone has different ideas, and of course theirs is the proper course of action!

I can't and won't say Ellie and I are against ANY GROWTH. . . .we grew up in Chicago, have lived in Atlanta, and now Dallas since 1979, so we know what big busy cities are like. We also know what happens to once-small towns when suddenly they have a burst of growth. I hope you read about Austin in Sunday's N Y Times Magazine. . . .old-timers there, and I'm talking about folks that have lived there for ten or twenty years, not

third-generation folks, are frustrated by the new residents, traffic, etc.

Let's not practice NIMBY (Not In My Back Yard!) where we, as owners, say "No More". Please let us allow sustainable planned growth. . . .I don't think any of us want MtnVillage to get stagnant and behind the times. We don't want to become another Aspen or Vail with Gucci and Chanel shops.. .Telluride is an old, south-western mining town. . . .that along with Mtn Village has brought an experience that many of us value. . . .but there's nothing as constant as change. Look what's happened to historic old businesses in the USA. . . .Sears, JCPenney, General Motors.....there has to be a common ground which everyone can accept. Our politicians in DC have forgotten what the word "compromise" means. We hope that you will discuss the Comprehensive Plan with any and all interested parties and compromise as necessary.

BUT PLEASE DON'T LET THIS DROP!!

Yours truly,

Ellie and John Grimes
Dallas and Telluride/Mountain Village

From: [David Heaney](#)
To: [cd](#)
Cc:
Subject: Objections to Proposed Changes to the Comprehensive Plan
Date: Tuesday, November 16, 2021 9:17:50 AM

Dear Ladies and Gentlemen:

I write to express my concerns with the somewhat hasty, off season, plan to materially alter our core principles as embodied in our Comprehensive Plan.

This effort should not go forward until all homeowners have had ample time to digest its implications, get advice from our own planning consultants and then vote on these proposed very substantive changes to how our community creates and sustains the place we have all invested in.


This situation reminds me somewhat of the hasty off season action by the Town Council some years ago when it voted to change the Development Code to allow the wholesale subdivision of any single family lot in Mountain Village upon the vote of a simple majority of the Council based only on very subjective guidelines. If not reversed, this action could have destroyed what we have created.

At the very least, a vote of all residents, properly conducted, should be required to make any changes to the Comprehensive Plan that could:

1. Allow the alteration of classification or change in use to any open spaces or other land classification now existing;
2. Increase density beyond what is currently allowed;
3. Increase the number of subsidized housing units or parcels allocated to them;
4. **Allow Town Council to ignore any material provisions of the Comprehensive Plan without a vote of residents; or**
5. **In any way limit the right of residents to challenge Town Councils actions regarding the Comprehensive Plan, the Development Code or any other action affecting our core principles.**

I fully support the detailed response of Shari and Pete Mitchell. I do not, and I believe most homeowners who have invested here do not, want to see some hastily considered dilutions of the aspirations and substantive provisions of our Comprehensive Plan become the foundation for changes to Mountain Village that could compromise the very qualities that attracted us to this community. It is remote, it is small and quiet, and it is uncrowded and beautiful, both naturally and the way the community sits on the land.

Please press pause. If you decide to go forward with amendments, give the single family homeowners, who provide the lions share of the financial resources to the town, the opportunity the time to hire their own team of land planners and legal professionals to consider the contemplated actions and work with the Town Council to be sure we continue to protect and build on what has been created. A misstep here would be difficult to correct.

Sincerely, David Heaney 

To: Town Council, Town of Mountain Village
Design Review Board, Town of Mountain Village

Below is a list of neighborhoods that did not exist 25 years ago:

Knoll Estates, Timber Ridge, Adams Ranch, The Meadows, Country Club Drive, Stonegate, Cabins at Gold Hill, Villas at Cortina, and Trails Edge.

These are just some of the communities of Mountain Village.

Several have their own HOA's, others are less structured, but all want to protect the fit of their community in regard to any new construction along with protecting common spaces from encroachment and existing trails from elimination or realignment.

We have not only seen how protective these associations are toward their own communities but also toward all communities of Mountain Village in general.

We homeowners are adversely affected by reduction in open spaces, changes in our trails and improper fit of proposed construction in our communities.

For these reasons, the changes in the 2021 Comp Plan Amendment are wrong.

With regard to hot beds: our existing hotels are at 100% occupancy approximately 25 days a year. Those are exactly the days when the village is most crowded; the gondolas are packed, the restaurants are full and lift lines can be unbearable.

Please explain when additional hot beds will be filled? Certainly not during our shoulder seasons, but most assuredly during those same 25 days a year. And the rest of the year they will add to our existing vacancies.

In spite of no new Village Core hot beds in 20 years, I'm sure you have noticed the overcrowded holidays in recent years, created by VRBO and AirBNB along with local "boutique" firms specializing in short term rentals.

How are more hot beds going to benefit the greater good of our community; certainly not by

exacerbating existing overcrowding during peak activity.

For these reasons we object to the changes in the 2021 Comprehensive Plan Amendment.

I wonder why we all bought a home here. Was it for crowds, glitz, traffic, honking of horns, pushing, shoving, lack of civility, loud voices, blinking lights, or long lines?

Or maybe, just maybe, we bought homes here for the beauty of wildlife in a natural setting, a timeless sunrise or sunset amidst majestic mountains, a freshly caught trout being carefully placed back in his stream, a sunny winter day lunch at Alpino Vino, outdoor concerts, legitimate theatre, a herd of elk on the valley floor with the little ones taking a snooze, an early morning hike to Hope Lake with a furry friend, home town parades with all the locals waving hello to friends, apres ski get togethers at The Beach, scholarships being read off at graduation to give many a chance of advanced study, Turkey Bingo at the Elks, St. Patrick's day traditional dinner, or maybe just our incredible box canyon and Bridal Veil Falls, and just the peace and tranquility of it all.

As Robert Redford said during a Q and A at Film Festival, "this is what Sundance was supposed to be like."

Please don't let it all unravel because we will have lost something very very special.

The proposed changes in the 2021 Comprehensive Plan Amendment are wrong for all the reasons given.

Thank you for considering our feelings.

Sincerely,

Hank and Carol Hintermeister

From: Rod Holm <vjskabergllc.k@gmail.com>
Date: November 14, 2021 at 8 02:55 AM MST
To: Kathrine Warren <KWarren@mtnvillage.org>
Subject: Re: Review the draft amended Comprehensive Plan

I never read a report that had more **consultant psychobabble** with NO real factual information.

To that end, THIS DRAFT, should manifest the core beliefs in our focus. What we resist will persist! These Gurus mimic what we have been saying, and we thereby ignore the Quantum Physics (t.a.r.d.i.s. effect) of the situation requiring change. We first must judge the situation ourselves, ignoring the negative feedback loop of the Illuminati globalists of urban decay and expansion. We must be the change we want to create. Otherwise, we get caught in our own paradoxical trap of what we put out is what we get back and that by being in such a "certain state of being" will determine the circumstances around where we are. The first stage of that, the first manifestation of that, will unquestionably be, especially in the world of space and time, a reinforcement of our state of being and the geographic community that we must shepherd.

By responding to our circumstances of our community circumstances that look the same, differently than we did before, is how we allow ourselves to truly reflect that things have changed and to which we must respond differently. Although our first reflection will echo how it used to look and does not reflect the "true new state" sought, what we must put out -- NOW -- is a new response to the old circumstances that solidifies the valuation of our preferred state of affairs, truly allowing circumstances to change themselves but in a way that will dictate the queue of the new vibrations we, the citizenry, must put out.

I feel the same way now, as I have in the past, and certainly will, in the future about all of this and hope I have made myself perfectly clear regarding this munificent project. Personally, having read through the Amended Comprehensive Plan (ACP), I don't believe anything could have been stated more clearly but for a translation of my comments by the ToFMV consultants authoring the ACP for your collective benefit.

Knowing someone might struggle as mightily with my comments above as with the ACP. let me summarize briefly. If it's broke, fix it with actions not manifestos.

FURTHER BUBBA SAYETH NOT

Memo

Date: November 18, 2021

To: Town Counsel, TOMV

From: Chad Horning, Telski

RE: Comments to Draft Amendment to Comprehensive Plan dated October 28, 2021

Town Counsel, below please find Telski's comments to the draft amendment to the Comp Plan.

The Ski Resort is a core part of the Mountain Village experience. Telski announced plans for the expenditure of \$102 Million to upgrade lifts and snowmaking and to cope with global warming. This was embraced by the Community with overwhelmingly positive feedback. Without a reasonable hot bed "target", these plans will likely be modified and reduced because without a reasonable target hot bed target, it will be less likely enough hot beds will be built to create a sustainable community.

Telski will be accepting of any determination from our Community provided that they are fully informed and the fundamental connection between the number of hot beds needed and Village/Ski Resort vitality and sustainability. This is important to all aspects of our community including our workforce who deserve better employment, with longer seasons, and affordable housing. A community where people cannot afford to live, because there isn't enough work, housing or enough pay, is not a sustainable Community.

1. **Eliminating a "target"** for hot beds in the Comp Plan is a major change to the Comp Plan. Also, dropping the target by about 40% and then labeling it "potential hot beds" instead of maintaining a "target" for hot beds is another major change, and one that is detrimental to MV in our view. The communications to the Community regarding the changes to the Comp Plan have been labeled with language which state *"no major changes are anticipated"*.

Hot beds are a primary focus of the current Comp Plan and for good reason. They are vital to our economy at many levels. This is a fact that is not disputed and is acknowledged in the Draft Amendment and by the TOMV consultants. At issue is removing a "target" for hot beds and the number of hot beds planned for the community.

Removing a "target" for hot beds was done without sharing any economic data or back up with the community as to why a "target" is no longer needed. Also, nowhere in the Draft Amendment is there any discussion of the potential ramifications to the community, businesses or the skier experience if the "target" is removed or reduced. How can the community be expected to give their input on this matter without having a complete picture of the ramifications of this significant proposed change?

Any major reduction in hot beds or the removal of a "targeted" number will result in Telski amending its plans for the ski mountain and reducing its investment and potentially changing the way the mountain operates. This change to hot beds could have other far reaching impacts to the Community as well, from impacting values to sustaining and attracting restaurants,

retailers and other businesses. The extent of the impact on everything depends on the actual number of hot beds actually built.

To Telski's knowledge, the TOMV has not informed the community that there is the potential of a negative impact to reducing the number of hot beds or eliminating a "target" number, or discussed what these impacts could be and/or include this information in seeking Community feedback.

2. **"Target" Number.** The Comp Plan (*as it exists today*) calls for a "target" of 1,547 additional hot beds. These hot beds were allocated in a table in the Comp Plan and tied to both currently zoned parcels and areas of active open space that require a full rezone and public review process. This original "target" number was not determined based on available sites, but instead based on what the community "needed" as determined by a detailed economic model that was worked on over a period of three years.

The Draft Amendment reverses this current method without explanation. It takes the previously identified sites and determines what is practical to be built there and then uses that number as a "potential" future hot bed count. Also, the proposed table excludes two areas identified by Telski as potential hot bed development areas, the Gorrone mid mountain sites and Peek-a- Boo site, where the potential exists to build additional hot beds. These new sites are referenced in the Draft Amendment, but excluded from the table. Telski would like to see these sites included in the table which means, these new sites, like the other sites that are active open space identified in the table (such as Lot G, Lot K and others), must go through a rezone and full entitlement process, with public comment, and the TOMV to be approved. With these new sites included in the table, there will be adequate land identified for future hot bed sites to reach a reasonable and appropriate new "target" number of hot beds.

The Draft Amendment seeks to determine the need for additional hot beds without going through and updating the detailed financial model that was done with the original Comp Plan. Instead, it relies on the following metric: the **average permanent population** of Aspen/Snowmass, Sun Valley/Wood River Valley and Crested Butte and compares the average permanent population of these areas to the average number of hot beds in these areas. Telski strongly objects to using this metric as it does not accurately reflect the conditions existing here in our Community and this metric is not one that is commonly, if ever, used to determine hot bed needs for a Community. We are a uniquely isolated community with very minimal drive traffic compared to those three communities. Another metric used by the TOMV's consultants was the **average skier visits** of these same three communities and comparing that average number to the average number of hot beds in those communities. Below is a table showing these numbers. This metric results in a need for an additional 1,275 hot beds. This metric (*comparing "skier visits" to hot beds*) is more relevant when determining the need for hot beds in our Community. While this is a drop from the 1,575-original target, Telski believes that a 1,275 "target" number is both practical and appropriately balances the economic needs/impacts and the community desires for a reduction in the original target number.

Below are the number of hot beds in the three communities compared by the TOMV consultants as well as the number in our Community (**these are currently built hot beds**):

Crested Butte	1,770 hot beds
Aspen/Snowmass	3,719 hot beds
Sun Valley/Wood River Valley	8,300 hot beds
Mountain Village/Telluride	1,129 hot beds

Just looking at Crested Butte, which has substantially less skiers than we do, you can see how low our hot bed count is in comparison. Crested Butte is also planning on adding many more hot beds to this existing inventory.

3. **Economic Model.** The Draft Amendment, on page C, provides economic results based on building a prescribed number of hot beds. Telski would like the opportunity to review, along with our industry consultants, how these results were calculated and comment on the findings. These results presented in the Draft Amendment appear aggressive and potentially unrealistic and without the opportunity to review the model, Telski does not have the ability to comment except as we have here.

In the event that the TOMV determines that the metric used in the Draft Amendment is more appropriate than the metric proposed by Telski, Telski requests that the TOMV go back to a full and complete review of the complete economic model that was done with the original Comp Plan. This would include an open process for the community to review and comment on the economic model, presenting information regarding the impacts of substantially decreasing hot beds and hold additional community sessions to provide a full and complete picture to the community.

4. **Chair 10 – Gondola.** Telski is intending to propose that chair 10 be replaced with a gondola along with a mid-station at Town Hall. Telski would like the Draft Amendment to mention the possibility of this happening with such change being subject to due process with the town and the Community.
5. **Table of Public Benefits.** Telski approves many of the changes to this table; however, Telski has issues with some of the changes and items remaining. In addition, the public benefit requirements from Telski are significant, more than would be asked of any typical developer or land owner, and are not even limited to what is included in the table (meaning the requirements of Telski can be increased without limit) and the timing trigger of Telski’s obligations, in some cases, is not reasonable or appropriate. In addition, there is no mention of the MOU between the TOMV and Telski whereby Telski has provided numerous public benefits which can be considered by the TOMV when determining future public benefit requirements of Telski. Telski believes it would be appropriate to include this.

Telski asks that discussions take place with TOMV staff to put in a reasonable mechanism to provide assurances to Telski or change the trigger for the rezoning so that some of public benefits are spread out over time instead of implemented with the first rezone.

There are also some areas that Telski believes require additional work or language before they can be agreed to. Following are our comments:

- a. **Item #2 – Parcel J.** This is an active open space parcel that is owned by TSG (this is where the Tennis Courts are located). TSG is working on plans to reconfigure the tennis courts on this parcel along with the development of a Clubhouse for the TSG Ski and Golf Club and a boutique hotel and build a tennis pavilion for the Community. Both of these options are provided for under the existing Comp Plan. However, the Draft Amendment proposes removing hot beds as an option on Parcel J, which we are not in agreement with. Telski does not see any reason to convey this parcel to the TOMV as there is no planned change in the use by the TOMV. If it were conveyed, TSG would want to do so after the parcel has gone through a PUD for the anticipated uses (boutique hotel and Clubhouse). In addition, there are contractual issues with Telski deeding this area without specific usage rights for Peaks owners and future uses around the Peaks. Telski asks that this be removed from the table and addressed at a later time should it be deemed necessary. Telski will agree to preserve and properly manage and maintain these facilities and enter into an agreement with the TOMV to that affect to ensure a high-quality operation.
- b. **Item #4 – Trail Easements.** TSG would like to clarify that this item only applies to trails maintained by the TOMV and not by Telski and specifically excludes the bike park trails. In addition, Telski has not been able to confirm all the trail locations with the TOMV staff and requests additional time, through November 30, 2021 to finalize comment on this item.
- c. **Item #8 – TSG Passive Open Space.** TSG is generally in agreement with this being given to the Town, however dealing with current uses and potential future uses, allowable in Passive Open Space must be provided for. Currently Telski has irrigation piping, ditches, wetlands and other operations on passive open space and the continuation of this and potential future uses within the allowable uses of passive open space need to be preserved. Telski proposes that it meet with TOMV staff and determine which pieces of open space are appropriate to convey or not to the TOMV and with what reservation of rights and how that will be documented and the outcome of that to be considered by Town Counsel.
- d. **Item #10 – Parking.** TSG conveyed the land upon which the parking in Meadows and Town Hall (parking structure) is located on to the TOMV for free. In exchange, Telski reserved certain rights to park for its employees and visitors. The TOMV is asking Telski to give up these rights in exchange for the TOMV agreeing to rezone active open space for hot beds. Telski is generally in agreement with this provided that a) the hot bed “target” is reestablished and at not less than 1,275 or the TOMV agrees to the process of the full reevaluation of the economic model and community meetings, b) adequate active open space is rezoned for hot beds to meet the new “target” number and c) the TOMV builds the planned addition to the parking structure at Town Hall, and d) reasonable provisions and parameters are agreed to (between TOMV and Telski) for how the town can charge visitors as to not discourage visitor parking and a provision for reasonably priced parking passes for Telski employee parking.
- e. **Item #17 – Chamonix.** Delete. This item should not still be in this table or part of any development.

- f. **Item #18 – Parcel A-4.** Delete, TSG does not own the majority of this Parcel. It is owned by the Peaks Owners Association and is part of Lot 128.
 - g. **Item #21 – Paved trail.** Need to see precise location for additional comments however generally Telski is in support of this.
 - h. **Item #22** – need to add that any Community Housing built by Telski will count towards any future Community Housing requirements in future developments of Telski.
 - i. **Item #27 – Park.** It seems that this is duplicative and creates confusion and should be deleted.
 - j. Telski would like to understand that land rezoned for predominately Community Housing would not trigger anything in this able and if so, proved language to support this.
6. **Reservation of Further Comment.** In the event that the TOMV determines that no hot bed target is needed or if the target number is less than 1,275 hot beds and unless the TOMV then initiates are process to fully reevaluate the economic model in a fully transparent community inclusive manner, including community education of the ramifications of such decisions, Telski will have substantive additional comments to the Draft Amendment and would request a minimum of 10-days to make such comments from the date of the TOMV's feedback or determination.

Thank you.

REVISIONS ON THIS PAGE

Intent: Remove specific text in this section establishing the Comprehensive Plan as an overly detailed and prescriptive document.

- 1 Edit: Remove this sentence. Add instead: "All the chapters and elements within this plan tie together to contribute to a comprehensive vision for success for the future of Mountain Village."

Intent: Update to reflect Comprehensive Plan Amendment.

- 2 Edit: Add text: "Over the course of 2021, an amendment to the Comprehensive Plan was completed. The purpose of the Amendment was to retain the original vision but update the Plan to reflect current economic conditions, make the document more user-friendly and concise, and remove overly-prescriptive language that is more appropriate in the Community Development Code, facilitating more flexibility for implementation of the vision by the Town."

- 3 Edit: Revise to say "Highlights include: (i) committing to expand the supply of community housing through a variety of programs, investments, and developments;"

- 4 Edit: Revise to say "(ii) designating 377 additional hot bed units for future development in the Mountain Village Center, Town Hall Center, and Meadows Subareas while expanding the base of local retail;"

TARGETING 1,275

EXECUTIVE SUMMARY

The Mountain Village Comprehensive Plan (Comprehensive Plan) is the first long-term strategic plan developed for the community since the town's incorporation. The last such plan was created 30 years ago by the developers of Mountain Village and it presented a bold vision for planning and creating a world-class alpine resort. Of course, being the developer's plan, its primary intent was to create a community that generated financial returns for the

Task Force put in. The final version of the Comprehensive Plan was further shaped and tuned by Town Council through six months of public meetings. Most importantly, the citizens of Mountain Village shaped the Comprehensive Plan by attending public meetings and sharing constructive, helpful, thoughtful perspectives on the various issues.

The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. ~~It goes well beyond the typical high-level municipal plan and attempts to actually direct future development and quantify potential outcomes.~~

developer. As such, it did not adequately address the town's long-term economic viability. The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. ~~It goes well beyond the typical high-level municipal plan and attempts to actually direct future development and quantify potential outcomes.~~ It seeks to create a more sustainable, more vibrant, more connected and more beautiful community.

The Comprehensive Plan is the product of a three-year effort involving an extraordinary number of citizens. The Comprehensive Plan Task Force – composed of a broad cross section of citizens, property owners and business owners – did the lion's share of the work, and the Comprehensive Plan could not have been produced without the incredible amount of time and effort the

Early in the planning process, the Task Force developed the Mountain Village Vision, captured in a series of overarching and topic-specific Vision Statements. This vision remains the structural underpinning of the Comprehensive Plan. A key component of the Mountain Village Vision is to create a more economically successful and culturally vibrant Mountain Village Center.

As lovely as the Village Center is, the existing shops and restaurants are operating at grossly substandard levels of sales and profit. The Comprehensive Plan recognizes the simple truth that economic prosperity requires more people visiting Mountain Village more often, staying longer, and coming back – and spending money when they are here. ~~Much of the Comprehensive Plan focuses on this reality and lays out a set of policies that create a roadmap for getting to this desired level of prosperity and vibrancy.~~ Highlights include: (i) maintaining retail and restaurant space in Mountain Village Center at roughly the same levels as today while allowing for the potential development of 1,500- to 2,000-total visitor accommodation units (aka hotel or hotbed) in the Mountain Village Center and Town Hall Center Subareas; (ii) improving the shopping, dining and lodging experience of residents and visitors; (iii) improving the



Table 2. Comparable Communities Study ①

COMMUNITY	LIBRARY	RECREATION CENTER	GOLF	CHAPEL	OTHER
Mountain Villages, CO	No	No	One private course	No	Trail system, Nordic trails, bike trails, hiking trails, Adventure Rock (climbing), ice rink, fishing pond, over 1,100 acres of open space, conference facility.
Telluride, CO	Yes	No	No	Several	Historical museum, theater, town park/festival grounds with campground, ball fields, trails, indoor ice rink, Nordic trails, 36 acres of developed parkland
Breckenridge, CO	Yes	Yes (extensive facilities)	Summit County: three resorts, one public, one semi-private	Several	Nordic centers, dog park, kayak park, arts district, 41 acres of developed parkland
Vail, CO	Yes	Yes (extensive facilities)	Eagle County: six resorts, four public, for private, one semi-private	Several	Skate park, whitewater park, gymnastics center, Betty Ford Alpine Gardens, 40-plus parks
Snowmass Village, CO	No	Yes (climbing wall, aquatics, fitness, LEED)	Pitkin County: one private, two public, one semi-private	Yes	Nordic center, trail network, transit center, community center, three community parks
Aspen, CO	Yes	Yes (two with extensive facilities)	Pitkin County: one private, two public, one semi-private	Several	Batting cages, Olympic-sized pools, regulation-sized ice rinks, trails, Nordic center, stackline, climbing, over 40 acres of developed parkland
Whistler, BC	Yes	Yes (extensive facilities)	At least four private courses	Several	Nordic center, bike trails, cultural center, over 1,300 acres of open space
Park City, UT	Yes	Yes (racquet club, extensive facilities)	Park City: four private, two public, one semi-private; Herber Valley: one private, five public	Several	Skate park, dirt jump park, multiple neighborhood parks

Please note: this matrix is not all inclusive; there may be facilities that are not included. The purpose is to provide a snapshot of the communities' overall level of services for civic amenities, and summarize how Mountain Village stacks up against other comparable communities in terms of amenities, visitation and other statistics.

REVISIONS ON THIS PAGE

Intent: Clarify data from original Comprehensive Plan when not being updated as part of this amendment.

① Edit: Add "(2011)" after the title of "Table 2. Comparable Communities Study".

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

② Edit: Update with new wayfinding photo

Consider adding table comparing CB/Aspen/SV Hotbeds to Telluride/MV and contrast that to skier visits.

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

① Edit: This introductory section replaces page 29.

① The economy of Mountain Village is ever-evolving. Just in the last half century, tourism, recreation, and real estate have replaced agriculture and mining in the Telluride Region, leading to remarkable changes in demographics, social factors, land use, and economics. The establishment of the Town of Mountain Village accelerated that transition and solidified the area as a world-renowned resort destination. Over the past decade, the economy of Mountain Village and the greater Telluride region has generally thrived, reaping the benefits of growing visitation and interest in the region as a destination.

With the disruptions from the COVID-19 pandemic in 2020, the tourism-driven economy faced serious challenges. While visitation recovered quickly, employment lagged, with businesses facing strong headwinds in the effort to attract labor. Despite modest success over the past

decade, brick-and-mortar retail has also faced recent challenges related to economic viability. Mountain Village has strengthened its economic position and done well in the past decade. Looking to the next decade, there are actions it should consider to further solidify its economic potentials, which are described in greater detail below.

This Comprehensive Plan amendment recognizes that mountain resort communities, like Mountain Village, are diversifying their economic drivers. As a comprehensive plan that is casting a vision for the future, it is important to emphasize that the community has a strong brand as a destination location across all seasons, not just winter. Several resort communities that have formerly been recognized as "ski destinations" are broadening their economy, and Mountain Village will be well-served to move in that direction as well.

Throughout the Comprehensive Plan Amendment Process, town residents, business owners, and property owners have expressed the importance of sustaining a vibrant, year-round community in Mountain Village. The economic drivers in Mountain Village, including tourism, retail, and outdoor recreation, are regarded as ways to achieve greater community vibrancy. In establishing a common understanding of this, the following questions have been front and center: How can the comprehensive plan promote vibrancy with a focus on locals? How can the Comprehensive Plan balance the need for fiscal and economic health with preservation of community character? How can the Comprehensive Plan help ensure that the Mountain Village community is both a good place to live and a good place to work, and/or run a business?

}?

Concern is taking emphasis off winter without any visible alternative. Seems appropriate as long as:
a) does not hurt winter/ski focus, as that is a huge part of the economy & culture; and
b) There are viable alternatives and models to look to in towns similar to MV, we are not aware of any, so we question this comment and direction.



Table 3.

Economic Model Estimates for Subarea Plan Buildout and Adjusted Subareas Plans

COMPREHENSIVE PLAN ECONOMIC GOALS					
	Mountain Village Current Conditions	Scenario 1: Subarea Plan Buildout*	Additional Economic Benefits to Current Conditions Under Scenario 1	Scenario 2: Adjusted Subarea Plans**	Additional Economic Benefits to Current Conditions Under Scenario 2
Total dwelling units	3,132 units	4,907 units	1,775 units	4,182 units	1,050 units
Total hotted units	836 units	2,164 units	2,164 units	1,715 units	879 units
Food, beverage, retail square feet in Mountain Village Center — Part of Economic Vibrancy	75,339 square feet	130,229 square feet	54,890 square feet	112,532 square feet	37,193 square feet
Food, beverage, retail average annual sales per square foot — viable businesses in Mountain Village Center	\$348 per square foot	\$647 per square foot	\$299 per square foot	\$621 per square foot	\$273 per square foot
Annual sales tax proceeds available to Town of Mountain Village — mitigate dependence on property taxes to pay for services	\$2.7 million	\$7.8 million	\$5.1 million	\$6.4 million	\$3.7 million
Annual lodging and restaurant tax proceeds available for airline guarantees and marketing — more flights and more occupancy	\$1.2 million	\$4.1 million	\$2.9 million	\$3.2 million	\$2 million
Average annual skier days — impact of increase to be mitigated by TSG	497,000 skier days	692,000 skier days	195,000 skier days	622,000 skier days	125,000 skier days

*The total number of units parcel tested and currently built and zoned in Mountain Village. Refer to Economic Model at Work, page 30, for more details on the Subarea Plan Buildout.
 **The total number of units in Mountain Village based on applying a likelihood of development rating to each parcel tested and a corresponding percentage. Refer to the Economic Model at Work, page 30, for more details on the Adjusted Subarea Plans.

REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photos

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to and update to reflect current conditions in 2021.

② Edit: This table is replaced by the table and corresponding narrative shown on page 6.

Replace with
 picture of
 Denver Air
 Connection plane

REVISIONS FOR PAGE 31

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to and update to reflect current conditions in 2021.

1 Edit: Add new text about the updated economic model (as seen to left).

2 Edit: This table replaces the table on page 31.

1 **2021 ECONOMIC MODEL**
 As part of the 2021 amendment process, the economic model was updated to reflect the recalibrated future hot bed count of 870 additional units. The goal of this update was to accurately determine the economic impact of new hot bed development, and how this contributes to overall economic vitality. These results of this model are shown in the following table. The addition of 870 hot bed units is estimated to result in \$10.2 million in additional Food and Beverage sales annually and \$1 million in additional General Retail sales annually. With the current stock of retail space, that would push sales per square foot from \$524 to \$799 for Food and Beverage and from \$391 to \$622 for General Retail. The influx of additional dollars could also support retail expansion, with the exact amount depending on the necessary sales per square foot threshold. The model estimates that the additional hot bed units could expand Food and Beverage space by 18,899 square feet, at a sales per square foot of \$650, and that it could expand other retail space by 18,899 square feet at a sales per square foot of \$450. This equates to a total of 27,414 additional square feet. In terms of tax revenue, the additional 870 hot bed units are estimated to generate \$3.3 million in additional sales tax proceeds and \$2.1 million in additional lodging tax proceeds.

2

Description	Mountain Village Current Conditions	Additional Units	Potential Buildout Scenario
Total hotbed units	829	974	1,803
Food, Beverage, retail square feet in Mountain Village	79,074	27,414	106,488
Food, Beverage average annual sales per square foot	\$524	\$176	\$700
Retail average annual sales per square foot	\$391	\$59	\$450
Annual Sales tax Proceeds available to Town of Mountain Village	\$4.7 million	\$3.3 million	\$8.0 million
Annual Lodging tax and restaurant proceeds	\$2.7 million	\$2.1 million	\$4.8 million
Average annual skier days	480,000	480,000	480,000

Source: Economic & Planning Systems

Re-title "Total"

Can we review it?

Where did data come from?

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

① Edit: This hot beds section replaces page 28 and will occur within the larger Economic Development section.

② Edit: Add revised hot beds table here rather than these designations living in the Subarea Plan development tables.

This table was created to accurately reflect where hot bed development is feasible. This is based on an evaluation by the Comprehensive Plan amendment project team and Town staff as to the feasibility and likelihood of hot bed development on a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, and the ability to achieve critical mass and thus generate economic viability. Details about intent behind changes to this table are provided on page "S" and "66" within the Subarea Plans.

Edit: Add existing hot beds table to better explain and benchmark existing conditions.

We do not understand using population as a "guide post." This is not industry practice; it is not relevant. Skiing visits is most relevant.

① HOT BEDS

The Comprehensive Plan recognizes hot beds as a key economic driver in Mountain Village, but in the context of a broader set of goals that include community quality of life and economic vitality. This plan establishes a goal for new hot beds in Mountain Village, based on their importance as an economic driver. The target reflects the possible expansion of hot beds – it does not prescribe the outcome. Even with the guidance on hot bed development provided by this plan, other factors will ultimately determine the extent of hot bed development, including entitlements, market feasibility, and the characteristics of individual projects. The hot bed goal set in this section does not serve as an end in itself.

A central issue in the Plan is to provide direction on the optimal number of hot beds, or visitor accommodations, in the community. A question asked during the Comprehensive Plan review was, "why would we plan for more accommodations (i.e. hotbeds) when we already have so many rooms to fill?" The answer lies in the historic trends and in the long-term picture. Trends show significant increases in the utilization of the existing inventory, as measured both in occupancy rates and room rates. Mountain Village's brand has strengthened as measured by both indices.

Looking to the future, the Comprehensive Plan suggests the need to diversify the types of hotbed properties found in Mountain Village and broaden the resort's appeal to a greater range of visitors. Mountain Village expects to see a luxury flagship hotel in the near future based on recent land sales and stated expectations regarding the imminent entitlement process. Providing a targeted capacity that aligns with peer communities and is balanced relative to the permanent population are the guideposts used to frame future hotbed targets.

Table: Existing Hot Beds

Name	Lot	Efficiency Lodge Units	Lodge Units
Bear Creek Lodge	159R	36	36
Int'l Lost Creek	43	24	8
Lumbee	28	11	8
Madeline	28 50 51R	96	23
Mountain Lodge	1008R	57	73
Peaks Resort and Spa	128	142	32
La Chamonix	60RAB	1	0
Blue Mesa Lodge	42B	14	9
Franz Klammer**	61C & 61C	0	83
Total		387	252

Total Existing Hot Beds 633

Source: Town of Mountain Village
Lodge units can also be resorts however, as these buildings (resort due mesa and La Chamonix) lodge units are typically in the rental pool and managed via on-site property management for short term rental when not occupied by the owners.
**Franz Klammer is a fractional ownership property.

meaning economic sustainability

The Comprehensive Plan recognizes that a key driver of economic vitality in Mountain Village is visitation, which provides the dollars that flow through the local economy. Visitor accommodations, or hot beds, are essential to driving visitation and establishing economic vitality. Hot beds have consistently come up as a point of interest for residents, businesses, and other stakeholders in Mountain Village. They occupy a central role in the local economy, having direct linkages to retail viability, the local tax base, and ski resort success. At the same time, hot beds have a significant influence on community vibrancy and character. In ways that can be both positive and negative. The goal of the Comprehensive Plan Amendment process, as it relates to hot beds, has been to recognize the importance of hot beds in sustaining a healthy local economy, while also considering the constraints and implications of new hot bed development.

② Table: Targeted Hot Beds

Parcel	Updated Targeted Hot Beds	Targeted Hot Beds From 2011 Plan
1) Parcel A-1 Lots 122, 123, 128	125	125
2) Parcel A-3 Peaks NW Addition	56	56
3) Parcel A-4 Tell Conference Center	68	68
4) Lot 109R	104	0
Parcel B Shirana	0	78
Parcel C-1 89 Lots	0	174
Parcel C-2 89 Lots Ridgeline Condos	0	0
Parcel C-3 89 Lots Transit Condos	0	0
5) Parcel D Pond Lots	71	71
Parcel E Le Chamonix	0	51
6) Parcel F 161-CR	125	242
Table: Potential Hot Beds	127	127
Parcel H Columbia Condos	0	28
Parcel I Village Creek	0	39
8) Parcel K Meadows Magic Carpet	115	115
Parcel L Heritage Garage Entry	0	14
Parcel M Lot 30	0	88
Parcel N Lot 27	0	64
9) Parcel O TRS Clubhouse	51	51
10) Parcel E - Big Billies	120	77
11) Parcel F - Town Hall Center	79	79
Total	974	1,547
Target Future Hot Beds	974	
Existing Hot Beds	829	
Total	1,803	

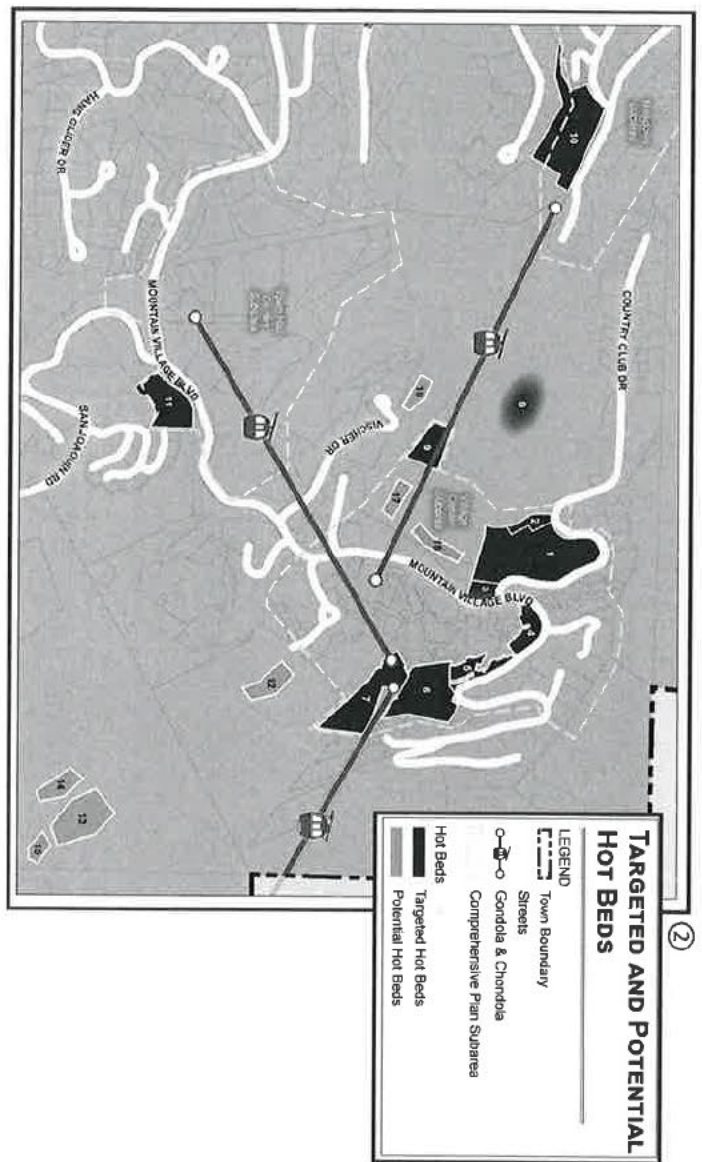
Source: Economic & Planning Systems

Parcel	Potential Hot Beds
12) Parcel 30	150
13) Parcel 48A	208
14) Parcel 48B	147
15) Parcel 48C	90
16) Parcel J	12
17) Parcel K1	9
18) Parcel K2	83
Potential Future Hot Beds	679

Source: Telarrie SRA & Golf

and the ramping up of not developing enough hot beds

why take out reference to prior goal of 1,575 add all hot beds



2

existing is available available (we) have to those specific sites

As the Town seeks to continue to support economic vibrancy, it will need to provide ways to expand the base of hot beds above the existing stock of 829. The former Comprehensive Plan identified a target future hot bed count of 1,547. Through a detailed analysis of sites, that number was determined to be untenable, and the former hot bed count was brought down to 870. While this is a significant reduction, it is important to note that the Plan still calls for 870 additional targeted hot bed units. The Targeted Hot Beds table on the previous page is not meant to be exclusive of other new opportunities for hot bed development, but rather to identify the most feasible locations based on current analysis. This table was determined through a detailed evaluation by the Comprehensive Plan Team (MIG, EPS, Mountain Village staff) as to the feasibility and likelihood of hot bed development on a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, access, and the ability to achieve critical mass and thus generate economic viability. A map of these sites is provided on this page.

This evaluation was coupled with a comparison to the peer communities of Aspen, Crested Butte, and Sun Valley which are all destination mountain resort communities, with little day-usage. When looking at ratios of permanent population to visitor population, the data suggest that Mountain Village could expand its hotel inventory by another 1,129 units and remain within the balance between guests and locals. This is a relatively simple metric, but provides a consideration as to the ceiling that maintains balance.

In arriving at the increase of 870 target future hot beds, the recommendation reflects the former plan target of 1,547, coupled with the evaluation of the sites and capacity, overlaid with the benchmark related to local/visitor balance. It is important to note that the Town will continue to require a rigorous review process for any development proposal. Moreover, various owners will have various levels of motivation to pursue development. Thus, not every site identified will come to fruition as a hotel development during the planning horizon of this plan. Mountain Village occupies a unique position

1,225, which is NOT based on available sites, but optimal hot beds for our Town based on available sites, but optimal hot beds for our Town based on shared visits to hot bed visit.

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

Hot beds are envisioned both inside and outside of the three Subareas. Adding this map outside of the Subarea Plans communicates that and provides information relevant to this section.

1 Edit: This hot beds section replaces page 28 and will occur within the larger Economic Development section.

2 Edit: Add map of hot beds to more easily visualize which parcels are listed in the "Updated Target Hot Beds" column of the table on previous page.

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

① Edit: This hot beds section replaces page 28 and will occur within the larger Economic Development section.

② Edit: Add callout box to clearly identify count of dispersed short-term rentals.

① ~~DISPERSED HOT BEDS~~

In addition to hot beds within hotel units, there is an inventory of dispersed hot beds that is important to recognize. When the Comprehensive Plan was created in 2011, the market for visitor accommodations in Mountain Village had not experienced the breadth of the impact and growth in dispersed short-term rentals (DSTRs), which are guest rentals that are listed and rented through platforms such as Airbnb and Vrbo. Since 2011, this type of guest rental has expanded and evolved into a major segment of the market for visitor accommodations in Mountain Village, with guest rentals emerging in places where they previously had not existed, such as in single family homes.

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units. ②

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units, comprising one-third of the overall bed base. This type of accommodation does not occupy the same market position as traditional hot beds (i.e., hotels), given that it is unregulated and subject to removal from the lodging market per the discretion of the owner, or through local regulation. In this way, DSTRs are a less reliable component of the overall bed base than traditional hotels. DSTRs are nonetheless important,

as they contribute to the overall critical mass needed to sustain economic vitality in Mountain Village and have become a preferred type of accommodation for certain segments of the market. The expansion of the DSTR market has also elevated the need for the Town to identify ways to proactively manage the impacts of inventory, focusing on ways to reduce potential negative impacts to residents as well as the effects on the housing stock.

None doesn't make sense - "hot" not "hot"

is not available like a hotbed as owners often stay in homes for work or for months/year, and due to location is on-site facilities (i.e. kitchen), dispersed beds do not provide the same economic benefits to the community.

REVISIONS ON THIS PAGE

① LAND USE PRINCIPLES, POLICIES & ACTIONS

Intent: Combine Plan sections to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

① Edit: Remove this header. Section will be combined with policies listed on previous two pages.

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Yellow boxes - keep text but revise and/or reorganize policies within this section. See revised Land Use Principles and Policies on page O.

Edit: Blue boxes - remove text and move to Appendix B: Implementation Strategies.

Edit: Red strikethroughs - remove from Plan. This text is only appropriate in the CDC.

Intent: Reorganize Land Use Principles and Policies to improve clarity, navigability and organization.

② Edit: Revise to focus on Economic and Social Vibrancy: "11. Mountain Village promotes a land use pattern that provides year-round economic and social vibrancy, especially in economic centers."

Intent: Update policies to reflect implementation progress since 2008.

Edit: Remove I.B.1

② 1. Mountain Village promotes a land use pattern, as envisioned by the Comprehensive Plan, that provides economic and social vibrancy,

~~maintains a minimum of 60% open space, and better protects and preserves open space areas as shown on the Land Use Plan. The following policies and actions should be considered by Town Council:~~

~~A. Implement the Comprehensive Plan's principles, policies and actions:~~

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

~~1. Create exemptions for applications for minor ^{in GOV. 10-1-2010} variance (LUU) amendment process.~~

~~C. Permit development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making:~~

~~D. Respect the integrity of single-family and duplex areas. Any proposed rezoning of single-family and duplex lots should be considered exceptional and meet specific conditions, such as separation and buffering from other single-family and duplex lots.~~

~~1. Allow for single-family and duplex units to be platted as detached condominiums pursuant to the LUU.~~

~~E. Provide hotbed development consistent with the Subarea Plans to ensure the overall success of Mountain Village as envisioned by the Comprehensive Plan.~~

~~F. Create incentives for a developer of~~

an already subdivided and zoned lot to provide the targeted number of hotbeds, dorm units, and commercial area as outlined in the Development Tables for each Subarea Plan.

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

1. A proposal shall not increase the town's density beyond the 8,027 person equivalent density cap in accordance with the terms of the County Settlement Agreement.

2. A proposal generally meets the targeted parcel density as identified in the Development Tables for each Subarea Plan.

3. A proposal shall meet the adopted criteria for decision-making for the required development review processes.

4. A proposal to rezone, subdivide or transfer density shall provide public benefits listed in the Public Benefits Table.

5. A proposal that involves rezoning open space, as envisioned by the Comprehensive Plan, shall provide an equal or greater amount of replacement of open space within the original County PUD boundary in accordance with the terms of the County Settlement Agreement and LUU and Design Guidelines.

6. The proposal will meet the following or equivalent standards:

a. Minimize and mitigate a project's visual impacts, to the extent practical, while also providing the targeted density identified in each Subarea Plan Development Table. It is understood that some visual impacts will occur with development.

b. Ensure appropriate scale and mass that fits the site(s) under review.

c. Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical, consistent with the Comprehensive Plan while also providing the target density identified in each Subarea Plan Development Table.

d. Address all site-specific issues to the satisfaction of the town such as, but not limited to, the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.

e. Ensure that any ski run width reductions or grade changes are within industry standards, and that the skier experience is not adversely affected. (Please see Preserving the Skier Experience, page 44.)

Such criteria can be listed as specific PUD requirements or expanded as specific PUD design criteria for Design Review Board and Town Council approval, with the goal of ensuring that detailed design plans for each phase of a PUD or development agreement will be fully evaluated by a discretionary criteria prior to final plan approval by the town.

H. Monitor and maintain the town density bank based on the following policies:

1. Require density transferring out of the density bank to a site to be allocated to the hotbed requirements set forth in the policies and actions under Land Use Principle IV.

2. The town has established a density transfer system at

and I can determine County specifically re: lot 420

① MOUNTAIN VILLAGE CENTER SUBAREA PLAN

Principles, Policies and Actions

1. Mountain Village Center is developed and redeveloped in accordance with the Mountain Village Center Subarea Plan to reinforce its role as the center of tourist accommodations, activity and catering in addition to locally-serving commercial, cultural, recreational and civic spaces in order to maintain year-round vibrancy.
 - A. Provide enhanced pedestrian connectivity between Sunset Plaza and Heritage Plaza by creating a new pedestrian connection that is parallel to the western facade of the Inn at Lost Creek with a new skier bridge over this pedestrian area.
 1. Create a new commercial facade on or near the west elevation of the Inn at Lost Creek and consider small, freestanding commercial buildings that provide pedestrian interest in Sunset Plaza from Heritage Plaza. Integrate public art, or other high quality design elements, into the bridge to create pedestrian interest.
 - B. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, such development proposals will strive to reach the target density outlined in the Mountain Village Center Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density in the Development Table, during a future development review based on the criteria listed in the Land Use Principles, Policies and Actions 1.G (page 30) and/or the applicable criteria in the Land Use Ordinance (LUO) or Design Regulations.
 2. Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator, required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel in its sole discretion.
 1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan does not need to meet the requirements of the Development Table or the parcel-specific policies that follow.
 - C. Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting.
 - D. Amend the town's sign regulations to enhance sign program options and provide more creative sign design, character, activity and vitality.
 - E. Evaluate the recommendations of the Telluride Mountain Village Phase 1b Village Revitalization Strategy in cooperation with the TMVOA, commercial space owners, and business owners. Implement recommendations as directed by Town Council.
 - F. Develop an improved wayfinding program specifically to direct visitors to key activity centers such as Mountain Village Center.
 - G. Significantly expand recreational and cultural opportunities in Mountain Village Center.
 - H. Provide a musical arts park in an appropriate location in Mountain Village Center or another area approved by Town Council to entertain children, families and visitors, promote the arts, and create more activity.
 - I. Provide a town park with a gazebo, picnic tables and play equipment in an appropriate location in Mountain Village Center. Such park may be combined with a small concert venue, such as the Sunset Concert Series.
 - J. Provide a chapel in Mountain Village Center or in Town Hall Center to promote spiritual activities, create a better sense of community, and provide an alternative wedding venue for enhanced economic development opportunities.
 - K. Evaluate the inclusion of small, iconic, architecturally interesting commercial buildings in Heritage Plaza to provide a human scale and interconnect this wide open space.
 - L. Encourage deed restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options.

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

- ① Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

- ② Edit: Change to "Community Development Code (CDC)".

we would like to discuss deleting these items.

- a. Parcel A-1 Lots 122, 123 & 128
 - i. Provide updated wetland delineation as part of any subdivision.
 - ii. Allow for a connected, enclosed bridge to The Peaks Resort & Spa from the new building.
- b. Parcel A-2 The Peaks
 - i. Encourage and provide incentives for The Peaks Resort & Spa hotbed expansion and the Telluride Conference Center expansion on Parcels A-1, A-3 and A-4.
 - ii. Any redevelopment or addition to The Peaks Resort & Spa will only need to ensure that the additions themselves are compliant with the exterior material requirements of the town, or the town will need to grant a design variation due to the large amount of stucco and lack of stone.
- c. Parcel A-3 Peaks Northwest Addition
 - i. Ensure that the view from the existing grass deck area to the San Sophia Ridge is not interrupted.
- d. Parcel A-4 Telluride Conference Center Expansion
 - i. Allow for wetland fill of the small wetland area and small creek segment where such daylight out on Parcel A-4 Telluride Conference Center Expansion provided: (1) Gorrone Creek is rerouted in between Parcel A-4 Peaks Conference Center Expansion and Parcel I Village Creek; (2) the creek is put into a new open creek channel as close as possible to Mountain Village Boulevard; (3) a small riparian corridor is created along the new creek with appropriate and significant riparian plantings; and (4) the creek is lined only between Parcel A-4 Telluride Conference Center Expansion and Parcel I Village Creek to prevent groundwater intrusion. Required wetland mitigation should occur along the newly created creek segment or in the area along the creek above Meadows.
 - ii. Reconstruct new pedestrian bridge over Gorrone Creek on The Peaks ski back trail that has a higher quality design consistent with the Design Regulations.
 - iii. Provide for conference center expansion with the design of building on Parcel A-4 Telluride Conference Center Expansion as a cooperative planning effort with The Peaks Resort & Spa developer, TSG and the town (due to the use of its right-of-way which is necessary for the connection to the existing Telluride Conference Center) concurrent with the development review of Parcel A-4 Telluride Conference Center.
 - a) Only require the Telluride Conference Center Expansion to be designed into a building if such facility has or may have public, private or public-private financing.
 - b) Ensure the Telluride Conference Center Expansion is designed to include the necessary floor area for the Telluride Conference Center expansion, with the amount of needed floor area determined through a study.
 - c) If The Peaks Resort & Spa developer and TSG cannot agree to the terms of coordinated development for the building on Parcel A-4 Telluride Conference Center Expansion, the Telluride Conference Center and associated hotbed site may be located on only Lot 128, and the town may consider vacation and relocation of the County Club Drive right-of-way and a portion of the Mountain Village Boulevard right-of-way to provide the land area needed for the Telluride Conference Center

- Expansion and the associated hotbeds.
- d) If the Telluride Conference Center moves forward to actual development, enter into a private/public partnership agreement with all involved parties that establishes the financing, ownership and operating details for the Telluride Conference Center prior to issuing any building permits.
 - ① If the Telluride Conference Center moves forward to actual development, require Americans with Disabilities Act compliant enclosed and above grade connection between Parcel A-4 Telluride Conference Center Expansion and Parcel J Recreation Center/ Multipurpose Facility to ensure the conference center is connected to such facility.

2. PARCEL B SHIRANA

- ~~a. Consider redevelopment of the Shirana Condominiums and the town's trash facility and surrounding parking lot to provide hotbeds as envisioned by the Comprehensive Plan.~~
- b. Encourage the owner or developer of the Mountain Village Hotel PUD and Shirana owners to consider an inclusion into the Mountain Village PUD in order to provide the efficient and holistic development of the entire area.
- c. Determine if the current parking garage entry for Palmyra and Westermere can be legally used to access parking for the Mountain Village Hotel PUD and consider positive and negative impacts of such access.
- d. Ensure the trash facility is relocated to an efficient and compatible location.

3. PARCEL C 89 LOTS

- ~~a. Parcel G-1 89 Lots Hotbeds~~
 - ~~i. Provide a hotbed building from Lot 89-1B through Lots 89-1D, 89-1E, 89-2A and 89-3D.~~

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Expand community facility/conference center use.

- ① Edit: Add bullet that says "Concurrent with any rezoning application for Parcel K Meadows Magic Carpet in the Mountain Village Center Subarea or a development application on Lot 128, TSG conveys land area in Parcel A-4 Telluride Conference Center Expansion to the TOMV to expand the Telluride Conference Center per the Mountain Village Center Subarea Plan. Hot bed expansion may be considered here so long as a portion of the expanded development on A-4 is used for community facility/conference center use."

de late - TSG does not own

Intent: Specific references to a new recreation limit the possibilities of other potential public facilities.

- ② Edit: Revise all instances of "Parcel J Recreation Center/Multipurpose Facility" or "recreation center/multipurpose facility" say "Parcel J Active Open Space Parcel"

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

REVISIONS FOR PAGE 52

Intent: The table on page 52 was created to accurately reflect where hot bed development is feasible. This is based on an evaluation by the Comprehensive Plan amendment project team and Town staff as to the feasibility and likelihood of hot bed development on a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, and the ability to achieve critical mass and thus generate economic viability.

Edit: See details to right.

- ① **Parcel B Shirana**
Edit: Removed from hot bed mix: It is a footprint lot and is unlikely to redevelop.
- ② **Parcel C-1 89 Lots Hobbeds**
Edit: Removed from hot bed mix: it is zoned for single family and is hard to access. redevelopment of this site is highly unlikely.
- ③ **Parcel E Le Chamontx**
Edit: Remove from hot bed mix: This is an existing building with multiple condo units. Owners would likely not all sell, so redevelopment is unlikely.
- ④ **Parcel G Gondola Station**
Edit: Revise to include ~~redeveloped~~ **1270** hot beds (remove 67 of the 127). The site is physically constrained and cannot accommodate a full 127 hot bed units.
- ⑤ **Parcel H Columbia Condos**
Edit: Remove from hot bed mix: This site is already developed as condos and is unlikely to change.
- ⑥ **Parcel I Village Creek**
Edit: Remove from hot bed mix: The site is too small for redevelopment and has existing condos.
- ⑦ **Parcel J Recreation Center/Multipurpose Facility**
Edit: Revise to say "Parcel J Active Open Space Parcel" per staff recommendation.
- ⑧ **Parcel L Heritage Parking Garage Entry**
Edit: Remove from hot bed mix: This site is much too small to feasibly redevelop into hot beds.
- ⑨ **Parcel M Lot 30**
Edit: Remove from hot bed mix: There is already a redevelopment plan on this site that does not include hot beds and does not entitle the site for hot bed development.
- ⑩ **Parcel N Lot 27**
Edit: Remove from hot bed mix: This site has a master plan that does not allow for new hot beds, it only allows condos. The HOA will not allow hot bed development.

*Not being redeveloped because of being a hot bed site
Envisioned in the Comp Plan*

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Improve clarity by moving site-specific policy to applicable site and clarifying language.

1 Edit: Revise to say: "Provide an enhanced riparian area along the west side of Parcel D Pond Lots and Parcel E Le ChamoniX, and the east side of Parcel D Pond Lots"

2 Edit: Move from 5.b. to become 4.i. Revise beginning to say "Concurrent with the development of Parcel D Pond Lots, provide needed access"

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

why is this required

- space within Parcel D Pond Lots and conveyance of such open space from the town to the developer of Parcel D Pond Lots if such property provides a coordinated development plan through a PUD or development agreement with Parcel E Le ChamoniX, Parcel F Lot 161-CR and Parcel G Gondola Station.
 - g. Determine if the current parking garage entry for Westermere can be legally and structurally used to access the parking for Parcel D Pond Lots, Parcel E Le ChamoniX, Parcel F Lot 161-CR and Parcel G Gondola Station; consider positive and negative impacts of such access.
 - e. Determine the best alignment for Gorrno Creek through Parcel D Pond Lots to the pond and design a significantly enhanced landscaped, riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrno Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.
 - f. Expand the pond, to the maximum extent possible, to create a recreational and landscaped amenity in Conference Center Plaza and provide a significantly improved amenity. Explore a boardwalk or plaza surface around the pond, the installation of a small dock, and other pond recreational activities. Line the pond to prevent groundwater intrusion. Design the pond to retain a high water quality and prevent foul water to the extent practical.
 - g. Create an open drainage swale with a more natural channel from the pond outlet to its current open channel, with a five foot wide pedestrian bridge and an landscape feature that lets the public interact with this creek area.
 - h. Explore the creation of a deck area next to the pond for restaurant and entertainment use.
 - i. Design the building on Parcel D Pond Lots to be integrated into the existing, unfinished wall on Westermere to the extent allowed by town codes and legal agreements.
5. PARCEL E LE CHAMONIX
- 2 a. Encourage the owner of Parcel E Le ChamoniX to participate in good faith with the owners of the Parcel D Pond Lots, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le ChamoniX, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a repack-combining Parcel D Pond Lots, Parcel E Le ChamoniX, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project (2) development of separate structures on each parcel in line with the development identified for each parcel as noted in the Development Table, when development pods could be phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space, and similar areas not dedicated to residential or commercial uses and activities (common space, decks and expenses for designing, constructing and operating common spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel E Le ChamoniX, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel E Le ChamoniX, Parcel F 161-CR and Parcel G Gondola Station.
 - 2 b. Provide needed access and infrastructure easements to Parcel E Le ChamoniX through Parcel D Pond Lots. Parking may be provided on Parcel D Pond Lots and/or Parcel F 161-CR through a coordinated development plan with Parcel D Pond Lots that is memorialized in a PUD or a development agreement and appropriate easements or other legal agreements. If a parking garage is not planned under Parcel E Le ChamoniX, provide required parking, and such parking is provided on Parcel E Le ChamoniX or Parcel F 161-CR, a bridge connection to Parcel E Le ChamoniX may be proposed as a part of the Parcel E Le ChamoniX development plan.
 - c. Determine the best alignment for Gorrno Creek through Parcel E Le ChamoniX to the pond and design a significantly enhanced landscaped, riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrno Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.
6. PARCEL F LOT 161-CR
- a. Encourage the owner of Parcel F Lot 161-CR to participate in good faith with the owners of the Parcel D Pond Lots, Parcel E Le ChamoniX and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A: Subarea Plans.

*Parcel 2 Le
Chamsonix
is already
developed &
Town should
consider
referring
to it however*

coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamoniix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamoniix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project;(2) development of separate structures on each parcel in line with the development identified for each parcel as noted in the Development Table, which development pods could be phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space, and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating Common Spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamoniix, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel E Le Chamoniix,

Parcel F 161-CR and Parcel G Gondola Station. Provide an access and infrastructure easement through Parcel F Lot 161-CR to Parcel G Gondola Station as part of any PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamoniix, Parcel F Lot 161-CR and Parcel G Gondola Station.

b. Determine the best alignment for Gorrone Creek through Parcel D Lot 161-CR to the pond and design a significantly enhanced landscaped riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.

c. Strive to keep the Gondola Plaza at the same level as it extends onto the new plaza onto Parcel F Lot 161-CR. Providing access from Parcel D Pond Lots to Parcel F Lot 161-CR by an underground garage may better enable this desired level plaza grade.

d. Continue to provide parking and access for the Ridge project as required by legal agreements.

e. Provided the town ownership of any public areas on the Gondola Plaza that extend out onto Parcel F 161-CR through a condominium subdivision.

f. Provide an easement for a town loading dock and trash facility to serve Mountain Village Center that also provides for multiple points of access to the plaza areas by a coordinated development plan with Parcel D Pond Lots, Parcel E Le Chamoniix and Parcel G Gondola Station.

g. Strive to provide a significant viewshed for Lot 97 across Parcel F-1 to the extent practical. Development should consider protecting Parcel F-1 from development.

h. Provide any parking and access and other facilities for the Ridge project as may be required by legal agreements.

7. PARCEL G GONDOLA STATION

a. Encourage the owner of Parcel G Gondola Station to participate in good faith with the owners of the Parcel D Pond Lots, Parcel E Le Chamoniix, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flag hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamoniix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamoniix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each parcel as noted in the Development Table, which development pods could be phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating common spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamoniix, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A, Subarea Plans.

Intent: Specific references to a new recreation limit the possibilities of other potential public facilities.

1 Edit: Revise all instances of "Parcel J Recreation Center/Multipurpose Facility" or "recreation center/multipurpose facility" say "Parcel J Active Open Space Parcel"

2 Edit: Remove strikethrough text.

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

1 Parcel J Recreation Center/ Multipurpose Facility. TRS shall be responsible for providing any required consents or modifications necessary to accommodate the Parcel J Recreation Center/Multipurpose Facility uses except for hotbed development.

ii. In the event TRS is not participating in the ownership, operation or development of Parcel J Recreation Center/ Multipurpose Facility, the town or an assigned agent will be responsible for addressing any required consents or modifications to the Peaks Easement, or otherwise removing the Peaks Easement as allowed by law, necessary to accommodate the Parcel J Recreation Center/ Multipurpose Facility. TRS has indicated its support for the recreational land uses envisioned for Parcel J Recreation Center/Multipurpose Facility and is willing to consent to the development of only recreational uses on Parcel J Recreation Center/Multipurpose Facility only to the extent of its interests under the Peaks Easement, provided that the plans for the buildings and other improvements are reasonably acceptable to TRS, and the town, in good faith, addresses reasonable issues and concerns identified by TRS relating to potential impacts arising from the development of the Parcel J Recreation Center/ Multipurpose Facility to Lot 128.

1 Multipurpose Facility to Lot 128.

1 Allow for a multipurpose facility on active open space.

1 Allow for an Americans with Disabilities Act compliant enclosed connection between The Peaks Resort & Spa and the recreation center and/or multipurpose facility.

1 Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.

1 Encourage the developer or owner of Parcel J Recreation Center/ Multipurpose Facility to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel J Recreation Center/ Multipurpose Facility and Parcel K Meadows Magic Carpet since such access provides for year-round access to Parcel J Recreation Center/Multipurpose Facility without constructing a tunnel under the Meadows ski run and reducing trips on Visser Drive.

1 Allow for access to Parcel J Recreation Center/Multipurpose Facility by either (1) Visser Drive via a tunnel under the Meadows ski run that also provides for adequate clearance for semis, fire equipment, and construction equipment and a minimum five-foot wide pedestrian sidewalk through the tunnel; or (2) access via Mountain Village Boulevard based on a detailed, engineered study with Town Council determining the required access during the required development review process.

1 Evaluate parking requirements and parking locations for envisioned uses based on a future parking study. Consider allowing required parking to be located in Heritage Parking Garage, with pedestrian access to the recreation/ multipurpose facility provided at the time of development.

1 Allow an above grade, above right-of-way connection from Hotel Madeline on Lots 50-51 to the recreation center/multipurpose facility that also provides connectivity to Parcel L Heritage Parking Garage Entry. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.

1 Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting. Allow for hotbed development on Parcel J Recreation Center/ Multipurpose Facility if the recreation center/multipurpose facility is located on Parcel K Meadows Magic Carpet in the Town Hill Center Subarea, or some other location. Ensure that golf course parking currently located on Parcel J Recreation Center/Multipurpose Facility, is entitled and approved by the town to be relocated to Parcel K Meadows Magic Carpet when the town determines it needs to use the parking lot land in Parcel J Recreation Center/Multipurpose Facility for a use envisioned by the Comprehensive Plan. The entitlement, approval and relocation process of the parking lot on Parcel J Recreation Center/Multipurpose Facility to Parcel K Meadows Magic Carpet will be at the expense of TSG. TSG will not unreasonably delay the relocation of parking from Parcel J Recreation Center/ Multipurpose Facility to Parcel K Meadows Magic Carpet upon notification by the town, with such notification ensuring the continued, uninterrupted operation of the golf course. When Parcel J Recreation Center/Multipurpose Facility is conveyed to the town, the TSG golf course parking within such parcel may remain by easement until such point in time that the town needs the land for a use envisioned by the Comprehensive Plan.

h. Encourage the developer or owner of Parcel J Recreation Center/ Multipurpose Facility to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel J Recreation Center/ Multipurpose Facility and Parcel K Meadows Magic Carpet since such access provides for year-round access to Parcel J Recreation Center/Multipurpose Facility without constructing a tunnel under the Meadows ski run and reducing trips on Visser Drive.

1 Allow for access to Parcel J Recreation Center/Multipurpose Facility by either (1) Visser Drive via a tunnel under the Meadows ski run that also provides for adequate clearance for semis, fire equipment, and construction equipment and a minimum five-foot wide pedestrian sidewalk through the tunnel; or (2) access via Mountain Village Boulevard based on a detailed, engineered study with Town Council determining the required access during the required development review process.

1 Evaluate parking requirements and parking locations for envisioned uses based on a future parking study. Consider allowing required parking to be located in Heritage Parking Garage, with pedestrian access to the recreation/ multipurpose facility provided at the time of development.

1 Allow an above grade, above right-of-way connection from Hotel Madeline on Lots 50-51 to the recreation center/multipurpose facility that also provides connectivity to Parcel L Heritage Parking Garage Entry. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.

1 Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting. Allow for hotbed development on Parcel J Recreation Center/ Multipurpose Facility if the recreation center/multipurpose facility is located on Parcel K Meadows Magic Carpet in the Town Hill Center Subarea, or some other location. Ensure that golf course parking currently located on Parcel J Recreation Center/Multipurpose Facility, is entitled and approved by the town to be relocated to Parcel K Meadows Magic Carpet when the town determines it needs to use the parking lot land in Parcel J Recreation Center/Multipurpose Facility for a use envisioned by the Comprehensive Plan. The entitlement, approval and relocation process of the parking lot on Parcel J Recreation Center/Multipurpose Facility to Parcel K Meadows Magic Carpet will be at the expense of TSG. TSG will not unreasonably delay the relocation of parking from Parcel J Recreation Center/ Multipurpose Facility to Parcel K Meadows Magic Carpet upon notification by the town, with such notification ensuring the continued, uninterrupted operation of the golf course. When Parcel J Recreation Center/Multipurpose Facility is conveyed to the town, the TSG golf course parking within such parcel may remain by easement until such point in time that the town needs the land for a use envisioned by the Comprehensive Plan.

1. PARCEL K MEADOWS MAGIC CARPET

a. Allow for development to extend up to Mountain Village Boulevard if The Peaks ski-in easement is preserved or modified.

b. Evaluate Parcel K Meadows Magic Carpet to determine if access can be provided from the preferred road - Mountain Village Boulevard - based on a detailed, engineered study with Town Council determining access during the required development review process.

1. Encourage the developer or owner of Parcel K Meadows

Put back in!

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Table 8. Town Hall Center Development Table

Parcel Designation	Target Maximum Building Height	Target Mixed Use	Target Condo/Apt. Units	Target Townhome Units	Target Dorm Units	Target Restaurant/Commercial Area square feet (SF)	Total Target Units
Parcel A	48	NA	NA	NA	NA	NA	NA
Parcel B	58	NA	272	NA	NA	NA	272
Parcel C	58	NA	NA	NA	NA	36,000 SF Mixed-Use Bldg(s)	NA
Parcel D	58	NA	NA	NA	NA	21,000 SF Community Hall	NA
Parcel E	35	NA	NA	NA	NA	NA	NA
Parcel F	68	79	8	NA	7	5,000 SF	94
Parcel G	TBD	NA	NA	NA	NA	NA	NA

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

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

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Accurately reflect where hot bed development is feasible to match hot beds table.

① Parcel E Big Billie's Apartments

Edit: Increase hot bed mix from 77 to 120. Based on an analysis of the site, it is feasible that a mid-tier hotel could be developed here. 120 hot beds is in line with market standards for this type of hotel. Additionally, connection to the chondola makes it an attractive site.

Intent: Update text to reflect current conditions and provide clarity when data reflects a certain point in time.

② Edit: Revise to say "Mountain View Apartments"

③ Edit: Change Target Deed Restricted Units at Parcel G from 91 to 45 based on a 2015 Petition

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

④ ⑤ Edit: Change all instances of "LUO" to "CDC"

Table 9. Meadows Development Table

Parcel Designation	Target Maximum Building Height	Zoned Units	Target Hotbed Mix	Target Condo Units	Target Deed Restricted Units	Target Restaurant/Commercial Area	Total Target Units
Parcel A Prospect Plaza	35-54	7 DRU	NA	NA	68	NA	68
Parcel B Town Shops	35	0	NA	NA	70	NA	70
Parcel C Lot 644	54	54 DRU	NA	NA	53	NA	53
Parcel D Lot 651-A	54	20 condos	NA	NA	53	NA	53
Parcel E Big Billie's Apartments (three-star hotel minimum) ^①	58	150 (dorm units)*	77-120	10	2 (dorm units)*	5,000	89
Parcel F Meadows Run Parking Lot	33	0	NA	NA	NA	NA	NA
Parcel G Telluride Apartments	48	30 DRU	NA	NA	45	NA	45
Total Units		261	77 120	NA	91 291	5,000	424 378

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

1. **PARCEL A PROSPECT PLAZA**
 - a. Phase out the currently permitted light industrial uses and replace with multiunit deed restricted housing.
 - b. Ensure deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
 - c. Evaluate the legal access to Lot 648-AR through the parking garage on Lot 648-BR, both of which are located on Parcel A Prospect Plaza, and require such access to be used for any development on Lot 648-AR, to the extent practicable, with a new parking garage on Lot 648-AR if feasible to serve the envisioned housing.
2. **PARCEL B TOWN SHOPS**
 - a. Ensure any deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
 - b. Evaluate the relocation of the Town Shops from Parcel B Town Shops to civic land use polygon south of the existing TSG Shops on upper San Joaquin Road as shown on Land Use Plan Map.
 - c. Evaluate the cost of relocating the Town Shops including the removal of any environmental tanks and any underground gas cleanup and/or analysis.
 - d. Relocate the TSG Golf Maintenance Facility on Parcel B Town Shops to an appropriate location within the golf course area as determined through the special use permit process or other similar process per the LUO. ^④
 - e. Allow for commercial solar projects on this site through the appropriate development review process.
3. **PARCEL C LOT 644**
 - a. Participate in a public-private development of Parcel C Lot 644.
 - b. Participate in a public-private development of Parcel D Lot 651-A.
 - c. Facilitate the TSG dedication of Parcel D Lot 651-A concurrent with any development proposal for Parcel E Big Billie's Apartments as provided in the Public Benefits Table (page 46).
 - d. Participate in a public-private development of Parcel D Lot 651-A for deed restricted housing.
 - e. Maximize the amount of deed development of Parcel C Lot 644 for deed restricted housing, for any hotbed development on such parcel.
 - f. Facilitate the TSG dedication of Parcel D Lot 651-A concurrent with any development proposal for Parcel E Big Billie's Apartments as provided in the Public Benefits Table (page 46).
 - g. Participate in a public-private development of Parcel D Lot 651-A for deed restricted housing.
 - h. Maximize the amount of deed development of Parcel C Lot 644 for deed restricted housing, for any hotbed development on such parcel.
 - i. Facilitate the TSG dedication of Parcel D Lot 651-A concurrent with any development proposal for Parcel E Big Billie's Apartments as provided in the Public Benefits Table (page 46).
 - j. Participate in a public-private development of Parcel D Lot 651-A for deed restricted housing.
 - k. Maximize the amount of deed development of Parcel C Lot 644 for deed restricted housing, for any hotbed development on such parcel.

③ could be re-developed like the down the road

① update

restricted housing that "fits" on Parcel D Lot 651-A per the applicable development review criteria in the LUO. ①

5. PARCEL E BIG BILLIE'S APARTMENTS

- a. Relocate 150 dorm beds to another deed restricted housing location, envisioned by the Comprehensive Plan, with some dorm units on-site ~~as outlined in the Meadows Development Table~~, if a hotbed project is proposed on Parcel E Big Billie's Apartments.
- b. Ensure the operation and maintenance of a pulse gondola or other tramway or mass transit system from the Meadows Subarea to Mountain Village Center Subarea, or a new pulse gondola, tramway or other mass transit system from the Meadows Subarea to the Town Hall Center Subarea if a hotbed project is proposed on Parcel E Big Billie's Apartments, with the hours and dates of operation closely tied to the town's operation of the gondola system.
- c. Provide a new pedestrian connection and all needed easements to the Chair 10 and chondola base area as envisioned by the Meadows Subarea Plan.

option to..

- d. Design existing and future commercial areas as outlined in the Meadows Development Table in order to cater to the local community, with hours of operation conducive to creating a community-based commercial area.
- e. Allow for a limited commercial area, such as a restaurant and skier services (i.e. small ski rental shop and a lift ticket office).
- f. ~~Explore the possibility of constructing a seasonal play field to the south of Big Billie's Apartments and the dedication of an easement for such facility from the owner of such land.~~

delete

6. PARCEL F MEADOWS RUN PARKING LOT

- a. Provide enhanced resident and day skier parking opportunities with a two-story parking structure that may also have a green roof as a playfield.
 - i. Ensure the parking structure is constructed mostly below grade with very low structure height.
- b. Establish the appropriate height of the parking structure based on neighborhood compatibility and appropriate mitigation.
- c. Allow for a privately-operated day care facility on Parcel F Meadows

Run Parking Lot provided such does not compromise the ability to construct a parking structure in the future.

- d. Rehabilitate and expand the Meadows playground to provide a community focal point with a gazebo, picnic tables, grills and modern play equipment; place such facilities on the green roof of the garage envisioned by the Comprehensive Plan.
- e. Consider a temporary expansion of Meadows playground 10- to 15- feet into the Meadows Run Parking lot with a new landscape buffer to the lot until such point in time that a parking structure is constructed.

7. PARCEL G TELLURIDE APARTMENTS ②

- a. Provide a playfield on or adjacent to Parcel G Telluride Apartments. At a minimum, provide park equipment desired by area neighbors such as a gazebo, grills, horseshoe pits, play equipment, a small play field, and a regulation sand volleyball area. Consult with area neighbors to determine appropriate park equipment, site design, and landscaping.
- b. Provide a fence along the North Star property line to the east.

③

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

① Edit: Change all instances of "LUC" to "CDC"

Intent: Update text to reflect current conditions and provide clarity when data reflects a certain point in time.

②, ③ Edit: Revise to say "Mountain View Apartments"

Intent: Replace photos in the Comprehensive Plan that are out of date or not relevant to the Plan topics or intent.

④ Edit: Replace photo with photo of housing in the Meadows or people preparing to ski in Meadows parking lot.



④

REVISIONS FOR PAGE 69

Intent: Revise section to be inclusive of other types of workforce housing. Provide an update on current efforts.

Edit: Insert red text on this page into Page 69 at Edit #5.

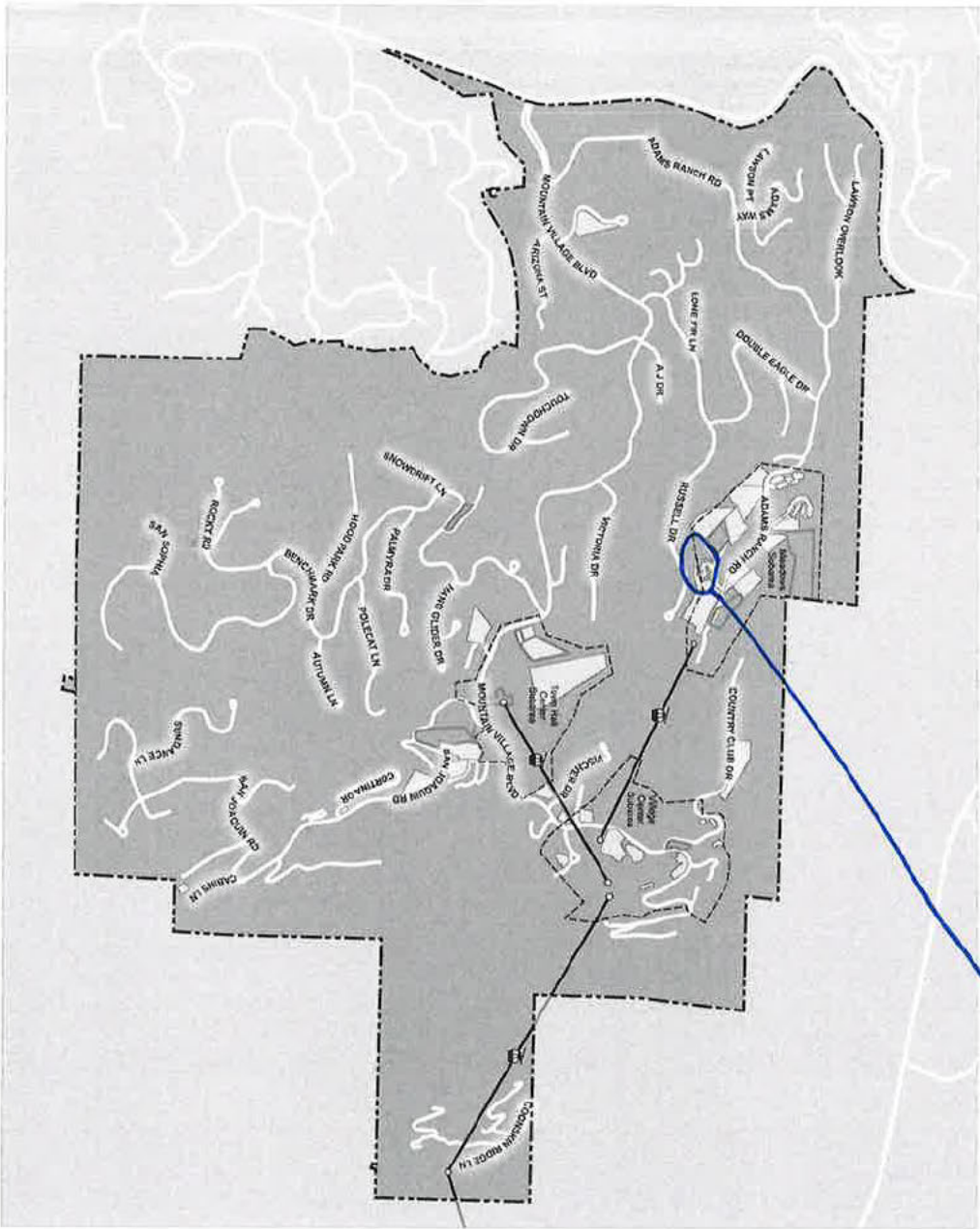
From the town's initial Planned Unit Development through its Settlement Agreement with the County, the Mountain Village remains a leader as it relates to the existence, creation and development of affordable and attainable housing. The original PUD required that 15% of the population of the PUD be provided as affordable housing. This equates to about 401 community housing units. Today we have 542 built community housing units, 132 platted and unbuilt, in excess of the 15% requirement.

The Town of Mountain Village recognizes that with economic growth and as our community builds out, the ability to house our workforce is a critical element that supports expansion of services and tourist accommodations. Community housing along with transportation and childcare, are critical community needs that support our economic, tourist and accommodation aspirations. We believe a multi-faceted approach to increasing and diversifying community housing is vital no matter how small or great the effort.

In addition to our built and platted community housing, we have implemented other vital measures to achieve our community housing goals.

- We will be implementing an affordable housing mitigation methodology associated with new construction so that new development will mitigate the associated employees attributable to future development projects with town approvals.
- We created a housing department and are actively pursuing land acquisition, partnerships and development of community housing both within Mountain Village and the region.
- We continue to own and operate Village Apartments, a 222 unit rental apartment project so that we can maintain reasonable rental rates to support our workforce.
- We will actively encourage construction of community housing units.
- We will actively look for zoning opportunities to encourage community housing.

• *Considers out of Town housing*



add this side



COMMUNITY HOUSING

- LEGEND**
- Town Boundary
 - Streets
 - Gondola & Chondola
 - Comprehensive Plan Subarea
 - Community Housing
 - Potential Future Community Housing Site
 - Built and Planned/Unbuilt Community Housing Site



NEW PAGE: ADDITIONS ON THIS PAGE

Intent: Expand emphasis on Community Housing.
 ① Edit: Add map of existing and potential future community housing sites.

PARKING

- D. Provide convenient, efficient and appropriately-priced parking to meet the parking needs of residents, visitors and employees.
1. Evaluate the parking requirements of the CDC by a detailed parking study that looks at parking supply and demand. Refer to "TWP Parking Needs Assessment" dated February 5th, 2021.
 2. Evaluate all possibilities for expanding and/or improving employee parking options in the town and the Telluride Region.
 3. Periodically update the town's Transportation Plan which includes a

parking study to ensure an adequate and efficient supply of parking spaces is available.

allows for stacked parking.

4. Ensure resident parking needs are addressed.
5. Ensure all parking areas are constructed, maintained and improved in accordance with the Design Regulations.
6. Provide a bilateral courtesy referrals between the Town of Telluride and Mountain Village for any changes in a town parking policy to facilitate cooperative planning.
 - a. Evaluate the possibility of creating a Telluride Region parking policy to ensure adequate ski resort, special event and visitor parking.
9. Alternative parking solutions can be considered to minimize parking challenges with development such as shuttle services, the provision of off-site parking, valet parking or other alternative parking agreements, arrangements or considerations.

Parking variance requests are discouraged for tree market, large scale mixed use developments. Any existing surface parking on undeveloped lots in the Village Center Subarea are expected to be provided as public parking within the development and not constitute a public benefit that a requirement.

delete

don't think this works

REVISIONS FOR PAGES 83-84

Intent: Elevate level of importance of transportation by including more clearly delineating transportation-related policies from other infrastructure policies.
 Edit: Add policies and existing parking table to Parking section.

Existing Public Parking		Number of Spaces
1)	Meadows Surface Lot	110
2)	Gondola Parking Garage (Paid Parking)	460
3)	Heritage Parking Garage (Paid Parking)	116
4)	South Village Center Surface Lot	18
5)	Market Plaza Surface Lot	60
6)	Mountain Village Blvd/Country Club Drive Surface Lot	11
Total		775
Existing Public Parking Subject to Redevelopment		Number of Spaces
7)	North Village Center Parking Surface Lot (Lot 109R)	25
8)	Surface Lot (Pond Lots)	50
9)	Surface Lot (Lot 161CR)	40
Total		115
Total Existing Public Parking		890

Source: Town of Mountain Village

REVISIONS ON THIS PAGE

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

Edit: Change all instances of "LUO" or "LUO and Design Regulations" to "CDC"

Intent: Add/modify terms to represent current language within the Comprehensive Plan and to provide regulatory clarity.

1 Edit: Add to glossary: "Community Housing": a term of housing that is developed, subsidized, or otherwise supported by the Town and is intended to be affordable/attainable to those who work or desire to live in Mountain Village but may not be able to afford to do so within the free market. Community Housing can include affordable housing, deed restricted housing, workforce housing, deed restricted housing, and non-deed restricted housing."

2 Edit: Add to glossary: "Community Housing Initiatives": Programs, incentives, and other efforts undertaken by the Town in order to provide resources and further opportunities for Community Housing."

3 Edit: Revise to say: "Density: The number of people or population equivalents living a given area. See aslb: Density Bank and in Density Transfer."

4 Edit: Remove zoning definitions, these should live only in the CDC.

COMPREHENSIVE PLAN GLOSSARY

Where there is a conflict between the definitions contained in this glossary and the town's adopted LUO, the provisions of the town's adopted LUO shall prevail.

By-right Development: development that is permitted by the underlying zoning and Design Regulations that does not require subdivision, rezoning, density transfer or other discretionary development review applications.

Buildout: the maximum number of dwelling units and commercial space in Mountain Village that is usually expressed as a percentage number of built to unbuild dwelling units and commercial space. Refer to Economic Development and Land Use Elements, page 29 and 32 respectively.

Chondola: a high line speed chairlift with a condensed version of a gondole cabin, supporting four passengers at a time during the ski season months only, connects Meadows to Mountain Village Center.

Cold Bed: dwelling units that are second homes or time-shares that are not part of the rental pool and sit vacant with lights off for the majority of the year.

Community Facilities: facilities that are intended to be used by the public or to serve public infrastructure needs, such as a recreation center, library, school and town hall.

2 **Comprehensive Plan Task Force:** a board of full-time residents, part-time residents, second-homeowners and business representatives in Mountain Village that were appointed by Town Council with the responsibility to work with town staff to steer the planning process to create the Comprehensive Plan draft for final Council review and approval. Also see the Acknowledgements, page 3, to review Task Force members.

Comprehensive Plan: a state-mandated advisory document, adopted by resolution, to guide future land use development decisions.

3 **Condominiums:** zoning designations that allow for the construction of an individual unit within a common interest community in which portions of the real estate are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of the separate ownership portions.

Consent Decree: see Wetland Management Plan.

County PUD: the zoning and land use requirements that applied to certain areas in Mountain Village prior to Town of Mountain Village incorporation and adoption of town land use regulations. Also refer to the Land Use Element, page 32.

County Settlement Agreement: a legally binding agreement between several parties including the Town of Mountain Village and San Miguel County, 1999 Stipulated Settlement Order in Case No. 97CV133, as recorded at Reception Number 329093, that sets forth land use limitations within the boundaries of the old County PUD on

density, open space and ridge-line developments, and also sets forth other conditions.

Deed Restricted Unit (DRU): a unit that is encumbered by a deed restriction that is designed to facilitate affordable housing.

Density Bank: holds reserved, previously approved and platited density until such time as that density is transferred onto a lot or conveyed to the town. Also refer to the Land Use Element, page 32.

Density Transfer: a development review process where density may be transferred from one lot to another lot within the town or into the density bank, provided that the zoning of both lots allows for the increase or decrease of density, and provided that the density transfer is approved by Town Council per the provisions of the LUO.

3 **Density:** the population equivalents that have been established for each type of dwelling unit or zoning designation; maximum allowed within the boundaries of the original County PUD is 8.027. Also refer to the Land Use Element, page 32.

Design Regulations: the Mountain Village Design Regulations which, among other things, regulate the exterior appearance of property in the town.

Design Review Board (DRB): the Mountain Village Design Review Board (DRB) is composed of seven regular members and two alternate members of the local design community that are appointed by Town Council for two-year terms. Pursuant to the Town Charter, the DRB serves as an architectural review board and a planning and zoning advisory board to Town Council.

Development Agreement: a legally binding agreement between the town and a developer that specifies improvements that must be made, conditions for development, such as required public improvements, and specific design considerations.

Dial-A-Ride: a taxi-like service that operates as another form of transportation for Mountain Village residents and visitors to and from most locations within town limits.

Dwelling Unit: a building or a portion of a building containing one or more rooms, a bathroom, and a kitchen, designed for occupancy for residential purposes.

Easement: the right to use property owned by another for specific purposes or to gain access to another property.

Economic Model: an economic sustainability model developed by the consulting firm Economic Planning Systems to reflect Mountain Village's economy. Refer to the Economic Development Element, page 29.

Employee: a person who is employed within the Telluride R-1 School District.

3 **Efficiency:** design zoning designation that allows for the construction of a habitable one-room space with separate bath and limited kitchen facilities, used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, two-burner hotplate, refrigerator, and garbage disposal, may be condominium.

3 **Employee Apartment zoning:** designation that allows for the construction of any building or portion thereof which contains three or more dwelling units that cannot be separately conveyed as individual units and that contain living facilities and the occupancy of which is limited to employees and encumbered by the Employee Housing Restriction.

3 **Employee Condominium:** zoning designation that allows for the construction of an individual dwelling unit the occupancy of which is limited to employees, within a common interest community in which portions of the real estate are designated for separate ownership solely by the owners of the separate ownership portions and encumbered by the Employee Housing Restriction.

3 **Employee Dormitory:** zoning designation that allows for the construction of an individual room that provides sleeping and living accommodations with shared kitchen and recreational facilities and that cannot be separately conveyed or otherwise transferred to the occupancy of which is limited to employees and encumbered by the Employee Housing Restriction.

Employee Housing: units that are encumbered by the Employee Housing Restriction and have a zoning designation of: (i) employee single-family apartment; or (ii) employee dormitory.

Employee Housing Restriction (EHR): a town ordinance that limits the use and occupancy of any individual dwelling unit or lot zoned employee apartment, employee condominium, employee single-family or employee dormitory, with such restrictions as employment within the Telluride R-1 School District and their spouses and children and, in certain instances, initial sales price limits and appreciation limits.

3 **Employee Single-Family zoning:** designation that allows for the construction of a single-family dwelling unit, use, that the occupancy of which is limited to employees and encumbered by the Employee Housing Restriction.

Employee: a person who is employed within the Telluride R-1 School District.

Fire Mitigation: the creation of defensible space around a dwelling unit by maintaining a clear zone from the structure and tree thinning a set distance away from the home pursuant to specific spacing requirements by zones. Please refer to the LUO.

Fire Mitigation: the creation of defensible space around a dwelling unit by maintaining a clear zone from the structure and tree thinning a set distance away from the home pursuant to specific spacing requirements by zones. Please refer to the LUO.

Fire Mitigation: the creation of defensible space around a dwelling unit by maintaining a clear zone from the structure and tree thinning a set distance away from the home pursuant to specific spacing requirements by zones. Please refer to the LUO.

Fire Mitigation: the creation of defensible space around a dwelling unit by maintaining a clear zone from the structure and tree thinning a set distance away from the home pursuant to specific spacing requirements by zones. Please refer to the LUO.

Fire Mitigation: the creation of defensible space around a dwelling unit by maintaining a clear zone from the structure and tree thinning a set distance away from the home pursuant to specific spacing requirements by zones. Please refer to the LUO.

Fire Mitigation: the creation of defensible space around a dwelling unit by maintaining a clear zone from the structure and tree thinning a set distance away from the home pursuant to specific spacing requirements by zones. Please refer to the LUO.

Why delete

REVISIONS ON THIS PAGE

Intent: Incorporate previous amendment into the body of the Village Center Subarea Plan

- ① Edit: Move this amended text for Parcel M to the site-specific policies in the Village Subarea Plan (currently page 59).

allow to
come
back
in

- ① 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

NEW PAGE: ADDITIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Comprehensive Plan frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the identified projects and next steps as intended implementation actions, that are not appropriate levels of detail in the Comprehensive Plan. An appendix can be amended by resolution, and does not require a full Comprehensive Plan Amendment to update.

Edit: Move specific implementation-oriented projects and next steps to an Appendix.

No - OR make
TSG exempt; or
allow only with
Density owner's
consent and at
a price to be
negotiated & agreed.

APPENDIX B: IMPLEMENTATION STRATEGIES

Land Use

- Consider creating new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.
- Consider establishing new standards for multiunit lots as needed and clarify current regulations.
- Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate and provide additional design considerations as needed.
- Support expanded conference capabilities.
- Consider creating design standards and guidelines for existing zone districts as needed.
- Consider the following criteria for a rezoning, PUD, subdivision or density transfer. Such criteria can be listed as specific PUD requirements or expanded as specific PUD design criteria for Design Review Board and Town Council approval.
 - Density fitting within the density cap
 - Provision of open space to replace any rezoned open space
 - Design standards to minimize and mitigate visual impacts on view corridors from existing development
 - Appropriate scale and mass
 - Avoiding, minimizing and mitigating environmental and geotechnical impacts
 - Site-specific issue such as the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.
 - Impacts to skier experience as a result of ski run width reductions or grade changes.
 - Community housing provisions
 - Separation and buffering from single-family and duplex lots.
 - Impacts from exterior lighting
 - Impacts from potential noise levels
- Monitor and maintain the town density bank based on the following policies:
 - Respect the free market dynamic of the density bank
 - Consider proactive steps to create incentives for the use of density bank units to further the goals of the Comprehensive Plan to initiate Desired Development, including Community Housing and Hot Beds, such as the Town acquiring density units and selling them at a reduced rate to developers of these uses.
 - Consider Town acquisition of units in the density bank, through a series of mechanisms, including town purchase by condemnation; voluntary sale or tax donation.
 - Consider amending the CDC to provide that unbuild density transfers to the town upon completion of a project.
 - Establish requirements for dedication of property, easements and public improvements facilities necessary as a result of development approval.
 - Provide regulations requiring screening for service areas, loading areas, trash collection facilities, utility boxes and pedestals, and similar site features with landscaping, screen walls, fences or other means. Screen all permitted outdoor storage from public view.
 - Consider amending the CDC to strive to provide notice to San Miguel County for any rezoning of open space.
 - Fire mitigation, landscaping and adequate easements for construction, project infrastructure, and skier ingress and egress may occur in the surrounding open space as required by the adopted town codes, with appropriate easements for such provided at the time of subdivision.
 - Consider permitting hotbed combinations of lock-off units that include lodge and efficiency lodge units pursuant to the PUD process, with regulations to ensure such units remain hotbeds.
 - Consider requiring sites identified by the Subarea Plans as a flagship hotel sites to be operated by and/or franchised as a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

From: [John Howe](#)
To: [cd](#)
Subject: comp plan comments
Date: Wednesday, November 17, 2021 3:35:28 PM

November 17, 2021

Mountain Village Town Council
Comments on the proposed amended comprehensive plan

Thank you for the time and work everyone has put into these amendments.

The cost of housing in many resort communities is not proportional to wages provided to the service personnel. The workforce must look outside those communities in seeking shelter. Some resorts are adjacent to other communities where housing is more affordable and staff can commute without much difficulty while others endure more significant transportation costs and time. Because of our remote location Telluride/Mountain Village is one that must draw workers from outside our local communities. While living on Longboat Key, I observed this same inbound traffic flow each morning. Such resort communities will never be able to meet all the needs for workforce housing and we should not attempt to make that a realist community goal, as such we need to balance the quality of life with the demand for housing.

The reality is that employers will not provide sufficient wages to pay for local un-subsidized housing. A few have moved to create workforce housing but have fallen woefully short, instead pressure is applied to local governments to meet the needs of local business's workforce housing needs. Local developers cannot develop workforce housing independently as the units would not be marketable to the income of our workforce. The natural beauty of our surroundings and local activities continues to increase our population base. Second homeowners and resort visitors continue to increase demand for goods and services including workforce housing. This cycle will continue unabated in our community until it is too late and we have lost what is so precious to us all. Building on every empty space is not the answer.

As housing demand increases, costs continue to rise, making it more difficult for the workforce to find housing and employers are left wanting for staff. Again, more pressure is applied on local governments to fill the void, which is a legitimate function of government to help improve this concern. I do not believe our local governments have required local employers to fulfill their obligation to provide housing for their employees. A prime example is the newly released plans for expanding the Peaks Hotel 25 housing units are projected, this is not enough to handle their current deficit much less the expansion.

Our workforce housing concerns are not new and Covid-19 has provided many more challenges. How do we help a broken system that has let growth flourish without demanding that growth pay its way by providing workforce housing to meet their needs of our community? What we should not do is increase the density in the already densest neighborhood in our Town. The Comp plan speaks about quality of life, protecting residential communities, protection for open spaces and maintaining the pristine and quiet character of the community. The currently proposed amendments to the comp plan ignored the negative cost of the "Character of our community" in the meadows and elsewhere. The expansion of density in the Meadows is without regard to those who make this Town run effectively.

Is there no end to the continued explosive growth that I have seen in the past twenty years? The proposed amendments clearly are focused on satisfying the future needs of the business community and ignoring our residential quality of life. Community playgrounds and parks are virtually non-existent. The picnic bench by Elk Park is very nice but seldom used with the exception of random guest. Look at the Comparable Communities Study on page 11 and gasp at the nonexistence of parks and recreation areas. Consideration has not been given to establishing recreation amenities convenient to where the year-round residents live. The Council requested staff to identify all Town owned land and indicate how many units could be built upon those sites. Again, using community assets to fill the needs of local business that have grown with indifference to the housing needs of their employees. If employers have a need for employees, i.e., they need to come together and solve their own concerns without pushing those costs on to the entire Town.,

Page 7, new language *"The Comprehensive Plan articulates the community's desires for the future, including the development of hot beds, community housing, and public facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives of the Town....."* Not a single word in this amended language about preserving the quality of life in our residential communities as we all now know and love it.

We continually hear the demand for more hot beds to what end does this continues ranting set to achieve. The ski resort is the big draw in our winter months especially around holiday periods. During these periods, the lift lines are extended creating unpleasant guest experiences. Adding more hot beds will only further degrade the guest experience. The objective should be to fill the down periods there by creating a more positive guest experience throughout the season.

TMVOA owns lot 161 in the Village Core and is proposing to unlawfully sell

our property to a hotelier, creating more hot beds. The property rightfully belongs to the property owners in the Mountain Village and not TSG. The highest best use would be for workforce housing as it is ideally located to serve that purpose. Do we need more hot beds or more workforce housing, TSG wants both? The Town should put the brakes on approving this site for a new hotel and consider its highest and best use as a site for workforce housing.

The comp plan is a large and complex document that requires a considerable amount of time to digest, analyze and respond too. I hope it is read by most of the Town's residents but I fear this is not the case.

Respectfully,
John E. Howe

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

From: Tami Huntsman Huntsman

Sent: Monday, November 8, 2021 5:17 PM

To: Michelle Haynes

Cc: Joan May; John Horn ; Roz Strong; Margi White

Subject: Zoning

Hi Michelle,

A week ago I asked you about community housing on Benchmark, San Joaquin and Snowdrift.

Here is your reply:

'The meadows is largely zoned multi-family while the other areas you mentioned, absent the open space identified sites, are zoned single family with no ability to rezone those areas to something more dense.'

My question is since zoning seems to be wily nilly for the Meadows (Parcel D-zoned 20 condos changed to 53 units... Parcel B zoned 0 changed to 70...) why can't single family be changed to multi- family?

Where else do you plan to add multi- family units other than the Meadows?

Do you have a best guess on the population in the Meadows?

Do you have a best guess on how many deed restricted and free market units are in the Meadows?(I came up with approximately 325)

Since the Meadows is so impacted with zoning increases thus population increases why wasn't a community task force involved in this revision?

Tami

Comments submitted by Tami Huntsman in regards to the 2021 Comprehensive Plan revisions.

I am all for housing for our workers. I feel it is very important to keep our workforce as close to home as possible. If I thought the Meadows was the place to put 378 units (2+ bedrooms in each unit) I would be advocating for it with my neighbors.

The Meadows is a small area. It is 57 acres (Google satellite maps) and comprises 3% of the total landmass of Mountain Village. The current density is 13.2 units per acre. With the proposed density of lots 644 and 651A it will increase this to 32.2 units per acre. And if all of the targeted density that is proposed in the Comprehensive Plan comes to fruition....unimaginable!

There are currently around 325 living units in the Meadows with a population around 900. There are an additional targeted 378 units (2+ bedrooms in each unit) envisioned for the Meadows, more than doubling the population.

We have three fairly large businesses and other smaller landscaping businesses in our neighborhood that contribute to pollution, parking, more people, busier roads and more congestion. Come visit our area around 7-8am in the spring, summer and fall months when TSG vehicles are heading to the golf course and Telluride Landworks vehicles are heading out to job sites. Black Hills Energy is also located in the Meadows.

Critical thoughts pop up in my mind: how do we evacuate during an emergency? Fire is an increasing danger in Mountain Communities and this really needs to be addressed before doubling or increasing the density. What about snow storage, traffic, light pollution and

automobile pollution, trash, noise, dogs, the internet and environmental decay (plant and soil disturbance, tree cutting)?

Density in the Meadows was a huge concern in the 2015 Citizen Initiated Petition. The Developer of lot 640A (Telluride Apartments, now Mountain View Apartments) initially proposed building 120 units even though the area was zoned for 30 units. Through months of negotiations the Meadows community voted in 2015 to zone lot 640A for 45 units. At that time the Telluride Apartments (now Mountain View) were to be torn down and rebuilt. I think a lot of us thought that the reconfiguration of the building would allow the Meadows to keep the park. When TSG adds their allotted 15 more units it sure looks like it will encroach on the park to accommodate another building and needed parking. I can't imagine close to 2,000 (if the Comprehensive Plan targeted density is realized) people living on 57 acres without a park! The Meadows is concerned about over-development and will take action to stop it.

Also, during our negotiations in 2015, Town Council assured the representatives of the Citizens Initiated Petition that the Town shops parcel and lots 644 and 651A would most likely never be built on. It would be too difficult to move the shops and the hillside presented building difficulties. Here we are six years later addressing the same issues.

It is disturbing that Developers are given incentives to overdevelop the Meadows area and make it a less desirable place to live. At a time when cities are striving to improve quality of life, increase green spaces, the Comp Plan envisions increasing density far beyond what the Meadows can comfortably tolerate. Eliminating the only park in a neighborhood full of kids, further burdening a parking lot that at times is over capacity, and potentially eliminating or significantly compromising the

open space and trails surrounding the Meadows. Not only does our neighborhood have to endure over development but may lose vital benefits that help our mental and physical health.

I've read the Comprehensive plan a few times. It is a vision of what might be in Mountain Village. It concerns me that developers and future home- owners and renters will get a false idea of the Meadows area. It is a given that this much density will be confronted with Citizen Initiated Petitions to tone it down. It just doesn't make sense! I experience this area each and every day and I can't fathom how anyone came up with such BIG density!

Page 5 of the Comprehensive Plan: 'But the Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain Village's exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework of a true sense of community.'

Why can't these words be the guiding light for development?

Protecting and securing existing open space is a top priority for Mountain Village residents! When I bought my home in 1994, Active open space, which was originally meant to be for ski runs, the golf course, tennis courts and hiking trails was actually active open space. Now Active Open space, somehow also includes cutting down trees and building apartments, condos and houses. Apparently, about 15 years ago,

without public notice, the Town Council added affordable housing as a use in Active Open Space.

I asked some of my friends for their personal definitions of what open space meant to them. Some of their responses were; *"Wild, free, no buildings, can't be taken away, land for visual and active enjoyment, human habitation is not allowed, place to escape, experience the outdoors, rest in nature..."*

Oddly enough no one said, "Land that is here one minute and gone the next."

Once again, protecting and securing existing open space is a top priority of Mountain Village residents!

I trust it is safe to assume that the golf course will not be rezoned for workforce housing and I only know one person in the Meadows that is a golf club member. Our open space, the space surrounding the Meadows, the green space that contributes to the 'space, tranquility and extraordinary views...for our neighborhood' consists of wooded areas and trails. The beautiful hillside where lots 644 and 651A are located is part of the Meadows open space. The aspens, lupins, pasque flowers that live in this area are part of our ecosystem.

The Comp Plan envisions converting Big Billies 150 work force housing units to 120 hot beds (a hotel). To compensate, the Comp plan envisions 104 of these eliminated workforce units to be transferred to lots 644 and 651A so they can add more units- precisely 108 (Chuck Horning in his 10/6 TSG presentation said this (108) equated to 270 bedrooms). To accommodate so much density in this area, it is highly likely that the open space surrounding the Meadows would be developed as part of this project. In sum, the proposed Comp Plan eliminates 150 workforce housing, relocates 104 of these units to the hillside, probably reducing the open space that surrounds and benefits the Meadows neighborhood,

adds 120 units of hotel density that the Meadows cannot accommodate. This is unsafe, unjust and not healthy.

Let's keep the five types of active open space defined in the CDC pursuant to the future land use map in the current Comprehensive plan in place. If this is changed to only two: active and passive open space it allows for more ambiguity. Mountain Village residents have repeatedly stated that open space is a priority. Please listen to us!

I would like to see the Comprehensive plan paused, while the Meadows area is thoroughly studied. How do we keep the integrity of this amazing neighborhood while adding more density? A committee of Meadow residents and others in Mountain Village needs to be formed. We need to look at other areas where some of this density can be placed. Homeowners on the other 97% of landmass of MV can no longer turn a blind eye and just assume Meadows will hold it all.

Thanks for reading my comments!

I have lived in the Meadows for 25 years and continue to yearn to keep this neighborhood happy, healthy and thriving!

Tami Huntsman
Northstar resident

All comments regarding the Comprehensive Plan may be emailed to CD@mtnvillage.org

To: Town Council, Town of Mountain Village
Design Review Board, Town of Mountain Village
From: John Horn
Date: November 8, 2021
Re: Comprehensive Plan Amendment
-Comments On "PUBLIC REVIEW DRAFT - October 28, 2021 -- 2021 Comprehensive Plan Amendment"

In her October 19, 2021 Mayor's Minute, Mayor Benitez stated:

"The Comp Plan is a vital community tool. The Town encourages residents and business owners to voice their opinion so the Comp Plan can truly represent the community's vision for the future of Mountain Village."

The purpose of this memorandum is to provide my thoughts and comments on the PUBLIC REVIEW DRAFT - October 28, 2021 -- 2021 Comprehensive Plan Amendment (hereafter "RCP") in response to the Mayor's encouragement.

This memorandum is divided into five subject areas:

1. Universal Vision Statement
2. Community, Neighborhoods and Open Space
3. Hotbeds
4. Economy
5. Process

My wife, Carlotta, and I have lived in our same home at 261 Country Club Dr. since Thanksgiving Day in 1986, 35 years; we raised our two daughters, Emily and Allison here. We care deeply, very deeply about our community. When we moved in there were only four or five other buildings in what is now the entire Town of Mountain Village, the group included the Goronno Ranch Restaurant, the old Day Lodge and the first phase of the Fire House. We have seen things go from a situation where just about any use was possible on any piece of property to today, where the options as to what can be done on every piece of property is extremely limited. The transition from the "anything goes" of the early years to the extremely limited options of today is simply a result of the passage of time and the natural evolution of a community like ours. As the following discussion will show, I believe it is time for our community to acknowledge and embrace where we are today in that evolutionary process and secure the goals and values we hold dear for the future generations to come.

I recognize this is a lengthy memorandum, but there was a lot to cover and the process demands that we present all of our comments now. On numerous occasions Town Council has encouraged the community to give their comments in writing with the assurance that they will read everything; I greatly appreciate you taking the time to read this memorandum.

Universal Vision Statement

Page 16 appearing on sheet 16 of the RCP contains the existing Universal Vision Statement which states:

“UNIVERSAL VISION STATEMENT Mountain Village is a vibrant, healthy town that provides a high quality of life and experiences for full-time and part-time residents and visitors. This is achieved through a sustainable year-round economy, a diversity of housing choices, world-class recreation, environmental stewardship, excellent community services, and well-built and well-designed infrastructure.”

This Universal Vision Statement is just that, the universal overriding concept in the RCP and it should be the guiding concept in this effort. Do long lines at the gondola, ski lifts, the Bridal Veil hiking trail, the Coffee Company and restaurants, to name a few, and endless traffic Down Valley represent a "high quality of life". If a person wants that type of community, then they can move there because it already exists in places like Park City, Vail, Whistler and Aspen. That is not who we are, or who we want to become. But make no mistake, that is exactly what we will become if we make the wrong decisions, or fail to make the right decisions. Decisions made in this Comp Plan amendment process could very well make us just another Park City, Vail, Whistler or Aspen.



This photo of the Sunset Concert shows we are a vibrant community during our on-seasons. After 26 years this Town needs to acknowledge, accept and embrace the facts and reality of the type of community we are, a small mountain town with a recreation-based economy. Our retail profile has not varied over the past 26 years, despite efforts to change it; we need to embrace who we are and also acknowledge and accept the reality that Amazon is only one click away. We are not a Gucci shopping mecca, that is not who we want to be, leave that to Aspen and Vail and, by the way, they can have the endless lines and congestion that go with it.

In terms of a more vibrant year-round economy, the focus of our community should be to raise the valleys of the shoulder seasons, there is nothing to be gained by raising the peaks of the on-seasons, those peaks are already too high. No retail shop or restaurant will tell you they need bigger big-days, they need bigger shoulder days to smooth out the economic peaks and valleys. Our existing supply of hotbeds and dispersed short-term rentals (DSTRs) already have plenty of excess supply in the shoulder seasons. Adding hotbeds will only make the big days bigger and more unpleasant, and will have little impact on the shoulder seasons as they cannibalize existing tourist beds. Admittedly, a Four Seasons-type hotel will attract customers that might not otherwise come to Mountain Village, but that number would be a tiny, tiny fraction of the total number of people that visit our community each year, an insignificant economic driver.

On page 18 appearing on sheet 18 of the RCP the following existing language states:

“3. Development strikes the appropriate balance between the needs of Mountain Village and the resort so that neither dominates nor has an adverse impact on the other. Maintaining this

balance is central to retaining and preserving the essential attributes of Mountain Village as an appropriately-scaled, attractive alpine community.”

The need to ensure development does not adversely impact the existing community and neighborhoods must be measured by balancing the rights of property owners and the effect additional development will have on the community. Do property owners have a right to increase the density above what is currently zoned? While the property owners can certainly ask, there is nothing that requires their request be granted, especially when the requests are contrary to the clear vision set forth in the Comp Plan. What is "the need of additional development", how do we define that need--that is a pivotal question we must answer.

On slide 2 of the Comprehensive Plan Amendment Process Open House Presentation Boards it asks the question:

“Survey Question: What types of land uses would you like to see more of in Mountain Village?”

On page 6 of the Comprehensive Plan Community Survey Results it states:

“Year-round residents of Mountain Village are most concerned with increased density (50%), the impact on community character (41%) . . . The most-frequently selected concerns for part-time residents were increased density/more people in town, on the mountain, and on trails (57%); the impact on community character (49%)”.

It cannot be any clearer than this, increased density and impact on community character are the two biggest concerns of both year-round and part-time residents. In terms of increased density, the issue is hotbeds. In terms of community character, the focus comes down to preserving neighborhoods and open space.

Community, Neighborhoods and Open Space

On page 35 appearing on sheet 47 of the RCP the following existing language states:

“8. APPROPRIATENESS AND FIT OF LAND USES: Land uses envisioned by the Comprehensive Plan are designed to “fit” into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments. Through detailed analysis of environmental constraints, topography, access and existing conditions, the town will achieve the delicate balance between preserving its existing strengths while providing new amenities necessary to improve year-round economic vibrancy.”

This is the overarching principle that must be adhered to in all future platting and zoning decisions. Back in the “early years”, due to a lack of neighborhoods and existing homes, a rezoning may have been feasible in an area because it did not negatively impact anyone. Those “early years” are long since gone and, as a result, well-established neighborhoods and homes exist everywhere in the Mountain Village. Families and their neighbors have expectations, visions and goals for their neighborhoods and those expectations, visions and goals must take priority over anyone now coming into a neighborhood seeking a new land use approval. While the community’s wish list may be long, it must be constrained by the fact that all future development must “fit” into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments.” Anyone wishing to develop in

this community must respect the existing residents and their neighborhoods and design and scale their developments accordingly. Similarly, it is incumbent on Town government to protect its existing citizens by ensuring all future development “fit[s]’ into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments.”

On page 6 appearing on sheet 6 of the RCP the following **new** language states:

“The Comprehensive Plan articulates the community’s desires for the future, including the development of hot beds, community housing, and public facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives of the Town.”

One of the primary goals of the original Comp Plan was to provide assurance as to what everyone's neighborhood is and will be. The cornerstone of that assurance was defining what can be done on 60% of the property in the Mountain Village, the open space. When the Mountain Village was formed, the developer needed flexibility with respect to open space; the developer is long-gone and the need for flexibility is long-gone too. Mountain Village has matured to the point that its families need assurances. The heavy lifting is done in terms of defining the five types of active open space and where it is located; now is the time for the Council to step up and put in place what was teed up 10 years ago, rezone the active open space to the five types defined in the CDC pursuant to the Future Land Use Map in the **existing** Comp Plan.

On page 6 appearing on sheet 6 of the RCP the following **new** language states:

“A Comprehensive Plan is a guiding policy document. It provides goals and high-level recommendations to help shape growth within a community by envisioning and planning future land use, transportation, infrastructure, utilities, natural resources, open space, and community facilities. It is a document that combines community vision with analysis, research, and best practices.”

And on page 75 appearing on sheet 107 of the RCP the following **existing** language states:

“Modifications to open space categories and to open space areas are made only to realize the Mountain Village Vision and to increase the predictability of what can occur on those lands, allowing the town to better plan for civic improvements, and land owners to better understand what is possible for areas near to them. More specificity concerning open space uses is provided within the Land Use Element section of the Comprehensive Plan.”

And finally, on page 75 appearing on sheet 107 of the RCP the following **existing** language states:

“A system of open space creates attractive buffers between the built and natural environments and gives context to the built environment. Together, open space conservation and recreation contribute to the quality of life and a robust economy in Mountain Village. . . . Mountain Village meets the highest standard of excellence in managing its open space and recreational facilities through collaborative partnerships with various governments, local businesses, service organizations, and other regional partners.”

In terms of open space, the goals expressed in these three excerpts cannot be clearer, rezone the active open space using the existing five categories set forth in the CDC in accordance with the **existing** Future

Land Use Map. As evidenced by this language, a major goal of the 2011 Comp Plan was to enable “land owners to better understand what is possible for areas near to them.” The five types of active open space are the specific tools designed to clearly define the land owners’ understanding. Reducing the classes of active open space from 5 to 1 completely wipes out that understanding and security. This issue was fully positioned for resolution in 2011 and residents wonder why it has not been resolved and keeps coming up in so many situations. A friend in the Meadows recently asked “when is the Council going to do their job and resolve these issues involving open space and density so I do not have to keep sleeping with one eye open?” Until this matter is finally resolved once and for all, everyone will need to sleep with one eye open and that will make for a whole bunch of cranky sleep-deprived families and community members.

The efforts of 2011 resulted in an unequivocal commitment to open space; and there is nothing that has transpired in the past ten years to indicate that commitment has wavered in the least little bit; this is evidenced by the following outreach and survey results from the current amendment process:

The following quote appears on page 7 of the Comprehensive Plan Amendment Process Open House Presentation Boards:

“Top Choice Town-Wide Public Benefits from Community Survey . . . 2. Protect existing open space as natural areas.”

The following quote appears on page 6 of the Comprehensive Plan Community Survey Results:

“[Part-time residents expressed] concern for encroachment on open space, natural areas, ski runs, and wildlife habitat, noise impacts from new construction and development, and uncontrolled growth.”

The following quote appears on page 8 of the August 19, 2021 Comprehensive Plan Town Council Presentation:

“Comment Key Takeaways - Preserve natural areas and protected open space.”

Open space security is a deep concern. The fact that “Protect existing open space as natural areas” is the number two Top Choice Town-Wide Public Benefits from Community Survey clearly shows that protecting open space is still a top priority of the community ten years after the original Comp Plan was adopted. It is well-past time for the Council to rezone the open space in the Town in the manner set forth in the Comp Plan’s **existing** Future Land Use Map. Section 17.4.9.D.7 of the CDC gives the Council the authority to proceed with the rezoning, it is time for leadership and this Council is capable of it. No one is clamoring for more hotbeds but they are insisting on open space security.

On page O appearing on sheet 52 of the RCP where the following **new** language is proposed:

“III. Mountain Village allows for the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space and maintaining a minimum of 60% open space. A. Consider allowing for the upzoning of active open space when consistent with Town-adopted plans, the Community Development Code, Design Regulations, and the terms of the County Settlement Agreement.”

This language is extremely concerning because it begs the question as to which are the “certain active open space in areas that are appropriate for development”? This kind of ambiguity needs to be eliminated by either removing the language or clearly identifying the “certain active open space”. If this is not cleared up then everyone in the Mountain Village will need to continue sleeping with one eye open.

The following quote appears on page 6 of the Comprehensive Plan Amendment Process Open House Presentation Boards:

“The draft Plan Amendment recommends combining these six open space future land use categories into two: Passive and Active Open Space.”

And on page M appearing on sheet 50 of the RCP the following **new** language states:

“Intent: Implement staff recommendation to reduce from six to two open space categories.”

Baffling. Unfortunately, this statement contains a conclusion with far reaching negative ramifications but nowhere in the RCP is there any analysis or explanation given for the conclusion to eliminate the five categories of active open space. If this recommendation is still being considered despite the immense negative ramifications that will undoubtedly flow from it, then someone owes this community a detailed analysis and explanation.

Following this unsound “simplification” logic, why isn’t the consultant recommending combining all non-open space land categories (e.g., Single-Family, Multi-Unit, deed restricted and Industrial) into a single category and call them “Anything Goes”? Just as a one-size fits all does not work for all the different types of non-open space properties, one-size does not work for all open space tracts. With this type of thinking, it is no wonder my friend is sleeping with one eye open.

Further guidance for protecting our neighborhoods is found on page 9 appearing on sheet 9 of the RCP where the following **existing** language states:

“Better sustainability can be achieved by: . . .

- Protecting residential neighborhoods;
- Providing further protection of natural open space areas;
- Maintaining the pristine and quiet character of the community.”

Protecting residential neighborhoods and open space are two of the cornerstones of sustainability. Preservation of open space is key to protecting and preserving neighborhoods. The heavy lifting is done in terms of preserving open space. The heavy lifting was done by defining the five types of active open space and where it is located; now is the time for the Council to provide leadership and rezone all open space in the Mountain Village to the five types in the CDC pursuant to the **existing** Future Land Use Map in the Comp Plan.

On page 15 appearing on sheet 15 of the RCP the following **existing** language states:

“A key premise behind the visioning process was to broadly envision a future that is sustainably balanced. In that regard, while most of the following Vision Statements are complementary of

one another, sometimes they are conflicting. Such conflicts are simply indicative of the complexities involved in achieving balanced solutions.”

This is the crux of local land use decisions, balancing conflicting goals and uses. Since the first home was built in Mountain Village in 1986, the physical, social and environmental fabric of the community has evolved and is now clearly established; and this is readily evident in the numerous neighborhoods that exist throughout Mountain Village. As discussed earlier, back in the “early years”, due to a lack of neighborhoods and existing homes, a rezoning may have been feasible in an area because it did not negatively impact anyone. Those “early years” are long since gone and, as a result, well-established neighborhoods and homes exist everywhere in the Mountain Village. The days of putting affordable housing projects on open space next to existing neighborhoods are long since gone too.

The following two quotes appear on pages 8 and 9 of the Comprehensive Plan Community Survey Results:

“According to pins placed on the above map, year-round residents would most like growth and development in and immediately adjacent to the Mountain Village Center and, to a lesser degree, the Town Hall Center area. . . . Like year-round residents, part-time residents would most like growth and development in and immediately adjacent to the Mountain Village Center and, to a lesser degree, the Town Hall Center area.”

“No major groupings were shown anywhere else in the community, which is likely more of an indication that residents do not expect development there at all, rather than a lack of concern.”

This data makes it clear that both year-round and part-time residents want to maintain existing neighborhoods by concentrating growth in the Mountain Village Center and, to a lesser degree, the Town Hall Center, but not in either the Meadows or any of the other neighborhoods in the community. Clearly the families in this community believe that existing neighborhoods and open space uses are expected to be preserved.

The residents of the Meadows are concerned with over-development in the Meadows area and the negative impacts such as traffic, noise, dog waste, etc. that will come with it. The Meadows is currently one of the densest areas in the Mountain Village and the density impacts are exacerbated by winter skier traffic and the industrial-type uses of the Town maintenance facility, the golf maintenance facility and the gas company. The thought of adding density beyond what is currently platted is contrary to the well-being of the current Meadows residents and contrary to their concerns as expressed by these two excerpts from the survey. Jamming in a development on Lots 644/651A that is nearly 3 ½ times denser and 50% taller than anything currently built in the Meadows, except Big Billies, is clearly contrary to the values set forth in the Comp Plan and the wishes of the families in the Meadows. Ten years later it is inconceivable as to how the numbers for Lots 644/651C in the Table 9. Meadows Development Table ever came to be; clearly the families in the Meadows were not allowed to give any meaningful input in the matter. Anything built on Lots 644/651C needs to be scaled way back from Table 9 to a level in terms of mass, density and scale (3 ½ times denser and 50% taller is way out of whack) that is consistent with the Meadows neighborhood; and it also must be recognized that Lots 644/651C lie in a transition zone with the adjacent Country Club Dr. neighborhood and it needs to be consistent with that neighborhood too.

On page 18 appearing on sheet 18 of the RCP the following **existing** language states:

“Mountain Village is a community where small-town values are important and people can make social and emotional connections. The community character of Mountain Village complements Telluride; it recognizes and embraces its distinctions and similarities.”

Neighborhoods are all about neighbors. It is impossible to establish or preserve a sense of neighborhood, a sense of community, if the occupants are transient and constantly changing. With the exception of Big Billies and Mountain View Apartments, the Meadows neighborhood consists almost entirely of owner-occupied homes. A neighborhood made up of owner-occupied homes is dramatically different from a neighborhood with a large percentage of transient renters. As planning occurs for future development in the Meadows neighborhood, careful consideration must be given to the transient/owner-occupied mixture with a heavy bias in favor of reinforcing the existing owner-occupied character of the Meadows.

On page O appearing on sheet 52 of the RCP the following new language states:

“A. Consider providing incentives for community housing development such as taller building heights, reducing parking requirements, and limiting the public benefit requirements.”

This is a bad idea because it authorizes making existing problems worse. We are currently short on parking and public benefits, reducing these requirements will only make a bad situation worse. When a community has created a problem for itself and dug its self into a deep hole, what is the first thing it should do? Stop digging and don't make the problem worse. Our community has dug its self into a very deep hole in terms of many issues. We need to stop digging and eliminate this type of thinking.

On page 65 appearing on sheet 93 of the RCP the following existing language states:

“Mountain Village promotes a variety of land uses within Meadows to reinforce its strong role of providing deed restricted housing and bolstering community identity.”

It is important address the language in the RCP regarding changing Big Billies into a hotbed hotel. It is hard to imagine any scenario in which a hotel operation at Big Billies “reinforce its strong role of providing deed restricted housing and bolstering community identity.” This uncertainty regarding the possibility of Big Billies becoming a buys hotel is on of the reasons my friend who lives in the Meadows is sleeping with one eye open. We need to put the mind of my friend (and everyone like him throughout the Town) to rest by resolving these types of issues once and for all so everyone can stop sleeping with one eye open. It is to no ones' benefit, developers, community members, Town Council or Town staff, to leave these answerable questions unanswered. The time is now, all it takes is leadership.

Before we close out the discussion of neighborhoods, I have to address an issue that exists just up the street from our home on Country Club Dr. Please draw your attention to the following existing language on page 38 appearing on sheet 54 of the RCP:

“2. Multiunit a. Allow mixed-use commercial development in multiunit projects in appropriate locations in Meadows, the Ridge, Lot 126, Mountainside Lodge and other locations where Town Council determines, in its sole discretion, that commercial development is appropriate and necessary to serve the project or the neighborhood.”

Lot 126 lies in a single family neighborhood, a mixed-use commercial development on Lot 126 is incompatible with the neighborhood. On page 40 of the RCP it states “D. Respect the integrity of single-family and duplex areas”, so do it, please. This language should be eliminated so the owner of Lot 126 is not misled and so the residents of the neighborhood can finally start sleeping with both eyes closed. It is in no ones’ interest to perpetuate a concept that is so contrary to everything the Comp Plan and this community stand for.

Hotbeds

On page 8 appearing on sheet 8 of the RCP it indicates the following **existing** language is going to be deleted, the question is why:

“The Town of Mountain Village is unique in so many ways: its unbelievable high alpine setting with a high concentration of peaks over 12,000 feet in elevation; its system of gondolas; and its close proximity to ski trails and golf fairways, to name a few. There is truly no other place like it. But it is perhaps Mountain Village’s brief history and how quickly the town has risen to become one of the world’s top resort destinations that distinguish it the most from other resort communities.”

This uniqueness is who we are, it is why we all live here. If we want to be like every other congested over-built ski resort, then go ahead and build 974 new hotbeds with potentially 3,896 people. But if we want to preserve the values and experience that brought us here, then instead of trying to figure out how to build more, let’s figure out how we can continue to get better at what we are and what we have. More hotbeds are not the answer.

You may be wondering, where in the world did he come up with a figure of 3,896 people? Please allow me to explain. The explanation starts with a question, how is the amended Comp Plan going to define “hotbed”? For example, assume a one-room hotel room (i.e., Efficiency Lodge unit) with 2 queen-sized beds. Is this 1 hotbed (i.e., one room), 2 hotbeds (i.e., 2 beds) or 4 hotbeds (i.e., 4 pillows)? The definition is CRITICAL. Based on this, hotbeds have the potential to add 3,896 people – WOW! And we could well exceed that number when you consider the fact that one of the three typical hotbed units, a “Lodge” unit, is defined in the CDC as “Lodge: A zoning designation that means a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen. These units may be in a condominium community” could easily accommodate six people. Does everyone really grasp the magnitude of the enormity of the numbers that are being presented? We need to agree upon some definitional ground rules, fast; or this process will devolve into a quagmire of smoke and mirrors.

On page 9 appearing on sheet 9 of the RCP it indicates the following **existing** language is going to be deleted, again, the question is why:

“Sustainability is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Simply put, sustainable planning seeks outcomes that provide improved environmental health, economic health and social health.”

Climate change has, without question, shown us that what we do today has dramatic and permanent impacts on future generations. The land use decisions we make today will have dramatic and permanent impacts on future generations of Mountain Village residents. Once 974 additional hotbeds are built, and the crowding and congestion that will come with them, it will be too late.

On page C appearing on sheet 34 of the RCP the following new language states:

“The goal of this update was to accurately determine the economic impact of new hot bed development, and how this contributes to overall economic vitality. These results of this model are shown in the following table. The addition of 870 hot bed units is estimated to result in \$10.2 million in additional Food and Beverage sales annually and \$11 million in additional General Retail sales annually. With the current stock of retail space, that would push sales per square foot from \$524 to \$799 for Food and Beverage and from \$391 to \$622 for General Retail.”

Someone needs to explain this fuzzy math. Is the consultant saying that this increase will only come from new hotbeds, or does it mean this increase will come from new transient guests that could stay in existing hotbeds spread over more of the year? A key to this analysis is when (e.g., spread over 365 days) does this additional economic activity occur? If it is concentrated in high seasons, then the hotbeds will only make the too-busy days worse, not an acceptable result. If it occurs during shoulder seasons, then it must be shown that the new hotbeds do not cannibalize existing accommodations. As noted earlier, a Four Seasons-type hotel will attract customers that might not otherwise come to Mountain Village, but that number would be a tiny, tiny fraction of the total number of people that visit our community each year, an insignificant economic driver.

On page 5 of the Comprehensive Plan Community Survey Results it states:

“Amidst hospitality land uses, survey respondents showed a strong preference for boutique hotels, with much less desire for large flagship hotels, and the least desire for more Air BnB/VRBO rentals.”

And on slide 2 of the Comprehensive Plan Amendment Process Open House Presentation Boards it states:

“Survey Question: What types of land uses would you like to see more of in Mountain Village? ... Hotbeds Boutique hotels were preferred over large flagship hotels.”

As shown in the Presentation Boards, less than 30% of all respondents wanted boutique hotels and boutique hotels were preferred over large flagship hotels. Clearly the community does not make hotels a priority and, therefore, where is the support for all the hotbeds? As shown in the Survey Results, roughly 28% of all respondents stated “boutique hotels” are a “land uses would you like to see more of in Mountain Village”; large flagship hotels at roughly 11% and Air BnB/VRBO rentals at roughly 6% fared even worse. Together, these three categories make up the entire category of potential new hotbeds; and together these three categories fared miserably in terms of whether or not the community wants to see more of them, with a support range of only 6% to 28% it is clear the community is not clamoring for more hotbeds. By the way, what is a “boutique hotel”? I expect that if you asked the 780 respondents to the survey, then you would get close to 780 different definitions. With a better definition it is likely “boutique hotels” would not even have garnered 28% of support. Words and their definitions do matter and if we are going to use terms like this then it should be clearly defined.

On page 45 appearing on sheet 61 of the RCP the following existing language states:

“The Telluride Region has many other enviable qualities, but it is the skier experience that will continue to draw people to Mountain Village and the Telluride Region from all over the planet. In crafting the Mountain Village Comprehensive Plan, stakeholders from across the community were concerned about preserving the skier experience. . . . Nothing would take away more from the skier experience than overcrowding development where it doesn’t belong and not requiring the necessary ski area improvements. . . . At the time of Comprehensive Plan adoption, the ski area’s approved United States Forest Service Record of Decision allows 10,000 people at one time (PAOT) on the mountain. As specific areas densify, as outlined in the Comprehensive Plan, and the town’s lodging occupancy increases during ski season, more research will be needed to ensure that the resort does not become overcrowded during peak days.”

Do we mean this or are we simply going to pay lip service to it? Anyone who has been on the mountain on the ski area’s busy days (not only the busiest) over the past two years knows that the skier experience in terms of over-crowded lift lines, slopes and restaurants has badly diminished. Adding 3,896 people in new hotbeds in addition to the “normal” buildout that will inevitably occur will do nothing but make a bad situation worse. 3,896 additional people is the epitome of “overcrowding development”. Higher speed and higher capacity lifts will not solve the crowding problem, the ski mountain is terrain limited and nothing, not the ski area nor the Forest Service has the ability to change that. The 10,000 PAOT is not simply a function of man-made items like lifts and restaurants, it is also a function of skiable terrain and no one is going to be able to make any more of it. We must be sure to look at the 10,000 PAOT in its real-world context; for example, Lifts 7 and 8 and their terrains have a calculated capacity that make up part of the 10,000 PAOT, however, Lifts 7 and 8 can only be used to their calculated capacity on a very few number of days each year due to a lack of snow. Consequently, the 10,000 PAOT must be viewed through a real-world lens and not a theoretical lens.

And we must not be confused, this is not temporary Covid-induced overcrowding. This is overcrowding from the people staying in current accommodations experiencing a ski mountain that has already reached its physical limitations on far too many days.

On page 49 appearing on sheet 67 of the RCP the following existing language is proposed to be deleted, it is baffling why it is being deleted:

“Ski Area Capacity Improvements: TSG provides its ski area master plan for Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience along with proposed timing triggers for such improvements. Such ski area improvements to maintain the skier experience may be connected to any upzoning of open space for hotbed development to ensure improvements are installed or completed concurrent or prior to such hotbed development being occupied.”

It is unclear as to why this language being deleted. The Town needs to confirm that adding 3,896 people in new hotbeds will not over-tax the mountain’s capacity. This issue is so fundamental and so critical to the Telluride/Mountain Village experience that it is incumbent on the Town to obtain independent third-party expertise to thoroughly understand and address this issue. If it cannot be unequivocally shown that 3,896 hotbed people and the “normal” buildout that will inevitably occur will not over-tax the mountain’s capacity, then how can we approve new hotbeds knowing it will make an already known bad experience even worse?

On page O appearing on sheet 52 of the RCP the following new language is proposed:

“D. Consider providing incentives for hotbed development such as allowing additional building height, reducing parking requirements, and limiting the public benefit requirements.”

This is a bad idea because it authorizes making existing problems worse. We are currently short on parking and public benefits, reducing these requirements will only make the bad situation worse. It is hard to imagine a situation in which it would not be completely irresponsible to reduce any of these requirements. Our community has dug its self into a very deep hole in terms of many issues, including a shortage of workforce housing. It would be irresponsible for this community to explode the problem by building additional hotbeds without requiring the developer of additional hotbeds to mitigate 100% of the impacts, including workforce housing, created by its development **beyond what is currently zoned and platted on the property**. Stop digging!

On page 22 appearing on sheet 22 of the RCP the following existing language states:

“Mountain Village has a low-impact, environmentally friendly transportation system that provides safe, convenient travel options for pedestrians, cyclists and motorists to the ski area facilities, parking facilities, commercial centers, and throughout Mountain Village and the region. The gondola remains an important transportation link to Telluride.”

On far, far too many days our current transportation systems, especially the gondola, are stretched beyond their capacity resulting in an unsatisfactory experience for everyone who uses them. How can adding up to 3,896 people and the “normal” buildout that will inevitably occur do anything but make the already bad situation worse. Perhaps this language should be removed because if we add that many hotbeds, then we will no longer be able to say the gondola is a “convenient travel option.”

On page E appearing on sheet 36 of the RCP the following new language states:

“This table was created to accurately reflect where hot bed development is feasible. This is based on an evaluation by the Comprehensive Plan amendment project team and Town staff as to the feasibility and likelihood of hot bed development on a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, and the ability to achieve critical mass and thus generate economic viability.”

Perhaps the project team could use additional input from community members who have actual real-world experience with some of the sites that remain in the table; experience that shows some of the remaining proposed hotbed sites have insurmountable physical challenges that should eliminate them from consideration. For example, consider Lots 122 and 123. Lot 122 is zoned for 9 Condos and 1 Emp Apt and Lot 123 is zoned for 11 Condos and 1 Emp Apt. The Comp Plan currently projects a density of 125 hotbeds, an increase of 600%. Both lots are located in the first elbow of the Country Club Dr. s-curves. During current peak times the traffic generated by the Peaks, neighbors, general public and bicycles already create a dangerous situation. The Peaks currently lacks enough parking to meet its needs. Can anyone really say with a straight face that increasing the density of this area by 600% can be accomplished without creating a more dangerous and hyper-undesirable situation that is impossible to mitigate.

On page 5 appearing on sheet 5 of the RCP the following existing language states:

“But the Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain Village’s exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework for the creation of a true sense of community.”

This quote encapsulates the overarching community goals and values that form the foundation of the entire Comp Plan and they cannot be overstated:

1. The importance of Mountain Village’s exceptional residential neighborhoods.
2. The importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town
3. The creation of a true sense of community.

Everyone, **everyone**, in Mountain Village has the right to expect the open space, tranquility, neighborhood and community that currently exists to continue to exist in substantially its current form. No one should have to fear that their neighborhood will be sacrificed under a banner that claims it is for some vaguely defined greater good. Each member of this community has worked hard for what they have, the place they call home, regardless of its size or location. No one should have to fear that their neighborhood and the land around them will be rezoned to a use or greater intensity that will erode their quality of life. Back in the “early years”, due to a lack of neighborhoods and existing homes, a rezoning may have been feasible in an area because it did not negatively impact anyone. Those “early years” are long since gone and, as a result, well-established neighborhoods and homes exist everywhere in the Mountain Village. Families and their neighbors have expectations, visions and goals for their neighborhoods and those expectations, visions and goals must take priority over anyone now coming into a neighborhood seeking a larger and denser land use approval above what currently exists.

If someone wishes to consider lifting the banner of the greater good, then the ramifications need to be shared and felt throughout the entire community and not imposed on only an unfortunate few. For example, if active open space is going to be considered for affordable housing (contrary to what is set forth in the existing Future Land Use Map), then all active open space must be seriously considered (e.g. Hood Park/Tract OSP-4; Old Hole 10/Tract OSP-31; Top of San Joaquin Rd/Tract SJV 5R; Adams Ranch Rd./Tract OSP-21R; Hole 4/Tract OSP-34).

If there is any question as to whether these fundamental goals and values are as strong today as they were 10 years ago, then we only need to look to three of the “Key Takeaways” found on slide 12 of the *May 20, 2021 Community Survey Comprehensive Plan Survey Results Presentation*

- “• Preserve natural areas and protected open space
- Maintain unique community character
- Development and growth should be done carefully”

We must ask ourselves, is Mountain Village a community or a commodity? A community respects and protects the homes, expectations, visions and goals of its existing families. Or is Mountain Village a

commodity that is willing to sacrifice the quality of life of families in this community to ensure the town is not viewed as “not developer friendly” or to ensure some nebulous and elusive sense of “economic vibrancy”.

It appears a fundamental misconception is clouding the Comp Plan discussion; the misconception is that “*growth and expansion [are needed to] continue to keep the area vital.*” If continuous growth and expansion are needed for this community to remain vital, then our community and its quality of life are doomed. First, taking that thinking to its only logical conclusion, at some point every square foot of developable land will be 100% maxed out with development and no more growth can occur; consequently, at that point in time the community can no longer remain vital because it can no longer grow—in essence, our community is destined to fail; that just cannot be. Second, if every square foot of developable land is 100% maxed out, then this will no longer be a place any of us would every want to live in. Everything in life and in the life of this community is a function of time. As communities mature their economic drivers change, early on this economy was driven by construction and development, but, at some point, construction and development give way to the business activity that is conducted in the built environment. Mountain Village has reached the time in its life where it needs to make some critical decisions because construction and development no longer drive the economy of this community. Only a small percentage of the Mountain Village residents are involved in the construction industry, and their livelihoods will continue simply building out the remaining platted but undeveloped lots. That same small percentage of Mountain Village residents are not the people that will build any of the hotbed developments, that will be done by large outside developers using workers brought in from outside this community.

In a mountain resort community like Mountain Village, our “infrastructure” has a variety of essential components, some typical to all communities and others unique to mountain resort communities. Typical infrastructure includes, but is not limited to, such things as roads, water, sewer, parking, workforce housing and transportation. Unique mountain resort infrastructure includes, but is not limited to, such things as ski lift capacity, ski run capacity, restaurant availability, hiking capacity and the simple ability to walk down main street without being crowded off the curb. The past few years have made it glaringly clear that much of this region’s typical and unique infrastructure is at or near capacity on many days of the year. Conversely, in shoulder seasons we have substantial excess capacity in all infrastructure. Promoting and allowing growth beyond what is currently platted in Mountain Village will only strain our infrastructure well beyond its capacity on many more days per year without materially increasing usage during shoulder seasons. I am writing these words on November 7, 2021 and when I walked through the Village Center today it was completely empty, I did not encounter another person. It was not empty due to a lack of accommodations; it was empty because tourists did not perceive a reason to be here. The Madeline and Peaks hotels are fine facilities, if tourists were motivated to be here, then these hotels and our other accommodation would have met the demand, but there was no demand. Adding 974 hotbeds (potentially 3,896 people) or even a Four Seasons hotel will not create demand for these shoulder seasons. However, adding 3,896 people to our busy seasons will make this an undesirable place to live and visit. If we want to create a vital economy in the shoulder seasons, then this community needs to commit to figuring out a way to give tourists a reason to be here during the shoulder seasons. Mountain Village is just as beautiful in the shoulder seasons as it is in the busy seasons, we need to give people a reason to come and enjoy it.

On page 82 appearing on sheet 114 of the RCP the following **existing** language states:

“Mountain Village strives to provide world class and efficiently planned and maintained infrastructure needed to support the town and realize the principles, actions and policies of the Comprehensive Plan. . . . Provide a world class, truly unique inter-town gondola and bus mass transit system that connects Mountain Village to Telluride and all areas of Mountain Village.”

Are 1-hour plus long gondola lines world-class, I have heard it said that yes, it is world class, 3rd -world class that is. Please explain how adding 3,896 people in additional hotbeds will improve our existing infrastructure over-capacity problems? It won't, it will only get worse, much worse. What do we want to be when we grow up as a resort? Vail/Breckenridge? Or something better, much better? On page E appearing on sheet 36 of the RCP the following new table appears:

② Table: Targeted Hot Beds

Parcel	Updated Targeted Hot Beds	Targeted Hot Beds from 2011 Plan
1) Parcel A-1 Lots 122,123,128	125	125
2) Parcel A-3 Peaks NW Addition	56	56
3) Parcel A-4 Tell. Conference Center	68	68
4) Lot 109R	104	0
Parcel B Shirana	0	78
Parcel C-1 89 Lots	0	174
Parcel C-2 89 Lots Ridgeline Condos	0	0
Parcel C-3 89 Lots Transi. Condos	0	0
5) Parcel D Pond Lots	71	71
Parcel E Le Chamonix	0	51
6) Parcel F 161-CR	125	242
Table: Potential Hot Beds		127
Parcel H Columbia Condos	0	28
Parcel I Village Creek	0	39
8) Parcel K Meadows Magic Carpet	115	115
Parcel L Heritage Garage Entry	0	14
Parcel M Lot 30	0	88
Parcel N Lot 27	0	64
9) Parcel O TSG Clubhouse	51	51
10) Parcel E - Big Billies	120	77
11) Parcel F - Town Hall Center	79	79
Total	974	1,547
Target Future Hot Beds	974	
Existing Hot Beds	829	
Total	1,803	

Source: Economic & Planning Systems

Parcel	Potential Hot Beds
12) Parcel 3Q	150
13) Parcel 48A	208
14) Parcel 48B	147
15) Parcel 48C	90
16) Parcel J	12
17) Parcel K1	9
18) Parcel K2	63
Potential Future Hot Beds	679

Source: Telluride Ski & Golf

This table is accompanied by the following new text on page F appearing on sheet 36 of the RCP:

“This evaluation was coupled with a comparison to the peer communities of Aspen, Crested Butte, and Sun Valley which are all destination mountain resort communities, with little day-usage. When looking at ratios of permanent population to visitor population, the data suggest that Mountain Village could expand its hotel inventory by another 1,129 units and remain within

the balance between guests and locals. This is a relatively simple metric, but provides a consideration as to the ceiling that maintains balance.”

Setting our hotbed targets based on resorts like Aspen, Crested Butte, and Sun Valley is frightening. If we are aspiring to be like these types of resorts, with all their impacts of overcrowding, then we appear to be pursuing a vision that is totally contrary the vision set forth in the existing Comp Plan, the vision that caused so many of us to make Mountain Village our home.

Economy

On page 9 appearing on sheet 9 of the RCP the following existing language states:

“2. Create a vibrant year-round economy;”

Additionally, on page A appearing on sheet 30 of the RCP the following new language states:

“This Comprehensive Plan amendment recognizes that mountain resort communities, like Mountain Village, are diversifying their economic drivers. As a comprehensive plan that is casting a vision for the future, it is important to emphasize that the community has a strong brand as a destination location across all seasons, not just winter.”

Creating “a vibrant year-round economy” is the goal, “year-round” and “across all seasons, not just winter.” is the key. Our “big” days are already too big, just ask any resident or guest trying to navigate the lines and congestion. Just ask any retailer or restaurant operator and they will tell you they do not need bigger “big” days. Everyone will tell you what we need are bigger “small” days to smooth out the shoulder seasons. The resources and efforts of this community need to be deployed to raise the shoulder seasons, not raise the high seasons. Making the too-busy days even busier will do nothing in terms of “diversifying their economic drivers.” The existing language in the Comp Plan on page 29 appearing on sheet 29 recognizes this:

“However, Mountain Village has a very seasonal economy. The four month period of December through March generates approximately 65% of the total annual sales tax in town, and annual occupancy remains low at 38% due to poor visitation during the long shoulder seasons.”

And on page 17 of the Comprehensive Plan Community Survey Results it states:

“Expansion of retail space was driven by the addition of apparel/sporting goods space – still the largest category by far.”

These two excerpts confirm that after 26 years this Town needs to acknowledge the facts of what type of community we are, a recreation based economy and our retail profile reflects that; and Amazon is only one click away. It is time for this community to acknowledge, accept and embrace this reality. It is time to put our efforts to fixing the shoulder season problems and not creating additional high season problems.

On page H appearing on sheet 39 of the RCP the following new language states:

“Throughout the amendment process, the community expressed an appetite for a larger base of locally focused and diverse retail establishments. An analysis of retail space in Mountain Village affirms this sentiment: Over three-quarters of retail space in Mountain Village is used for Apparel and Sporting Goods, up from 63% in 2011. This points to a lack of diversification in the Mountain Village retail mix, and to the predominance of a type of retail that is generally not considered to be locally focused.”

Yes it would be nice to have a hardware store and other locally focused retail in the Mountain Village, but, if we are being honest with ourselves, that is NEVER going to happen; there will never be enough demand for a hardware store or most every type of locally focused retail; these types of stores exist in our community in Telluride and we need to support them. The fact that over three-quarters of retail space in Mountain Village is used for apparel and sporting goods reflects the reality of the nature of our community . . . a recreation based resort community. Accept it, embrace it.

The following quote appears on page 4 of the Comprehensive Plan Amendment Process Open House Presentation Boards:

“While retail sales for brick-and-mortar retail were relatively stagnant between 2014 and 2020, e-commerce sales have buoyed overall taxable retail sales since 2018. . . . Between 2014 and 2019, sales per sq. foot grew at 10% annually for restaurants/bars. The growth was minimal for retail, with only a 3% annual growth rate. Brick and mortar retail in Mountain Village is facing challenges related to overall viability.”

This low growth rate for retail is not unique to Mountain Village, it is a national phenomenon. Retail’s 3% annual growth is low compared to restaurants, but it kept ahead of inflation. A 3% annual growth increased 34% over the last 10 years and the CPI increased 20% during that same period; not bad. The Village Center’s main retail stores have not gone anywhere, they are still there and appear to be doing quite well. The core group of Mountain Village retailers have been here for a long time, and that longevity can mean only one thing, it is worth their while to do business here; if it wasn’t then they would have closed up shop and moved on. On the other hand, the 10% growth rate for restaurants is phenomenal. Restaurant income doubled in 7 years and grew a whopping 159% in 10 years. However, as a community, we do not owe our local businesses annually increasing rates of return; we would hope they increase annually by the amount of inflation plus a few percentage points. In a community like Mountain Village, if the local businesses are experiencing continuous double-digit returns, then we are doing something wrong (e.g. irresponsible out of control growth). The best way to help our retail and restaurant establishments is to improve the shoulder seasons, not pump steroids into the high seasons.

The following quote appears on page 5 of the Comprehensive Plan Community Survey Results:

“Land uses that all survey respondents are most interested in seeing grow in Mountain Village are restaurants, parks/recreation, workforce housing, and medical.”

Consistent with the discussion in the previous paragraph, glaringly absent is retail, and it is absent for an equally glaring reason, we are a recreation-based community and the retail focus is on recreation-based retail. The Village Center meets the recreation-based demand and that is why the survey does not call for the growth of retail.

On page 10 of the Comprehensive Plan Community Survey Results it states:

“Recognizing that commercial development, like retail and lodging, helps generate sales tax revenues, would you a) Support the development of more of these uses or b) Maintain current amounts of these uses. . . . Most of these responses [year-round and business owners] were in favor of new development, with caveats as to what kind and how much This [part-time residents] was the largest amount of opposition to new growth of commercial development of the three groups, despite restaurants, boutique hotels, and retail/commercial being a top choice additional land uses for part-time residents from a previous question.”

These results are consistent, predictable and informative, some commercial development is acceptable with caveats as to what kind and how much. No one in this community wants commercial development if comes at the sacrifice of other things this community holds dear (e.g., community, neighborhoods and open space).

On page 22 appearing on sheet 22 of the RCP the following **existing** language states:

“Adequate parking is available for visitors, businesses and full-time and part-time residents without detracting from the community character of Mountain Village and the resort.”

Parking is currently inadequate, especially when it comes to accessing the Village Center. Without providing additional parking, it is hard to imagine that the Village Center retail/restaurant component and experience will ever grow very much beyond what it is today. The Village Center retail/restaurant component has many fundamental limitations that limit it both near and long-term. Since the 1990’s a steady stream of “expert consultants” have been advising us on how to change things; none of it has worked. It is time to acknowledge reality and accept the Village Center for what it is, a recreation based economy and our current historically consistent retail profile reflects it.

Process

On slide 1 of the Comprehensive Plan Amendment Process Open House Presentation Boards it states:

“A Comprehensive Plan is a document intended to represent a community’s shared vision and guide long-term decision-making, growth, and investment within a City or Town. Once adopted, Comprehensive Plans are the foundation for regulatory tools, strategic policies, infrastructure and public amenity investments, community-oriented projects and programs, and more.”

This sums up the Comp Plan’s direction to the people serving in our Town government, “Once adopted, Comprehensive Plans are the foundation for regulatory tools, strategic policies, infrastructure and public amenity investments, community-oriented projects and programs, and more.” Once adopted it is the foundation and foundations should not be altered without the community debating and deciding whether the foundation should be changed.

On page 6 appearing on sheet 6 of the RCP the following **new** language states:

“Edit: Revise to say highlighted area #2 on Page 7 (next page) to say : “The purpose of the Comprehensive Plan is to proactively work to assure the future of Mountain Village will be shaped by the community’s own vision, rather than by reactions to external forces or the desires of a particular development applicant. The Comprehensive Plan articulates the community’s

desires for the future, including the development of hot beds, community housing, and public facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives of the Town. However, the Comprehensive Plan is simply that, a vision, and no one can completely predict the way in which the Mountain Village may change or evolve. As such, the Community Development Code (CDC) is intended to implement the planning goals and policies articulated in the Comprehensive Plan, as well as other planning documents, in a manner that, **in the judgment of the Town Council, is in keeping with the overall vision for future represented in the Comprehensive Plan. As it is more capable of being amended, it is the CDC, not the Comprehensive Plan, to which applicants must strictly adhere.** While the Mountain Village Town Council reaffirms its commitment the CDC be in conformity with the Comprehensive Plan, **the Town Council hereby expresses its intent that neither the Community Development Code nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan. Similarly, no development applicant shall be required to strictly adhere to every provision of the Comprehensive Plan given its inherently aspirational nature.** (Emphasis added)

This language is disturbing. On the one hand it says "The Comprehensive Plan articulates the community's desires for the future, including the development of hot beds, community housing, and public facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives of the Town." This is the community's vision and we have gone to a lot of time and expense to articulate it **in the Comp Plan** . But on the other hand, in effect, it says the Council can totally ignore the "community's desires" because the "Town Council hereby expresses its intent that neither the Community Development Code nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan. Similarly, no development applicant shall be required to strictly adhere to every provision of the Comprehensive Plan given its inherently aspirational nature." This excerpt acknowledges that the CDC "**is more capable of being amended**", it can in the future, and certainly has in the past, been amended with no meaningful public input. The Comp Plan, however, cannot be amended without substantial public input. If the Council wants to diverge from the community's vision, then they should be required to prove to the community that the divergence is justified. The proper process to prove such divergence to the community is to amend the Comp Plan, not simply ignore it because a simple majority of four Council members wish to ignore it. Foundational principles of a community cannot be left to the whims of who happens to be currently elected to Council; if the foundational principles are ignored the irreversible damage is likely to be done well before the rascals can be voted out of office. Either follow the Comp Plan or throw it in the trash; but do not go through a facade of creating a vision that can be totally disregarded by four people.

On page 7 appearing on sheet 7 of the RCP the following **existing** language states:

"The Comprehensive Plan is the adopted advisory document that sets forth the Mountain Village Vision and the way to achieve the vision through principles, policies and actions. The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions. . . . "The master plan of a municipality shall be an advisory document to guide land development decisions." . . . "The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare . . ."

This existing language highlights the concern that the Council can totally ignore the "community's desires" as set forth in the Comp Plan. This text clearly states "In short, the Comprehensive Plan define the public interest and the public policy base for making good decisions." Why should the Council and an applicant be allowed to ignore the Comp Plan? If there is a vision or goal in the Comp Plan that precludes a certain development, then the Council owes it to the community to go through the Comp Plan amendment process to ensure the proposed development is consistent with the visions and goals of the Comp Plan.

The importance of the security provided by the Comp Plan is articulated on page 27 appearing on sheet 27 of the RCP where the **existing** language states:

"The principles, policies and actions for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision. The Comprehensive Plan Elements provide a policy base by which decisions can be made and recommendations provided."

A town government must adhere to the foundational principles of the community and not disregard them for the expediency of the moment or what slate happens to hold a simple majority on Town Council.

The following two excerpts from the RCP help to clearly frame the issue regarding the need to respect and follow the provisions of the Comp Plan, the first excerpt is **new** language and the second excerpt is **existing** language and they both are found on page 32 appearing on sheet 42 of the RCP:

"Future land use provides a vision for the community. If the vision is different from what is allowed in the adopted Zoning Code, property owners can seek zoning or entitlement changes if desired. Zoning regulates what can be built on a property including specific types of uses and building form."

"The Land Use Plan within the Comprehensive Plan provides the overall framework for the physical development of Mountain Village with specific land use guidance for the town as a whole and for specific subareas. Also, the Land Use Plan strives to provide certainty for future land uses, especially open space lands, and offer specific guidance by outlining land use categories, desired uses, design considerations, and other provisions to achieve the Mountain Village Vision."

The existing language in the Comp Plan is indisputable, the Comp Plan "provides the overall framework for the physical development of Mountain Village with specific land use guidance for the town as a whole and for specific subareas. Also, the Land Use Plan strives to provide certainty for future land uses, especially open space lands, and offer specific guidance". The courts of Colorado are similarly clear, rezonings that are consistent (e.g., in general conformance) with a community's master plan will be given greater deference than a rezoning that is not consistent. This community is going through a tremendous amount of effort to amend its master plan, future platting and zoning decisions must be totally consistent with the Comp Plan and not subject to deviation. If a deviation is proposed, then the proper process is to validate the deviation through an amendment to the Comp Plan, not simply ignore the Comp Plan because four Council members choose to ignore it.

On slides 1 and 5 of the Comprehensive Plan Amendment Process Open House Presentation Boards it states:

“Amend and modernize the Comprehensive Plan to serve as a guiding document versus a regulatory document and remove overly prescriptive tables, formulas, and measures that have been a barrier to development.”

“Edits will include removing the prescriptive emphasis on hotbeds and specifically a flagship hotel as the primary economic drivers.”

As exemplified in the earlier discussion regarding the ill-conceived abandonment of the five types of active open space, we must be careful to ensure we do not throw the baby out with the bath water. The word “prescriptive” is defined in Webster’s Dictionary as “relating to the imposition or enforcement of a rule or method”. While comprehensive plans such as ours favor vision and aspirational vagaries, they are not precluded from identifying specific well-defined goals of the community. The specifics of things like public benefits tables and six well-defined open space categories were not intended to be vague and merely aspirational, they were included because it was believed that these were specific items that were critical to the community; so critical that they warranted great specificity. The specificity was intended to convey the essential need for these items to be implemented. Now, ten years have passed and, perhaps, time has proven that some of them are not needed and can be modified or deleted, but for the vast majority of these items the essential need still remains as high today as it did ten years ago.

It is stated that these essential needs “have been a barrier to development”; this is an extreme statement that should be vigorously debated before it is accepted as valid. What is the factual basis for this conclusion? Who is the source of that factual basis? If the onion of this issue is carefully peeled back, then (with one exception) the real facts will show that the “prescriptive” items have in no way been a barrier to development. The only “prescriptive” item that has been a barrier to development has been the requirement to build hotbed developments at the density levels set forth in the density tables. Most, if not all, of the hotbed sites in the Comp Plan make no economic sense. Look at both the Peaks and the Madeline, in both cases the developer went into foreclosure shortly after they opened.

We must be careful not to lump everything into the category of “prescriptive”. It appears that certain fundamental goals and visions are being mischaracterized and lumped in with items described as “prescriptive” with the end result being the fundamental goals and visions can be cast aside and ignored because **“the Town Council hereby expresses its intent that neither the Community Development Code nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan. Similarly, no development applicant shall be required to strictly adhere to every provision of the Comprehensive Plan given its inherently aspirational nature.”**

On page 32 appearing on sheet 42 of the RCP it indicates the following **existing** language is going to be deleted:

“The Land Use Plan can be implemented over time by amending the LUO to require general conformance with the Comprehensive Plan for all future rezoning, subdivisions, PUDs and other applications that require general conformance with the Comprehensive Plan.”

This proposed deletion appears to be the result of confusing two related but very different issues, “general conformance” and “prescriptive provisions”. General conformance is intended to ensure that

the fundamental visions and goals of the Comp Plan control all future land use decisions. Prescriptive provisions are tools deemed necessary to achieve the fundamental visions and goals. While the community may wish to revisit and remove some of the prescriptive provisions, nothing in the current process indicates any desire on behalf of the community to remove any of the fundamental visions and goals. The broad brush hollowing out of the concept of general conformance contemplated in the current redline has the effect of neutering the fundamental visions and goals, clearly that is not what the community wants. Future platting and zoning decisions must be totally consistent with the Comp Plan and not subject to deviation. If a deviation is proposed, then the proper process is to validate the deviation through an amendment to the Comp Plan. This language should be retained.

On page 25 appearing on sheet 25 of the RCP the following **existing** language states:

“The Mountain Village town government is responsive, accountable and accessible. It acts with honesty, integrity, respect and professionalism.”

A responsive and accountable town government adheres to the foundational principles of the community and does not disregard them for the expediency of the moment. If the Council is considering acting in a manner inconsistent with a foundational principle set forth in the Comp Plan, then it must either revisit the principle in the proper forum (i.e., Comp Plan amendment process) to see if it is still valid and controlling, or abandon the action.

One other process issue should be considered. On page 7 appearing on sheet 7 of the RCP the following **new** language states:

“Edit: Change to say: “definition of general conformance as defined in the Community Development Code (CDC).”

What this language is telling us is that a definition that is critical to the operation of the Comp Plan must be found in the CDC. Similar language that refers us to the CDC involving other relevant aspects appear elsewhere in the RCP. When I contacted the Town staff to determine how I could access the proposed changes to the CDC that are referenced in the RCP, I was told they have not yet available. Understanding the proposed changes to the CDC is critical to truly understanding the ramifications of the proposed changes to the Comp Plan, they go hand-in-hand and must be reviewed and analyzed together. The Comp Plan’s amendment process must not be rushed and must be coordinated with ALL proposed amendments to the CDC. Action on the Comp Plan must be delayed until all the proposed amendments to the CDC are available.

Conclusion

Recently I received an email from the Snowbird Ski Resort with the following alert:

“Upgrade to the Express Lane.

Level up your next day on snow with Fast Tracks, a daily add-on option that gives you exclusive access to dedicated express lift lanes. Available to use at six of our quad chairs, get more turns by reserving Fast Tracks in advance online or day of, slopeside.

Don't wait! Access is limited each day.

Now you can maximize your time on the mountain any day you want. Don't wait, access is limited daily.

Fast Tracks is a daily upgrade to existing lift ticket or season pass products and requires that a guest have a valid day ticket, Snowbird, Ikon or Mountain Collective pass available along with their Fast Tracks pass to access the Fast Tracks lane.”

The price is between \$69.00 and \$115.00 per day depending on the season and this is in addition your daily lift ticket or season pass. Apparently things have gotten so busy at Snowbird that they are now charging a hefty premium to cut the over-crowded lift lines. That is where we are headed if we do not get a handle on the future growth of this community. Is this what we aspire to be? I certainly hope not but this is where we are headed if we do not show strong leadership, now.

On page E appearing on sheet 36 of the RCP the following existing language states:

“The Comprehensive Plan recognizes hot beds as a key economic driver in Mountain Village, but in the context of a broader set of goals that include community quality of life and economic vitality.”

The Comp Plan acknowledges “Statements are complementary of one another, sometimes they are conflicting. Such conflicts are simply indicative of the complexities involved in achieving balanced solutions” (RCP page 15 on sheet 15). At some point we need put the mind of my friend in the Meadows (and everyone like him throughout the Town) to rest by resolving these issues once and for all so everyone can stop sleeping with one eye open. It does no one, whether it is the developer or the family next door, to leave these answerable questions unanswered. The time is now. The first final plat for the MV was recorded in March, 1984 and infrastructure and construction started that summer. This community has nearly 40 years of historical experience, 10 of those years since the original Comp Plan was adopted in 2011. On many things we have the knowledge and a clear vision. It is time for Council to garner that knowledge and vision, provide leadership and act accordingly.

Thank you for considering my thoughts.

John Horn

██████████ Town of Mountain Village

From: [Herman KLEMICK](#)
To: [Shari Mitchell](#); [Vicki Mueller](#); [Alan Safdi](#); [Hank H](#); [Bingo Eaton](#); [Barbara Hinterkopf](#); [Bob Wheeler](#); [Robert Doak](#); [Clint W; cathy Evans](#); [Ginni Racosky](#); [Jerry Reuhl](#); [John Trudeau](#); [Henry Haizlip](#); [Mimi Hawthaway](#); [Madonna beale email](#); [Marilyn Quayle](#); [Martin Patricia McKinley](#); [Paula Malone](#); [Natalie Sanders](#); [Paul Zoidis](#); [Richard Greubel](#); [Shannon Swyka](#); [David Heaney](#); [Tim Kunda](#); [Virginia Moore](#); [Waldin](#); [mvclerk](#); [jhorn@rmi.net](#); [cd](#); [Dan Caton](#); [Richard Greubel](#); [Jack Gilbride](#); [Marti Prohaska](#); [Susan Johnston](#); [Jim Royer](#)
Subject: RE: Objection to proposed Amendments
Date: Wednesday, November 17, 2021 6:09:58 PM
Attachments: [image.png](#)

Diane and I first discovered Mountain Village in 1992, as guests of Jim and Bunny Bastian, who finished a home on Victoria Lane the prior year. Since that time, we built a home on Pole Cat Lane. We now own a town house in Aspen Ridge (#23).

We chose Mountain Village over the numerous other mountain destinations, because of its great beauty, and because it was not overpopulated like Aspen and Vail. In addition to the spectacular scenery, it had the gondola and Dial-A-Ride.

We participated in a meeting at the home of James and Carol Royer at least ten years ago, prior to approval of the present Comprehensive Plan. At that meeting we strongly objected to any plan that was going to increase the density or rezoning, to the point where there would be long lift lines and crowded conditions in the Village.

As long time owners in Mountain Village, we are aware that there is a new and strong push for GROWTH to which owners object. More "hotbeds" is **not** the answer. Growth in the "shoulder months" is the answer to the minority who are pushing this Amendment!

It has now come to our attention that the Ski Company/Peaks is proposing their own expansion, which will add an additional 153 hotel rooms/306 hotbeds to the proposed Amendments. This is totally unacceptable to us! We would oppose the increased hotbeds of the Peaks, also!

WE DO SUPPORT the internal changes and expansion of the existing Peaks building (ie expanding the Crystal Room and locker rooms).

We cannot express our opposition to the proposed amendments in any more detail than John Horn, and Shari and Pete Mitchell. We adopt their specific objections.

WE STRONGLY OPPOSE THE NEW PROPOSED AMENDMENTS!

Herman and Diane Klemick

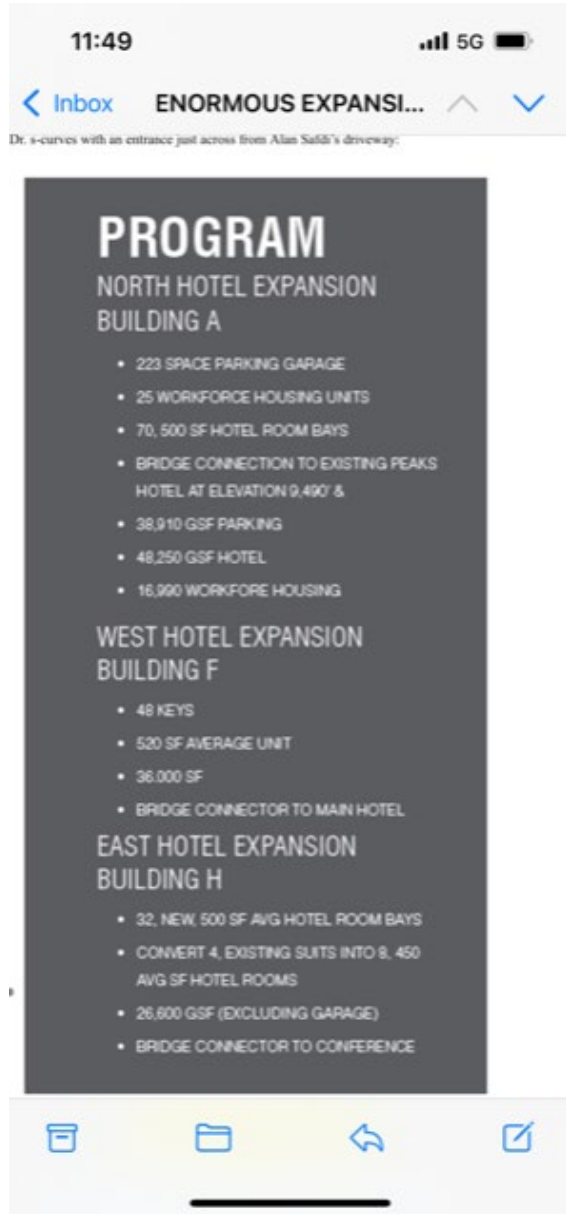

Sent from [Mail](#) for Windows

From: [Shari Mitchell](#)
Sent: Wednesday, November 17, 2021 3:12 PM
To: [Vicki Mueller](#); [Alan Safdi](#); [Hank H](#); [Bingo Eaton](#); [Barbara Hinterkopf](#); [Bob Wheeler](#); [Robert Doak](#); [Clint W](#); [cathy Evans](#); [Ginni Racosky](#); [Jerry Reuhl](#); [John Trudeau](#); [Henry Haizlip](#); [Herman Klemick](#); [Mimi](#)

[Hawthaway](#); [Madonna beale email](#); [Marilyn Quayle](#); [Martin Patricia McKinley](#); [Paula Malone](#); [Natalie Sanders](#); [Paul Zoidis](#); [Richard Greubel](#); [Shannon Swyka](#); [David Heaney](#); [Tim Kunda](#); [Virginia Moore](#); [Waldin](#)
Subject: Fwd: Mayor's Minute: November 2021

Friends

Please review Telski's proposal for substantially increasing the number the number of rooms at the Peaks., tripling the size of the Peaks. This increase number is not even included in Comp plan discussions for hot beds. Here is a synopsis of Telski's proposal:



For more information review the attachment in the mayors minute below.

I encourage you to express your concerns at the upcoming town of Mountain Village board meeting on November 18. At this meeting the Comp plan will also be discussed.

-Shari

November 15, 2021

To: Mountain Village Town Council
From: Heather Knox
RE: Comments on the Proposed Comprehensive Plan Amendment

I appreciate the opportunity to share my comments on the proposed amendment to the Mountain Village Comprehensive Plan.

I rented in Fairway Four from 1995 - 1997. Back then Fairway Four, Big Billies, and the Telluride Apartments (now Mountain View) were the only housing in the Meadows. There were so few people living up here! The only significant disturbance was Golf Maintenance vehicles every morning at 6AM, May - September. This has not changed.

What has changed since 1995, is the significant increase in housing. It works because all housing was added in a thoughtful way that fits into the surrounding neighborhood. Other additions since 1995 included a park, providing a safe place to play, and wetland conservation improvements, creating beautiful ponds/waterways that support flora and fauna. Thank you for these improvements!

I also worked for the Town of Mountain Village from 1996 - 2008. Much of my time was with the Telluride Conference Center (9 years), and finally as the Director of Economic Development (2 years). This work also gives me an additional perspective on the Town of Mountain Village.

I moved to Parker Ridge with my two daughters in 2015 and we have lived here ever since. It has been a great home for us. It is safe, with convenient public transportation through the gondola/chondola, bussing, and the trail system. Additionally, access to skiing, hiking, and other activities, the beautiful views, and longer days of sun, makes Mountain Village a great place to live.

Proposed Amendment to the Comprehensive Plan

Please consider the following:

- The Meadows houses half of the overall Mountain Village population in a tiny percentage of the overall acreage of Mountain Village, and houses the majority of our year-round population. The Meadows should not be viewed as “stuff it all in”. Other areas in the Mountain Village could accommodate deed restricted housing.
- In the Meadows we live close together in order to live in a great neighborhood, and a great location. As my neighbor said, “We are like college roommates - you figure out how to make it work so you enjoy it!” It stops working though when there are too many people in too small a space.

- Meadows residents are working families and individuals. Meadows residents need a voice in the Comprehensive Plan. As working people, we generally have our heads down, assuming our government is working for us. As half of the population of Mountain Village, we deserve outreach to our neighborhood on changes that will greatly impact us. We need to be listened to on what our neighborhood wants and needs. It is important for us to learn about significant proposed amendment changes with enough time to understand the issue, ask questions, and plenty of time to comment.
- Regarding the application from Telluride Ski and Golf, no open space in the Meadows should be rezoned to increase density.
- The Meadows absolutely should NOT have a hotel. “Hot beds” do not belong in our family-based neighborhood. Hot beds belong in the areas that the community identified for increased development: Mountain Village Center, and the area of the Market/Town Hall.
- The Meadows unequivocally needs a park. This should be a given. Development and increased density should never take priority over our public needs.
- We appreciate and use all of our green spaces; some of these spaces are designated as Open Space, and some are not. The green spaces in the Meadows are used daily, and are essential to our happiness. Residents walk dogs, bird watch, enjoy the sunshine, the snow, and the beautiful Mountain views. The Green spaces/Open space are critically important to our overall quality of life.
- Mountain Village Lots with trail access should be prioritized for open space.
- The Meadows needs a voice in our future. Developers should not take priority over citizens. I assume our government wants what is the best for half of its population.
- The Comprehensive Plan in regard for the Meadows needs to be paused due to unrealistic density. Our neighborhood cannot support doubling our population! Community input, and revisions to the densities, are essential at this juncture.
- Why can't our neighborhood support doubling our population you ask?
 - There is one road in and one road out. We already deal with clogged traffic at critical times of the day. Doubling our population doubles cars. Public transportation (chondola and bussing) needs to be improved/increased before additional density is approved. Also an outreach campaign on why taking public transit is so important to our future would be helpful.
 - One road in and one road out is a safety hazard for all types of emergencies. A building fire would easily spread to other properties. Development on steep hillsides is very dangerous for wildland fires; with the years of drought this should be a major concern for our government.

- Road widening and sidewalks would be needed for the full length of Adams Ranch Road.
- We have half the population of Mountain Village, and half of the population of dogs! Dogs need places to be walked, and dogs need responsible pet owners to pick up their waste. If there are more people there will be more dogs and more dog waste.
- If you need more reasons: Light pollution, noise pollution, carbon emissions, more trash, slower internet, and people living on top of each other. The roommate metaphor does not work when you have 4 roommates sharing a double room!
- Building on all of our green spaces makes for unhappy citizens. We are an important population in Mountain Village. As our government, please work with us in finding the right balance of development, while maintaining our community.

Comments on the 2011 Comprehensive Plan

The 2011 Comprehensive Plan was a well thought out document with much community involvement. Most importantly it outlines the values that are important to the Town of Mountain Village.

“The Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain Village’s exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework for the creation of a true sense of community.” (page 5)

“Better sustainability can be achieved by:

- *Protecting residential neighborhoods;*
- *Providing further protection of natural open space areas;*
- *Maintaining the pristine and quiet character of the community.”* (page 9)

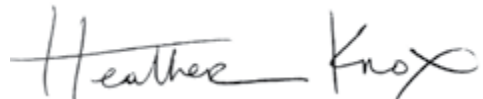
“In respect to development: All future development is to “fit into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments.” (page 18)

The 2011 Mountain Village Comprehensive Plan, unfortunately, does not have realistic density for the Meadows, both for the different lots, and overall density. I am guessing this was in reaction to the continuation of The “Great Recession”, which impacted global economies and our community. The recession officially lasted from December 2007 - June 2009, but it took many years for the economy to recover to pre-crisis levels. During this time, development and real estate sales stalled. Work on the 2011 Comprehensive Plan began in 2010 and prior. I

assume those creating the plan consciously or subconsciously were VERY hopeful that development would spur again, and greater densities would encourage this. Now, in 2021, we grasp the reality of the proposed density and it will not work. Doubling our population in the Meadows - Yikes, NO!

Meadows residents need to be involved in the decisions about what we want and what we need. We are hopeful that our government will value this input and honor our community's needs.

Thank you very much,

A handwritten signature in black ink that reads "Heather Knox". The signature is written in a cursive style with a horizontal line underlining the first name.

From: [Sandy Lange](#)
To: [cd](#)
Subject: Draft Amended Comprehensive Plan Comments
Date: Wednesday, November 17, 2021 5:34:50 PM

Town Council,

I preface this with the admission that I have not read the Plan in detail. In my defense, at 137 pages of dense material it's a mission to get through it all. Some general comments though...

My first trip to Telluride was in 1978 while I was living in Aspen. Our family has had a second home in the area (first in Ski Ranches, now in Mountain Village) since the mid-1980's. We have some historical perspective.

A very general observation: Too much development and expansion is inherent in these plans. Of course, growth is important to any "enterprise," but at some point with a location like Telluride, there's a limit. For the ski area, the available terrain is pretty much fixed. The mountain is already too crowded on holidays. Expansion will make it even worse. The same goes for other amenities like restaurants, trails, etc. Unlike Aspen, Telluride can't expand down valley and we don't have 4 ski mountains to spread out the crowds; we are delightfully hemmed in by mountains and river. Adding all the hot beds wished for by Telski will pretty quickly overwhelm our available "natural" resources. If we want to become another Aspen... fine. But I suspect most of us don't want that.

I've heard that at one of the presentations on this plan the leadership of Telski expressed that unless these proposed expansions happen they won't be able to invest as anticipated in improving the ski area. Personally, I'd accept that tradeoff...keep the area pretty much as is rather than purposely overcrowding just to add another restaurant or two and make a few lifts faster. If Telski wants more income, work to increase occupancy in the between-holiday periods; you've already got the beds...figure out how to fill them.

Finally, a comment on the proposed massive expansion of the Peaks that just hit my In Box today...

Yes...our home is on Country Club Dr. so there's an admitted NIMBY to my comments, but anyone who drives Country Club on a regular basis knows this is not the location for vastly increased traffic and expansion...either with the Peaks or the proposed development on the La Montagne (or whatever it's called now) site. Even driving at a snail's pace it's sometimes touch and go whether you'll miss another car, or someone walking their dog or riding a bike. The road is barely acceptable with current traffic as is; much more and there will be accidents, especially when driven by visitors who don't know the layout.

I wish I had time for more detailed comment, but apparently tomorrow is the deadline. I have read through John Horn's thorough review and agree with all, and with his background and perspective he knows as well or better than anyone the potential benefits and pitfalls of any such plan. I second his comments.

Please slow down and don't let Telluride turn in to Aspen II.

Thanks, Sandy Lange

From: [Cindy Lange](#)
To: [cd](#)
Subject: Draft Amended Comprehensive Plan Comments
Date: Thursday, November 18, 2021 2:31:38 PM

Dear Town Council:

Telluride and Mountain Village are spectacular places to visit and live. We want that to remain the same into the future. You can sense right now we are beginning to lose control over density of buildings as well as people at peak times during the ski season and summer. I believe we are now at a critical point of needing to restrict expansion and development as proposed in the Comprehensive Plan. We have reached a point where growth and expansion will ruin the reasons we love Telluride. They will cause problems; not be benefits.

Having just learned this week of the massive Peaks expansion, in addition to the development being proposed on the North side of Country Club Drive, I believe it's simply too much for this location to handle. It's actually a dangerous idea. We live on Country Club Drive. It is not a major thoroughfare. It has dangerous twists and turns, with hikers and bikers sharing the road. There are serious safety concerns with the amount of additional cars these two projects would add.

Our neighbor, John Horn, has done a thorough review of this Comprehensive Plan. His points are valid, he is an expert with his background and knowledge of the community and I completely agree with his comments. 100 per cent.

We have the ability to protect this amazing place from becoming another Vail or Aspen, if we make the right decisions at this critical point in time. Are you willing to protect this treasure? I certainly hope so.

Thank you,
Cindy Lange

From: [Jim Lord](#)
To: [cd](#)
Subject: MV Plan Comments
Date: Tuesday, November 16, 2021 3:19:09 PM

Thank you for the opportunity to review and comment on the proposed plan for Mountain Villiage. My main reaction to the plan is that it seems to stray from the quality of life overriding vision for the community. This is especially apparent given in my reading of the survey results the high number of responses seeking to preserve green space and low density in and around the Villiage. I imagine that the total utilization of hotel room's in our community is fairly low over the course of the year with peaks during the holidays and key months (2 weeks in Dec, 2 weeks in April, Presidents Day, MLK, July). And so it is hard for me to see a need for more hotels or hotel beds as these seem to have a higher likelihood of cannibalizing exiting hotels for newer offerings. Additionally, the second home rental market is booming and allows for overflow during peak times. I'm even more concerned with the Mayors minute received today that speaks to a potential for a significant expansion of the Peaks. It is exciting to build and grow but I believe we need to be very conservative in the addition of new hotels or expansion of exiting properties over green space and other community amenities. There is nothing worse than an overbuild and underutilized area.

Thank you and I appreciate the on-going work of the committee. Jim

To: Mt Village
From: Joan May
Re: Comp Plan amendment
November 17, 2021

To Whom It May Concern:

Thank you for the opportunity to comment on the Mt Village Comprehensive Plan amendment.

When I moved into Fairway Four 29 years ago in 1992, the only other developments in the Meadows were Telluride Apartments and the Day Lodge. My seven Fairway Four neighbors and I had the proud distinction of living in the first owner-occupied deed-restricted housing in the County.

As the years went by and more and more development came to the Meadows, I embraced it. We have a fabulous neighborhood! I feel so lucky to live here! I love our robust neighborhood of locals, the peace and quiet, the views and access to recreation, the public transit. I couldn't have asked for a better place to raise my son.

Now there are over 300 residential units in the Meadows, amounting to about 900 residents, in the 57 acres that comprise the Meadows. That is the equivalent of just about half of the entire population of Mt Village (1840 as of 2019) on less than 3 percent of the land.

At some point (I can't remember what year) the Mt Village Shops and Golf Course maintenance operations moved to the Meadows, too, along with a few other businesses, all of which are incompatible with our residential neighborhood as they add loud, diesel-engine noise to our otherwise quiet mornings, and contribute to the growing traffic and emissions on Adams Ranch Rd, competing with the many walkers and cyclists traversing the Meadows. We also have the beloved Jurassic Trail that gets heavy use throughout the summer and moderate use the rest of the year. We have the Meadows Parking lot right in the middle of a residential area, which was, for most of its history, lightly used for residential overflow, but is now full to capacity, and sometimes overflowing, many days, year-round, with vehicles from Ski and Golf Co employees, Mt Village employees, skiers and overflow from housing developments in the Meadows, few of which were built with enough on-site parking.

I think there is consensus that the region is in desperate need of workforce housing, and I fully support Mt. Village continuing to lead in housing solutions. We should be proud that MV has more deed restricted housing than any other community in the County: According to the latest [SMRHA Housing Needs Assessment](#) Page 28, as of 2017 MV had 530 units; Town of Telluride: 384 units; SMC: 280 units. The same study shows that we have the best mix of units (number and size of units; rental vs ownership). MV's deed restriction qualification requirements are more flexible than those in Telluride or the County, providing a necessary variety to regional housing solutions. We should absolutely continue to lead on Workforce Housing. And we

should absolutely do that in a way that does not destroy the character of existing neighborhoods.

We have reached capacity in the balance between development and quality of life in the Meadows. We residents of the Meadows have welcomed the new neighbors to a point, and have grudgingly accepted the increased industrial uses as necessary compromises to the character of the place it once was. During the 2015 Citizens Initiated Petition process regarding Lot 640A, citizens were assured that lots 644 and 651A would likely never be developed. Each development has to be looked at as it relates to everything else in the neighborhood. It would be poor planning (or really not planning at all) to figure out each parcel independent of what's around it.

To further increase the density and population in The Meadows would destroy the quality of life and character of our community.

I followed the original Comp Plan process in 2010-2011, attended the open houses, and read all the information. That process was thorough and transparent with multiple opportunities for public engagement. While the densities proposed at the time seemed astronomical, I was assured that density increases envisioned for the Meadows were the outside limits of capacity: putting everything possible in the Plan, with the knowledge (restated in the Amendment process) that a Plan is not zoning—it's conceptual and each new proposal would be thoroughly vetted for appropriateness and specifics. Although I paid close attention to the process, I was shocked to see, after it was adopted, that the density on lots 644 and 651A was changed from 59 to 108 units. This was not clearly or transparently related to the citizens of MV, and it's not appropriate.

This Comp Plan Amendment process has been presented as “minor adjustments to the Comp Plan.” For Meadows residents, these amendments are not minor!

For this amendment process, there have been a few public meetings but a meeting specifically for Meadows residents, who will be most impacted by these amendments, would be appropriate (scheduled with enough notice that residents can plan to attend.)

Here are the aspects of the amendment that concern me most:

1. **Lot 644 and 651.** This area has been envisioned for more workforce housing over recent years. But does that vision really make sense? Every time anything has been considered for that location, the geologic studies have made it seem untenable (the cost of blasting rock cannot be recaptured in home prices.) A new road would have to be built. New infrastructure. I ask you to consider the impacts of hillside development vs. development in the lower valley of the Meadows to existing residents of the Meadows: the light and noise pollution and obstruction of views are far greater on hillsides than in valleys.

2. **Open Space.** Regarding building on the Active Open Space parcels adjacent to 644. Mt Village was incorporated in 1995 with specific requirements for Open Space set forth in the settlement agreement between San Miguel County and Mt Village: 60% of Mt. Village was to remain open space, meaning that 60% should be *open space*, not other uses of open space. This was put in place to retain the rural character within the greater Telluride region. Then the rules changed, and “public benefits” such as deed restricted housing were added as acceptable uses of Open Space (although it’s not clear what public process occurred to allow this change). But the intention that 60% of MV remain open space has not changed, and housing developments are obviously not open space. Your own surveys have shown that preserving open space is a very high priority to full-time and part-time residents.

The public benefit of open space and trails to the Meadows exceeds the need for additional density there. If MV is intent on building housing in open space, why not build it in other qualifying Active Open Space in the Mt Village, such as along a lift 10 ski run? Or closer to the Village Core, where residents can add vibrancy to the Core, and where your own survey shows that residents want future development to occur? If housing will be built on open space, please analyze all the qualifying open space throughout MV for what will truly have the most benefit with the fewest impacts to existing residents and character.

3. **Big Billie’s.** We all agree that there is a great need for workforce housing, especially rental units. Are we really considering getting rid of 147 (and leaving only 2) rental employee units at the site of Big Billie’s and replacing them with hotbeds? How can that be the best option in this era of desperate workforce housing needs?

The area where Big Billie’s is now was in the open space inventory when MV incorporated. Telski received a block grant that requires that the building remain workforce housing but those requirements retire at some point (can you please clarify when?) The dormitory was approved to be built on active open space because it was for the workforce housing public benefit, and now a hotel is being considered, which is absolutely not an approved use on open space.

Throughout the Comp Plan and the Amendment document are statements about retaining the character of Mt. Village, enhancing the quality of life, and focusing on enjoyable neighborhoods. I hope this aspiration applies to The Meadows, where half the population of MV lives, not just the other areas of Mt Village. We have a lovely community. Let’s not ruin it!

Sincerely,

Joan May

Notes:

page 18 of the RCP:

"Development strikes the appropriate balance between the needs of Mountain Village and the resort so that neither dominates nor has an adverse impact on the other. Maintaining this balance is central to retaining and preserving the essential attributes of Mountain Village as an appropriately-scaled, attractive alpine community."

On page 6 of the Comprehensive Plan Community Survey Results it states:

"Year-round residents of Mountain Village are most concerned with increased density (50%), the impact on community character (41%) . . . The most-frequently selected concerns for part-time residents were increased density/more people in town, on the mountain, and on trails (57%); the impact on community character (49%)".

All future development "'fit[s] into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments."

Page 6 of the RCP:

"A Comprehensive Plan is a guiding policy document. It provides goals and high-level recommendations to help shape growth within a community by envisioning and planning future land use, transportation, infrastructure, utilities, natural resources, open space, and community facilities. It is a document that combines community vision with analysis, research, and best practices."

From page 9 of the RCP

"Better sustainability can be achieved by: . . .

- Protecting residential neighborhoods;
- Providing further protection of natural open space areas;
- Maintaining the pristine and quiet character of the community."

From pages 8 and 9 of the Comprehensive Plan Community Survey Results:

"According to pins placed on the above map, year-round residents would most like growth and development in and immediately adjacent to the Mountain Village Center and, to a lesser degree, the Town Hall Center area. . . . Like year-round residents, part-time residents would most like growth and development in and immediately adjacent to the Mountain Village Center and, to a lesser degree, the Town Hall Center area."

“No major groupings were shown anywhere else in the community, which is likely more of an indication that residents do not expect development there at all, rather than a lack of concern.”

From: [Shari Mitchell](#)
To: [cd](#)
Subject: Fwd: Comp Plan Amendment
Date: Monday, November 15, 2021 1:56:14 PM

Sent from my iPad

Begin forwarded message:

From: Shari Mitchell
Date: November 15, 2021 at 12:28:55 PM PST
To: Laila Benitez; Harvey Mogenstern
Subject: **Comp Plan Amendment**

Town Council and DRB,

We are Shari and Pete Mitchell and we live at 112 Singletree Ridge. Please except this letter stating our significant concerns with the proposed Amendment to the Comp Plan. Our beloved town has changed considerably since its inception and continued development should not be the priority as it was at that time. As shown in the survey of Town residents, not increasing density and preserving protected open space are our highest priorities. The residents of Mountain Village expectations of maintaining our quality of life must take priority over any increased development. Our representatives should follow the expectations of its constituents as they review the Amendment.

OPEN SPACE

The proposed language provides the following:

Mountain Village allows for the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space and maintaining a minimum of 60% open space. Consider allowing for the upzoning of active open space when consistent with Town-adopted plans, the

Community Development Code, Design Regulations, and the terms of the County Settlement Agreement.”

This language is extremely concerning because it begs the question as to which are the “certain active open space in areas that are appropriate for development”? This kind of ambiguity needs to be eliminated.

Allowing open space development would be be contrary to the wishes of the residents and should NOT be be allowed.

The Survey also makes it clear that both year-round and part-time residents want to maintain existing neighborhoods by concentrating growth in the Mountain Village Center and, to a lesser degree, the Town Hall Center, but not in either the Meadows or any of the other neighborhoods in the community. Clearly the families in this community believe that existing neighborhoods and open space uses are expected to be preserved.

On page 5 appearing on sheet 5 of the RCP the following **existing** language states:

“But the Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain Village’s exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework for the creation of a true sense of community.”

This quote encapsulates the overarching community goals and values that form the foundation of the entire Comp Plan. They should be followed.

HOT BEDS

On page 45 appearing on sheet 61 of the Comp Plan the following existing language states:

“The Telluride Region has many other enviable qualities, but it is the skier experience that will continue to draw people to Mountain Village and the Telluride Region from all over the planet. In crafting the Mountain Village Comprehensive Plan, stakeholders from across the community were concerned about preserving the skier experience. . . **Nothing would take away more from the skier experience than overcrowding development where it doesn’t belong and not requiring the necessary ski area improvements. . . .** At the time of Comprehensive Plan adoption, the ski area’s approved United States Forest Service Record of Decision allows 10,000 people at one time (PAOT) on the mountain. As specific areas densify, as outlined in the Comprehensive Plan, and the town’s lodging occupancy increases during ski season, **more research will be needed to ensure that the resort does not become overcrowded during peak days.”**

Anyone who has been on the mountain on the ski area’s busy days (not only the busiest) over the past two years knows that the skier experience in terms of over-crowded lift lines, slopes and restaurants has badly diminished. Allowing 870 new potential hotbeds will , of course, increase the crowding. The Higher speed and higher capacity lifts will not solve the crowding problem, the ski mountain is terrain limited and nothing, not the ski area nor the Forest Service has the ability to change that. The 10,000 PAOT is not simply a function of man-made items like lifts and restaurants, it is also a function of skiable terrain and no one is going to be able to make any more of it.

However, in spite of admitting that “over crowding development” must be addressed, on Page O appearing on sheet 52 of the RCP the following **new language** is proposed:

“D. Consider providing incentives for hotbed development such as allowing additional building height, reducing parking requirements, and limiting the public benefit requirements.”

This is a very bad idea and contrary to the wishes of the

residents. We are currently short on parking and public benefits, including work force housing, and reducing these requirements will only make the bad situation worse. It would be irresponsible for this community to explode the problems by building additional hotbeds without requiring the developer of additional hotbeds to mitigate 100% of the impacts, including workforce housing, created by its development **beyond what is currently zoned and platted on the property.**

The resources and efforts of this community need to be deployed to increase visitors in the shoulder seasons, not raise the high seasons. Making the too-busy days even busier will do nothing in terms of “diversifying their economic drivers.” The **existing** language in the Comp Plan on page 29 appearing on sheet 29 recognizes this:

“However, Mountain Village has a very seasonal economy. The four month period of December through March generates approximately 65% of the total annual sales tax in town, and annual occupancy remains low at 38% due to poor visitation during the long shoulder seasons.”

Increasing the number of hot beds simply increases the number of people during busy days. It does not address the overall issue of annual occupancy at only 38%. Our priority should be encouraging economic activity during off seasons instead of increasing visitors in our already overcrowded high season.

COMP PLAN COMPLIANCE

It is confounding that the Town’s priority is to change the Comp Plan, but to what end? The new language allows the Town to set aside the fundamental goals and visions of the Comp Plan on a whim.

“the Town Council hereby expresses its intent that

neither the Community Development Code nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan. Similarly, no development applicant shall be required to strictly adhere to every provision of the Comprehensive Plan given its inherently aspirational nature.”

The ability of a developer to ignore the provisions of the Comp Plan has the effect of ignoring the fundamental visions and goals, and clearly that is not what the community wants. Future platting and zoning decisions must be totally consistent with the Comp Plan and not subject to deviation. If a deviation is proposed, then the proper process is to validate the deviation through modification of the Comp Plan, not just by action of the DRB or Town Council

Thank you for taking the time to review our letter. We sincerely feel that the Town of Mountain Village is at a crossroads to determine whether we preserve our quality of life with a unique world class resort or become just another overcrowded ski area.

Shari and Pete Mitchell

Sent from my iPad

From: [Shari Mitchell](#)
To: [cd](#)
Subject: Fwd: Objection to proposed Amendments
Date: Wednesday, November 17, 2021 7:05:56 PM
Attachments: [image.png](#)

Sent from my iPad

Begin forwarded message:

From: Herman KLEMICK
Date: November 17, 2021 at 5:09:22 PM PST
To: Shari Mitchell , Vicki Mueller, Alan Safdi , Hank H, Bingo Eaton, Barbara Hinterkopf, Bob Wheeler, Robert Doak, Clint W, cathy Evans, Ginni Racosky, Jerry Reuhl, John Trudeau, Henry Haizlip, Mimi Hawthaway, Madonna beale, Marilyn Quayle, Martin Patricia McKinle, Paula Malone, Natalie Sanders, Paul Zoidis, Richard Greubel, Shannon Swyka, David Heaney, Tim Kunda, Virginia Moore, Waldin mvclerk@mtnvillage.org, Richard Greubel, Jack Gilbride, Jim Royer
Subject: RE: Objection to proposed Amendments

Diane and I first discovered Mountain Village in 1992, as guests of Jim and Bunny Bastian, who finished a home on Victoria Lane the prior year. Since that time, we built a home on Pole Cat Lane. We now own a town house in Aspen Ridge (#23).

We chose Mountain Village over the numerous other mountain destinations, because of its great beauty, and because it was not overpopulated like Aspen and Vail. In addition to the spectacular scenery, it had the gondola and Dial-A-Ride.

We participated in a meeting at the home of James and Carol Royer at least ten years ago, prior to approval of the present Comprehensive Plan. At that meeting we strongly objected to any plan that was going to increase the density or rezoning, to the point where there would be long lift lines and crowded conditions in the Village.

As long time owners in Mountain Village, we are aware that there is a new and strong push for GROWTH to which owners object. More "hotbeds" is **not** the answer. Growth in the "shoulder months" is the answer to the minority who are pushing this Amendment!

It has now come to our attention that the Ski Company/Peaks is proposing their own expansion, which will add an additional 153 hotel rooms/306 hotbeds to the proposed Amendments. This is totally unacceptable to us! We would oppose the increased hotbeds of the Peaks, also!

WE DO SUPPORT the internal changes and expansion of the existing Peaks building (ie expanding the Crystal Room and locker rooms).

We cannot express our opposition to the proposed amendments in any more detail than John Horn, and Shari and Pete Mitchell. We adopt their specific objections.

WE STRONGLY OPPOSE THE NEW PROPOSED AMENDMENTS!

Herman and Diane Klemick

From: [Shari Mitchell](#)

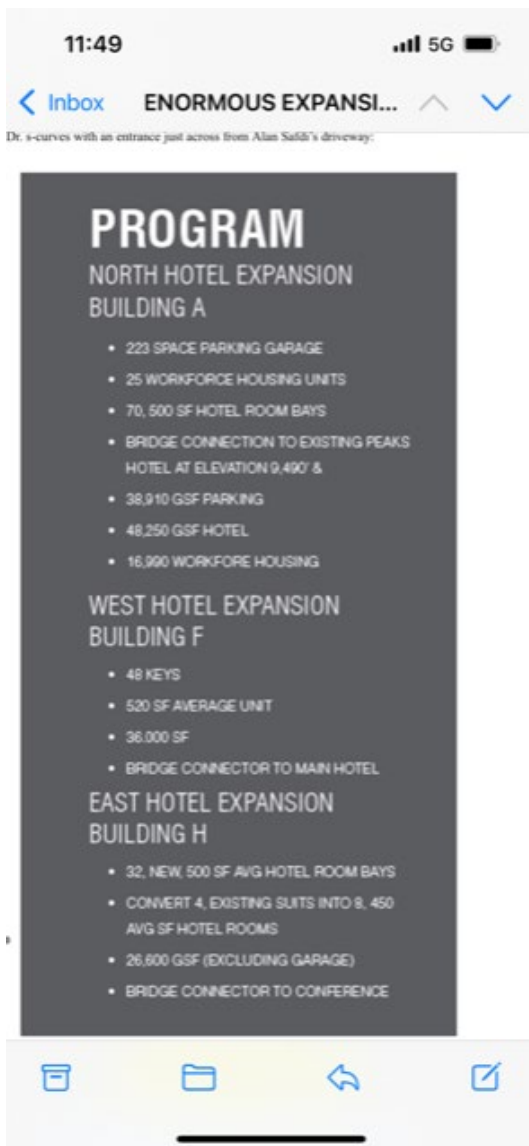
Sent: Wednesday, November 17, 2021 3:12 PM

To: [Vicki Mueller](#); [Alan Safdi](#); [Hank H](#); [Bingo Eaton](#); [Barbara Hinterkopf](#); [Bob Wheeler](#); [Robert Doak](#); [Clint W](#); [cathy Evans](#); [Ginni Racosky](#); [Jerry Reuhl](#); [John Trudeau](#); [Henry Haizlip](#); [Herman Klemick](#); [Mimi Hawthaway](#); [Madonna beale email](#); [Marilyn Quayle](#); [Martin Patricia McKinley](#); [Paula Malone](#); [Natalie Sanders](#); [Paul Zoidis](#); [Richard Greubel](#); [Shannon Swyka](#); [David Heaney](#); [Tim Kunda](#); [Virginia Moore](#); [Waldin](#)

Subject: Fwd: Mayor's Minute: November 2021

Friends

Please review Telski's proposal for substantially increasing the number the number of rooms at the Peaks., tripling the size of the Peaks. This increase number is not even included in Comp plan discussions for hot beds. Here is a synopsis of Telski's proposal:



For more information review the attachment in the mayors minute below.

I encourage you to express your concerns at the upcoming town of Mountain Village board meeting on November 18. At this meeting the Comp plan will also be discussed.

Shari

Sent from my iPhone

Begin forwarded messa

From: [Marilyn Quayle](#)
To: [cd](#)
Subject: Comprehensive plan
Date: Tuesday, November 16, 2021 2:36:50 PM

I object to changes in the Comprehensive Plan. I left Vail 20 years ago because it had become overcrowded. I built my home in Mountain Village because of its lack of density. MV should not expand its density. It would no longer be unique and wonderful if the planned changes were to be made.

Marilyn Quayle

From: [yvette.rauff](#)
To: [cd](#)
Subject: thoughts on draft comp plan
Date: Thursday, November 18, 2021 1:41:28 PM

Hello all who read this,

First, I do recognize and very much appreciate the amount of work that has gone into creating the revised comp plan draft. I also acknowledge that this is not an easy task....one might say an almost impossible task to get everything perfect, as there are so many different ideas as to what is "best" for MV. And, I will be the first to admit that perhaps I've misinterpreted what was intended in this document, and will be happy to be corrected if that is the case.

All that being said, here are a few thoughts/comments on the proposed plan:

I think there is an inordinate amount of emphasis on economic growth, that the amount of hotel/hotbed building proposed is excessive, and that the proposed over development of the Meadows slightly smacks of planning to create a ghetto-like community for the workforce.

And what about the importance of open space? Seems like it is "open space until we change our minds and want to develop it" rather than open space being secured.

What I'm not seeing is a well thought out BALANCED approach to controlled and thoughtful growth.....and most importantly, *knowing when to stop*. Growth without limits will essentially destroy the beauty and allure of MV, which I don't believe any of us want.

I believe there is a sweet spot to hit where there is affordable housing, workers and businesses can make a decent living, and the environment is protected and cherished so this beautiful place can be enjoyed by generations to come - those that live here full time as well as those that visit.

I am concerned we are going down the path of let's make a lot of money for a few, marginalize the rest, and overdevelop the land. Then I fear we will have created a community that no one will want to visit, let alone live in.

Thanks for letting me share my thoughts. I will be happy to discuss further if desired.

Sincerely,
Yvette Rauff

From: [Gary Rodriguez](#)
To: [cd](#)
Subject: Comprehensive plan for Mtn. Village
Date: Wednesday, November 17, 2021 8:05:27 AM

Hello:

These are my comments in regards to the 2021 Comprehensive plan

I would agree that affordable worker housing is an important aspect that needs to be addressed in the comprehensive plan. However I feel that the current plan is not a workable plan in regards to the livability of the Meadows area.

The meadows makes up only a very small percentage of the total area of Mountain Village (about 3%). It is already the most densely populated area (if we talk about full time residents). Adding an additional 378 units in lots 644 and 651a would increase the density from 13.2 units/acre to 32.2 units per acre. This is a dramatic increase for our small section of the village!

The current plan would most likely double the population of our area and greater traffic problems. Currently there is a steady stream of traffic from 7-8 am from the various commercial business in the area. (mostly TSG and Telluride landworks vehicles).

One concern of this increase population is that it would make egress difficult in the event of a fire.

Also the current plan contradicts the 2015 statement that parcels 644 and 651A would most likely never be built on. Given that most cities are looking towards making their spaces more livable and incorporating more green spaces, it is quite disturbing that this plan would remove the only park in a neighborhood that is home to so many children.

Furthermore, the current plan states that

"the Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain Village's exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework of a true sense of community."

The above sentiment does not seem to be followed, at least not in regards to the plan for the Meadows.

In sum, I feel that the comprehensive plan need to be further studied to take into account the tranquility, livability and quality of life impacts on the Meadows.

Thanks,

Gary Rodriguez

Northstar owner.

From: [Casey Rosen](#)
To: [cd](#)
Cc: [Lisa Boyce](#)
Subject: Comp Plan Amendment Comments
Date: Monday, November 15, 2021 7:39:51 AM

Greetings, I own 253 Country Club Drive as well as two additional lots in Mountain Village. There not much to like here but I will keep my comments brief:

1) Growth without sufficient capacity - the plan provides for a large increase in the number of hotel rooms and other housing units without a corresponding increase in the capacity of the ski mountain, employees to service everything and infrastructure such as parking. Growth without capacity to handle the traffic will cause the opposite of what people want - over crowded slopes with long lines, parking problems, insufficient staff to service the new hotels, restaurants, etc.

2) Active vs Valuable Open Space? This is terrible. People have acquired and now live in real estate based on an understanding of what will happen around them long term. The idea that this can all change without clear criteria throws uncertainty on a large number of properties in Mountain Village eroding value and piece of mind. Changes should be: 1) very difficult to make, 2) in areas fully identified and 3) only achievable through a clear process with specific not vague criteria.

3) The Peaks as a case study - Do we need more hotel rooms or do we first need to upgrade what we have? Fractured ownership, a great restaurant space that constantly fails, a club that smells like sewage, rooms that are mostly falling apart and definitely inferior to those at other first class resorts. The Peaks is our premier hotel property and it exists! Let's learn from this disaster and fix it before declaring that we need more hotel rooms.

Casey Rosen

We came to Mountain Village in the 80s and immediately fell in love. Back then we needed to embrace the growth at any cost philosophy. That time in our history is now gone. We are going to continue taxing our trails, gondola, Ski Mountain, and our neighborhoods by continuing to expand relentlessly. We no longer need growth and significant expansion to keep our community vital. In fact if we want to degrade our communities continue to expand into our open space and neighborhoods. If we add 974 hotbeds we will increase congestion on the roads, trails, and gondola. These are already over taxed in our village. The addition of that many hotbeds will mean we could add over 3000 visitors in these accommodations. If you look at the survey boards, that I attended, well less than 28 percent of the community wanted additional hotbeds (as defined by boutique hotels, large hotels and Airbnb units). Almost no one wanted to see more Airbnb units

We want a community for the residents and not a community focused on just adding more tourists to the region. The land use decisions you make will have far reaching consequences that can never be undone if we continue to expand. The Meadows is already a very dense area if one looks at the number of units. Adding more units to this area will be deleterious to their quality of life. Adding very large and dense units to this area is totally wrong if we are going to maintain the tranquility and views of the Meadows. Lots 644/651C are immediately adjacent to Country Club Dr. which is a neighborhood of single family homes (and 2 duplexes) and it needs to be consistent with that neighborhood. Lot 126 lies in a single family neighborhood and a mixed-use commercial development on Lot 126 does not respect or preserve this single family well established neighborhood. The survey data is clear that full time and part time residents all want continued growth to be centered around the Mountain Village Center but not in our neighborhoods or reducing or encroaching on our open spaces.

We have to maintain our residential neighborhoods, tranquility, views, and lifestyle we all cherish. We do not want another large resort community with a primary focus on tourists and forget the residents. Nothing in this report addresses the real problem of increasing visits during the off season however if we adopt some of these changes we will exacerbate the overcrowding in the Village during Peak seasons. We need to protect all neighborhoods in the village and expand and protect our open space. There are already a lot of ski areas similar to Vail and do we want to be another one?

From: [Michelle Haynes](#)
To: [Samuel Quinn-Jacobs](#)
Subject: Fwd: Comprehensive Plan Input
Date: Friday, November 19, 2021 6:50:38 AM

From: Paul <canyonsavage@hotmail.com>
Date: November 18, 2021 at 11:57:33 PM MST
To: Paul Wisor <pwisor@mtnvillage.org>
Subject: Comprehensive Plan Input

Paul,

I'm submitting this as public input to the Comprehensive Plan. There was a call to provide input by today, but there were no instructions on where to send it. I have only gotten through the first dozen pages, so input is just on that, but if public input is extended, which I think it should be, please let me know and I'll go through the rest. The following are my comments:

Page 3

Replace "Kim Montgomery, Town Manager"
To "Paul Wisor, Interim Town Manager"

Page 4

This sentence is really no longer valid: "As lovely as the Village Center is, the existing shops and restaurants are operating at grossly substandard levels of sales and profit."

Summers here used to be dismal. The vibrancy here both winters, and just recently summer is not even close to what was written about 30 years ago, nor even anywhere near as light as it was just a few short years ago. Years of the Sunset Concert Series, Music on the Green, additional smaller acts scattered throughout the Village, Telski Bike Park, Telski Canopy Tours and the Farmer’s Market have made Village Center a destination spot in summer. Winter traffic is also greatly increased with the new flights into both Montrose and Telluride.

I was just speaking to another local about this a few weeks ago. We have a newfound strong sense of community and are no longer completely overshadowed by Telluride. Village Center was extremely busy last summer, when 5 years ago, the only summer business was exclusively limited to Wednesdays during Summer Concert Series, and completely dead at all other times.

We should be proud that all of our promotions have worked, and now Village Center is a vibrant area.

Yes, I believe in growth, but responsible, sustainable, regulated growth that doesn’t diminish the guest’s and local’s experience and quality of life.

The sentence “The Comprehensive Plan recognizes the simple truth that economic prosperity requires more people visiting Mountain Village more often, staying longer, and coming back **(add:** primarily in the low occupancy times)– and spending money when they are here.”

I agree with Chad Horning when he gave the presentation at the Conference Center when he stressed that growth should primarily be focussed to fill in the voids of the slow times rather than expand capacity to make the peaks all the busier.

“(ii) designating 974 additional hot bed units to be considered for future development in the Mountain Village Center, Town Hall Center, and Meadows subareas while expanding the base of local retail **(add:** as long as infrastructure grows to support it and quality of life does not decline.”

Page 5

I agree that there should be updated photos to be current and show more diversity, but disagree that the photos do not reflect the diversity of our community. It is something we need to work on, and we need our marketing to attract more diversity. The photos are mostly white as our community and our visitors are mostly white. We need to diversify more than just our photos.

Replace “The Comprehensive Plan also provides the framework” **(cut:** for the creation of a) “to increase our true sense of community.”

Page 8

The sentence “Then in 1984 Mountain Village Metropolitan Services, now known as Telluride Mountain Village Owners Association (TMVOA), was established to be a master homeowners association.” Remove the word “master” as its derivation is a relic from slavery. “homeowners” should be “homeowners” with an apostrophe after it.

Page 9

New bullet point after

“• Improving and expanding the recreation experience;”

(ADD “• continuing to expand accessibility wherever possible to people of all abilities; and”)

Page 10

I do not agree with the statement “The communities of Breckenridge, Colorado, Vail, Colorado, Snowmass, Colorado, Aspen, Colorado, Whistler, British Columbia, and Park City, Utah, represent places that successfully integrate the needs of their full-time and part-time homeowner population with the demands of a world-class resort experience.”

I’ve been to every single one of those places and none of them are anywhere near as special as here. I like many others first lived near other ski resorts, and through poorly controlled growth found myself searching for something better and have found it here. Ask Paul Wisor why he recently relocated his family from the Vail Valley to here. I agree once again with Chad Horning who at that same Conference Center presentation stated “We do not want to be Vail.” Why then are we identifying Vail as a goal?

My suggestion is to identify smaller successful resorts and use them to profile.

If these Resorts are kept, at the very least additional columns should be added to the table as this table heavily skews the information. The average US commute is 27.6 minutes, with rural commutes being far longer. I suggest a new column for “population within a 45 minute drive”, as these areas are all much, much larger when you look at the surrounding population. Also, physically these resorts are much more massive. Besides skier visits, two additional columns should be added “skiable acres” and “uphill capacity.”

Telski has gotten a lot of really good press recently, and one of the main marketing drivers is that we are not busy. That may have been true a few years ago, but not nearly as true anymore. The Town can solve its issues and grow with additional infrastructure, more cell towers, more employee housing, a medical center. We have recently made gains on power redundancy and broadband.

I was glad to hear of the new infrastructure plans at Telski, as we are long overdue. I can’t name another world-class resort that hasn’t added a high-speed lift in twenty years, and only added a single fixed grip lift in the same time frame. There is no plan to expand terrain; the only reasonable expansion to keep us from overcrowding is additional high-speed lifts.

In all ski areas, there is always a well-funded push for growth from those who look to profit in the process. There also is a grassroots opposition to growth from the people who live there to preserve the quality of life. There is also that perfect balance between the two, that has escaped so many other ski resorts like all the ones listed. If we are to learn from the resorts listed, we should mostly learn from their mistakes, as every single one of these areas are overcrowded.

Chad Horning mentioned that there would be upcoming zoning issues regarding additional hotels in the area. We are already getting a new hotel at the Ajax property in Telluride, at Society Turn, Four Seasons up here, as well as a boutique hotel. We are on the verge of overcrowding our area without proper infrastructure improvements.

In order to preserve the quality of life, and to keep the businesses alive by being able to staff them, the two most important infrastructure elements needed are employee housing and uphill capacity. Without solid advances in both of those, growth will not be advantageous.

We can always choose to grow more; however, we can never choose to grow less.

Page 11

On the table “Other” for Mountain Village, we should add “Downhill Bike Park” and “Canopy Tour” as we now have these two new features.

Thanks,
Paul Savage

November 16, 2021

To: Mountain Village Town Council

From: Mike Shimkonis

RE: Comments on the Proposed/Draft Comprehensive Plan Amendment dated October 28, 2021

My wife, Jennifer, and I have been full-time residents of Mountain Village since 1994. First, at Prospect Creek in the Meadows from 1994 to 2005, then at 111 Double Eagle Way from 2005 to present. We are raising our two children, Nicolas and Ava, here. Over the course of these 27 years, we have been involved in a variety of volunteer efforts within our town including Community Cleanup Days, HOA directorships at Prospect Creek, deep involvement with past quasi-governmental organizations including Mountain Village Metro District, Mountain Village Metro Services and the Telluride Gondola Transit Company, and the Mountain Village Merchants Association.

We've witnessed the growth of this community and region and have, for the most part, embraced the collective efforts and ideas put forth to make Mountain Village a vibrant and tranquil place to live. Today, our embrace is now a positive pushback, a sizing up with our arms outstretched onto the town's shoulders and looking deep into the town's collective eyes to make sure Mountain Village government doesn't stray or get manipulated away from the way it has been plotted, planned and produced. In other words, we want to ensure the sanctity of open space lands; outdoor recreation; preservation of the alpine character; the continued emphasis on workforce housing; the continued effort of even-ing out of the hills/valley/seasonality of our tourist seasons; the enhancement of the pedestrian, vehicular and cable car connectivity within Mountain Village and between surrounding subdivisions including Telluride, Lawson Hill and Ski Ranches; and continuing to ensure and protect the growing character of our town without injecting it with steroids with potentially unnecessary or ill-planned future development all in the name of "hot beds".

After reading the Draft Comp Plan for the third time, it compels me to implore you to make strong leadership decisions to prevent us from becoming another large ski resort town like Whistler, Aspen, Vail or Breckenridge. They all have been bastardized but fortunately Mountain Village has remained mostly unscathed from the blight. Each successful reading of the Draft Comp Plan has caused an increasing amount of alarm over the seemingly innocuous and sometime vaguely defined and conflicting vision of the supposed greater good of the community. Please pay close attention to these inconsistencies. They can be used as a way to fling open the door to unintended consequences. It also lays clear the necessity for the Town Council to make important decisions benefitting and befitting the existing community more than any new developers may attempt to change or the desire to squeeze dramatically more "hot beds" into the heights of our seasonal resort economy, only to put more strain on the human and physical infrastructure during peak seasons.

Specific comments:

- There is not enough vision about transportation. There's little discussion and guidance about future vehicular, pedestrian and cable car transportation plans in and out of the Meadows let alone the Town Hall Center subarea and the Mountain Village Center. Relenting on any parking requirements needs to be a last resort option, if at all. Look at the Mountain Lodge parking quagmire for what to avoid.

- Page 22 – Natural Environment Vision, item 3. “Mountain Village’s passive open space, natural habitats, wildlife and ecosystems are protected from irresponsible development.” Please remove the word “irresponsible” and replace with “any”. At least in the context of passive open space, which is what this item references.
- Page 33 – The sanctity of open space and preserving that open space is a deep concern for us as it is for much of the Mountain Village community as disclosed in past surveys. Some of the wording about Open Space has become more loose and open for interpretation in this Comp Plan. The first sentence on this page “Open Space” says *Open space within the boundaries of the original County PUD is also regulated with a requirement that active and passive open space be preserved as to acreage and general location.* The words “general location” is much too innocuous. There are past documents clearly spelling out where the active and passive open spaces are located. Please be more deliberate and change this wording to be more definitive.
- Page 33 as well as the Future Land Use Map and elsewhere sprinkled in the Draft Comp Plan contains descriptions about “Single-Family and Duplex” zoning. Based on the Future Land Use Map, every single lot colored in yellow is slated for not only single-family but also duplex units. That is very misleading and open to gross interpretation. The yellow is practically in all single-family neighborhoods including Benchmark, San Joaquin, Adams Ranch, Russell, Double Eagle and so forth.
- Page 33. We would like to underscore section 17.30.100C of the CDC and have the Comp Plan be more careful when defining open space (i.e. Active vs Passive). The section states *“Prohibition On Rezoning Of Passive Open Space” – Passive Open Space within the Original PUD Boundary as shown on the 2012 Open Space Map shall be maintained and shall not be rezoned , nor shall the acreage of such Passive Open Space be reduced below 151.3 acres.”*
- Page 34 – Section 1, Open Space. We believe more narrative must be given to the differences of uses between Active and Passive Open Space. Laypeople, when they hear “open space”, think of undisturbed lands, wild and free, and devoid of any improvements. Clearly that is not the case with Mountain Village’s definitions of open space. After all, preservation of open space is the biggest, or among the biggest, concerns of Mountain Village residents based on past surveys. Talking about how “specific open space lands envisioned by the Comprehensive Plan will be rezoned for hotbed economic development” is, simply put, incongruous and in varying degrees, anathema to people’s belief of what open space is supposed to be. Having been a resident for 27 years, we’ve understood the differences of active versus passive open space because of the time we took in meetings, conversations and reading of Mountain Village documents. Using active open space for workforce housing (among other uses) has been a long-standing definition. These last few years, that has changed to “hotbed economic development”. Please proceed with extreme caution as you’re constantly hounded to foray into these alternative uses.
- Page 40 – Section G5: Please be deliberate in defining which open space you are talking about. Again, “rezoning open space” can be warring words if not handled with care. I believe you meant to say *“A proposal that involves rezoning **active** open space....shall provide an equal or greater...”*

- Page 40, Section I – *“Mountain Village promotes a land use pattern, as envisioned by the Comprehensive Plan, that provides economic and social vibrancy,...”* misses some key points about a sustainable community as well as does not address the recreational, ecological nor workforce community values that are critical. It’s not just vibrancy but also variety.
- Page 42, Section IID – *“Strive to become increasingly vibrant throughout the year, both economically and socially, by providing amenities, housing, indoor recreational options, cultural opportunities and non-winter activities in appropriate areas.”* We believe “housing” is too broad and should include the delineation of the type of housing you are referring to – single-family? workforce? Other? Also, more definition needs to be given about “appropriate areas”. What does that really mean?
- Page 42, Section IIID – *“Prohibit the future rezoning of open space beyond what is outlined in the Land Use Plan except for subdivision applications that involve adjusting existing lot lines that provide replacement open space.”* Either this needs to be removed entirely or the words stated much more carefully. Does that mean someone can remove, say, the boundary lines of Hood Park OSP-4, turn that into a development and simply find another area within Mountain Village that can replace the OSP4 acreage that has been rezoned into a development? If so, that will be a big problem.
- Page “O” (revisions for pages 38-43): *“Passive Open Space” – “A” – Protect environmentally sensitive areas.”* The rest of the Passive Open Space definition should be included here...which includes “natural open space, wildlife habitat, restoration and environmental mitigation areas.” Also Section III needs to include the words “active and passive” here... *“...while prioritizing preservation of valuable **active and passive** open space and maintaining a minimum of 60% open space.”*

Final comments:

Protecting residential neighborhoods and open space are critical components to keeping the peace within the Mountain Village community. We live on the edge of the Meadows area and are very concerned about the efforts of various entities/developers looking to upzone the neighborhood. Past attempts of major upzoning at Telluride Apartments was met with a vocal uprising of Meadows residents and the same thing is happening again as other upzones are being attempted, or at least, not being clearly explained to working families. Like others, we are concerned about pushing even more than the currently platted amount of density into the Meadows because of the impacts on traffic, noise, light and surface pollution, dog waste, open space/parks, etc. Turning Big Billies into a hotel drastically increases these negative effects. If the town government somehow proceeds with such a change in zoning, I think a major amenity needs to be required at such hotel, specifically a market or a grocer within the property, so Meadows residents don’t need to get in their cars to buy food, beer and other sundries.

Ultimately, please don’t compromise on open space and trails. Eliminate any potential of over-development for the sake of “hot beds”. Please emphasize and be guided by a crystal-clear, non-vague vision that this community can cherish for many further generations, ala the European alpine villages of

Shimkonis Comp Plan Comments
November 16, 2021

Lech, Zurs, Megeve and others. We have the right for open space, tranquility, neighborhood and community without a nagging fear of overdevelopment or rezonings. Growth and expansion are not needed to maintain or enhance vitality. After forty years, Mountain Village is a living, breathing, real community that has made it this far thanks to the consistent, careful vision as well as standing on the repetitive shoulders of past town councils since the beginning. While you are standing on past shoulders, you are now charged with leading. You have the knowledge and, to date, you have the clear vision. Please get even grittier, pay attention to the extra details and to the numerous comments and act accordingly. All of our futures are at stake and we want assurances of a consistent, thoughtful path forward.

Sincerely,



Mike Shimkonis

From: [shannon.swyka](#)
To: [cd](#)
Subject: Comprehensive Plan and Proposed Peaks Hotel Expansion
Date: Thursday, November 18, 2021 8:09:44 AM

We are Nick and Shannon Swyka. We have owned a home in Mountain Village since 1999. We are opposed to the current proposed amendments to the Town's Comprehensive Plan. In particular, the reclassification of open space and the increased density proposals are very alarming. In addition, the proposal to add 153 more rooms to the Peaks Hotel just adds to our opposition to the increased density proposals. Please reconsider these parts of the amendments. We purchased our homes with the current Comprehensive Plan's ideals. Any changes as suggested above should be voted on by the community, not a few Town Council members. Thank you for your consideration.

From: beerallen@sbcglobal.net
To: [cd](#)
Subject: Dear Sirs,
Date: Thursday, November 18, 2021 8:58:35 PM
Attachments: [image001.emz](#)
[image002.png](#)
[image004.png](#)

November 18, 2021

Dear Town Council & DRB,

My wife and I have owned property in Mountain Village since 2013. Prior to this, we visited Mountain Village and surrounding areas frequently and fell in love with it. I've included two other responses to your call for comments concerning the Comprehensive Plan Amendments and Process. This process is necessary for citizens to state their opinions about future development and for the government to appropriately set policy to encourage growth that does not negatively impact the very nature and beauty of Mountain Village.

I strongly agree and recommend the committee consider the comments made by Mr. Horn and Mr. Greubel. Furthermore, any proposals that will allow TSG to propose and build improvements on property within Mountain Village without full review and approval by Mountain Village should be dismissed as very poor public policy. TSG is no longer in a position or responsible charge to ignore the oversight of Mountain Village and the tax paying residents. Lastly, the proposed TSG changes at the Peaks must be carefully and critical reviewed by Mountain Village. The changes eliminate a considerable amount of open space and definitely damages the sight lines to one of the most significant mountain views in all of Mountain Village.

Sincerely,

Patty and Allen Watson


As full-time residents of MV my wife Ellen and I have been actively following the Comprehensive Plan amendments process and I participated in a feedback session early the process pre-COVID. We have some serious concerns with the proposed amendments which are summarized below:

- The proposed 974 hotbed increase is not aligned with the survey feedback from full time and part time residents. No one, other than TSG desires a massive increase in hot beds as publicly stated in their October 2121 public meeting.

- The proposed 974 beds are nearly 4000 people. All coming in the peak periods. Not sustainable and not desired by the MV residents. This will only increase the number of people here in our already over-crowded busy periods putting increased pressure on lift lines, gondola lines, parking, etc. Furthermore, we do not need another eyesore like the Peaks. A Four Seasons type property in the Core is less of a concern however as it would not significantly increase the number of hot beds.

- Location of future high-density housing and hot beds. This should be focused on the Core and not expanded into other areas where the character of the area would be changed.

- Respect the integrity of current Single Family and Duplex areas. See page 40 of the RCP.

- Consolidation of current 6 opens space categories into 2 categories. Lack of transparency and motivation is a real concern here. No need to make this change.

- Elimination of the requirement for the ski area master plan to be submitted to Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience along with proposed timing triggers for such improvements.

- New language on page 6/sheet 6 allowing a simple majority of the Town Council to ignore the Comp Plan as it is only "aspirational" and amend the Community Development Code in a way that diverges from the Comp Plan with ZERO public input.

- Respect the 3 Key take-aways from the May 20, 2021 Community Survey Comprehensive Plan Survey Results Presentation:

- 1) Preserve natural areas and protected open space
- 2) Maintain unique community character
- 3) Development and growth should be done carefully

The current proposed amendments directly contradict the communities wishes and should not be adopted as proposed.

Sincerely,
Rick & Ellen Greubel

To: Town Council, Town of Mountain Village

From: [margi.white](#)
To: [cd](#)
Subject: comprehensive plan comments
Date: Wednesday, November 17, 2021 8:17:23 PM

Thank you for your extensive time and effort developing the Comprehensive Plan, and for listening and considering the thoughts of others.

I purchased 7 Boulders Way in the Meadows in November, 2020. I moved after living in the town of Telluride for 36 years. The last 20 were at the Viking Lodge on the west end of town. I was grateful to move to the peace and quiet of the Boulders, knowing that the west end of Pacific Ave will likely become 2 way, and 400 units plus parking and commercial space will be built at Carhenge and Shandoka.

And now the Comprehensive Plan advocates for a similar number of units on the Hillside above Big Billies, a new hot bed location, and downsizing the park by the Telluride Apartments.

In the event of fire, which is an ever present summer danger now, the Adams Ranch road could provide additional access to the highway. However, the highway will inevitably be clogged with others evacuating, which will leave many of us stranded in our cars.

Without going into supporting data or extensive discussion that you have heard before, I agree with many others who are opposed to the proposed increased density in the Meadows.

I support:

1. housing - just not such an exorbitant density the Meadows, which is only 3% of Mtn village
2. slowing this process down to get more input from Meadows residents and others during "on" season when more people are here.
3. preserving open space and the park by Telluride Apartments. We need it for mental health and enjoyment. It is where people spread out and enjoy a beautiful afternoon, throwing a ball for our dogs, and a place for children to run and play.

Thank you for your time and consideration.

Margi White

From: [Graham Zug](#)
To: [cd](#)
Subject: Concerns Regarding the Proposed Comp Plan
Date: Wednesday, November 17, 2021 11:40:50 AM

We (my wife Liz and I) purchased our home in Mountain Village in 2016. We had thought about it for some time and just prior to making an offer on the home we eventually purchased, we decided to take another look at Steamboat, CO. We had spent time there in the early 1980's and had really enjoyed the area. The one eyesore as we remembered was the Sheridan Hotel at the base of the Mountain. When we returned to Steamboat Springs, we were truly shocked by what we saw... it had grown into a small city and in our opinion had totally lost the charm and appeal it once had. The one mid-rise that we remembered you really couldn't find because there were so many mid-rise buildings around it. We immediately negotiated to buy our home in Mountain Village.

Our concern in reviewing the plan for Mountain Village is that by building 870+ hotbeds and changing the zoning of certain active open spaces for more development, the charm of Mountain Village and the Telluride area will be lost.

Telluride has received many accolades as the best US ski resort because it has kept its charm, reasonable lift lines, great restaurants and other amenities. Some of that is due to its remote location; and being in a box Canyon (Telluride) and limited developable land in Mountain Village. Largely due to the positive press that Telluride has received, downtown has been incredibly busy the past two summers. The sidewalks are packed with people and parking is a major challenge.

During the ski season the mountain is busy but again, what makes Telluride somewhat unique is that we don't have the 45 minute+ lines that Vail, Aspen and multiple other ski areas experience. Developing 870+ new hotbeds is only going to make the prime busy season both summer and winter unbearable.

The focus should be how to increase occupancy during the shoulder seasons when there is an abundance of rooms available.

Many thanks for listening to our concerns. The Town of Mountain Village is a very unique area and it becomes more unique everyday. Changing zoning to add more residential and commercial development will result in the

Telluride area becoming just another overcrowded ski resort.

Sincerely,

Graham and Elizabeth Zug

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: February 6, 2021 1:11 pm
Browser: Chrome 88.0.4324.146 / Windows
IP Address: 216.237.248.132
Unique ID: 754472985
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Robert Stenhammer

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Greetings,

May I please request all the submitted responses to the Comp Plan Amendment RFP?

Thank You,

Robert

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: April 1, 2021 6:34 pm
Browser: Chrome 89.0.4389 90 / Windows
IP Address: 205.220.219.98
Unique ID: 786969863
Location: 38.071098327637, -84.593399047852

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name San Miguel County Carmen Warfield

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Comments by San Miguel County Colorado:

1. Demographics: By 2050, the State Demographer is projecting San Miguel County's population will nearly double. Currently, Mountain Village is home to about 18% of the County's population. If that share remains unchanged, that is still another 1,000 people living in Mountain Village in the next 30 years. As the Comprehensive Plan is updated, it is important that Mountain Village look at the future density and population growth on a regional basis and ensure Mountain Village, which has the infrastructure needed to serve the existing and future population, continues to accommodate and keep pace with that growth.

2. Economic Development: Concurrent with population growth will come new businesses and demand for goods and services. While Mountain Village occupies an economic niche for the most part, it is important that a share of the regional growth and development of businesses be accommodated within Mountain Village, serving both local residents and visitors.

3. Affordable Housing: There is at present a severe shortage of housing for people who work in the east end of the County. The 2018 San Miguel County Housing Needs Assessment noted a 400-unit deficit at the time of the study, with another 300-350 units needed by 2026. This does not take into account the loss of rental units during the pandemic, as owners have decided to occupy homes that were previously rentals, or rentals have been sold and removed from the rental market. The lack of affordable housing has led to greater traffic impacts and affected the ability of local business owners to have a stable pool of workers. The region is running out of land suited to housing. Land must have access to water and wastewater, must be reasonably close to jobs, and must not be constrained by site conditions or regulatory barriers that make construction difficult. Mountain Village has land that is suited to the construction of workforce housing. The Comprehensive Plan must identify where housing can be built and include achievable and meaningful implementation measures that will lead to the construction of affordable/workforce housing.

4. Sustainability: San Miguel County is committed to sustainability - socially, economically and environmentally. Key components of sustainability include a reduction in reliance on fossil fuels, a reduction of greenhouse gas emissions, an increase in energy efficiency, and green infrastructure. We strongly encourage Mountain Village to incorporate goals and implementation measures for sustainability into the Comprehensive Plan.

5. Resiliency: Over the past 15 years, we have been tested by a recession, floods, drought, and a pandemic. Regionally and statewide, we have been affected by wildfires. The impacts have been both economic and environmental. Climate change and all the ways it manifests are a significant threat to our future well-being and vitality. It is important to plan for Community Resiliency, to ensure that the government and citizens are

prepared for these threats, can respond during the events, and have a plan to come out stronger.

6. Regional consistency: While this Comprehensive Plan update is specific to Mountain Village, it is important that it also recognizes Mountain Village's place in the larger region. The plan should complement and support the planning efforts for the entire area, including the Town of Telluride and San Miguel County.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: May 14, 2021 11:49 am
Browser: Safari 14.0.2 / OS X
IP Address: 216.237.252.50
Unique ID: 808819315
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Paul Savage

Email canyonsavage@hotmail.com

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Revise policing, signage and website to reflect respecting established federal ADA OPDMD (Other Power-Driven Mobility Devices) already on the books. ATVs and UTVs are street-legal, as are ebikes on streets and bike paths to those who have mobility disabilities, .

As the state allows municipalities to govern ATVs and UTVs use as they see fit, it is also the responsibility of the municipality to allow these vehicles, as well as reach out to the state to direct regional state enforcement also to allow these federally-mandated legal vehicles when operated by those with mobility disabilities.

Ebikes when operated as an OPDMD by individuals with mobility disabilities do not have to conform to the I, II, III Class system established for ebikes. The only ones that can be eliminated are ebikes that are proven to not be able to be ridden safely.

As long as other laws are followed, there is no reason to discriminate against these vehicles, which in turn discriminates against the people with disabilities who ride them.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: June 16, 2021 12:34 pm
Browser: Chrome 88.0.4324.182 / Windows
IP Address: 47.187.163.115
Unique ID: 824515828
Location: 33.034698486328, -96.813400268555

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Jennie Daley

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

As long time owners at Aspen Ridge, we are horrified by the massive development proposed on Lot 30, our adjacent neighbor. PLEASE remain true to the original goal to "encourage future development WHILE CONTROLLING UNBRIDLED GROWTH." Approval of the proposed design would be inconsistent with this goal and would significantly impair our ability to enjoy our home.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: June 17, 2021 6:16 pm
Browser: Mobile Safari 14.1.1 / iOS
IP Address: 174.209.36.36
Unique ID: 825170950
Location: 37.750999450684, -97.821998596191

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Jeff England

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I would ask that there be no further building of high density structures. Hotels, condos and such. We have been coming there for 14 years because it's not highly developed/commercialized. As the great Yogi Berra once said "nobody goes there anymore because it's too crowded."

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: August 6, 2021 3:59 pm
Browser: Chrome 92.0.4515.131 / Windows
IP Address: 4.71.140.10
Unique ID: 844137291
Location: 37.750999450684, -97.821998596191

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name MICHAEL WAGNER

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Please provide information on improvements/replacement for the main road into Mountain Village. It is showing its age and does not provide a bike lane.. Also, please provide update on signage and other infrastructure that has been in place from the beginning of the Town. Need to improve, replace or maintain theses items.

Mike

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: August 18, 2021 1:15 pm
Browser: Chrome 92.0.4515.159 / Windows
IP Address: 216.237.240.162
Unique ID: 849240182
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Jeff Proteau

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

After attending the Open House I am very concerned with how the consultants and staff have valued the notion that "Dispersed Hotbeds" are filling the need from the original Comp Plan to replace "traditional hotbeds" ie. hotel with short term rental. They are not the same in terms of providing the needed vibrancy in the Village Center and other areas that will be impacted by the displacement of true hotbeds. True hot beds do not have full kitchens, and in the case of the definition of hotel rooms, no kitchens. This changes the behavior of the visitor where they will spend more time at the Vacation Rental Home (not a dispersed hotbed") cooking and not eating out or supporting retail at the same level of a true hotbed visitor. Being located located in or adjacent to the Village Center. where there are restaurants and retail fosters vibrancy and the ultimate success of having better retail and restaurants and bars. The end result will be less revenue per square foot for the businesses which may be the difference between long term success and failure.

Also, the VRBO market can be volatile. A home that is being rented now may come out of the rental pool over time. They are not gauranteed to continue to be operated as a vacation rental home. If they are counted as a "dispersed hotbed" they may eventually become displaced hotbeds. I would be concerned from the town perspective that this could be a zoning violation if challenged.

By proposing edits that will include removing the prescriptive emphasis on hotbeds and specifically a "flagship hotel" as the primary economic driver could discourage developers to pursue this type of development that could be a key component to vibrancy for the businesses in the Village Center.

I work with the ski area and am currently working on the capital plan for the ski area that depends on true hotbeds that could help bring visitors (better coordinated marketing base) during our slow periods and this change in the comp plan would change the thinking for future development and upgrades at the ski area. Please reconsider the thought that VRBO's can replace hotbeds and provide the same kind of economic vibrancy needed for a sustainable resort community..

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: August 18, 2021 2:06 pm
Browser: Chrome 92.0.4515.131 / Windows
IP Address: 216.237.240.162
Unique ID: 849264772
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Chad Horning

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I appreciate the TMV holding open houses in order to get feedback on this process. These open houses appear to not have educated the public on the tremendous effort to create the Comp Plan that was done in the first place. This is concerning to me for many reasons.

For example, the need for "Hot Beds" was and continues to be the primary basis for many of the adopted conclusions in the Comp Plan. There were driven, in large part, by the need for restaurant and retail sales to be similar to those in competing markets such as Vail, Beaver Creek, Aspen and Vail.

Having amazing restaurant and retail options in MV has been and continues to be a priority. We have not reached those goals today. Based on the information that I have reviewed; our sales are around \$500psf (3-year average). The Comp Plan identified a minimum sales for economic viability of \$450psf and that was 10-years ago and this number will likely need to be adjusted upwards for inflation and new market conditions. This \$450 for a minimum to be "viable" not to flourish and to accomplish the goals of the Comp Plan. The goal in the Comp Plan was "600-700psf" and this goal, like the minimum, would need to be reviewed as this number is 10-years old. I would like to see these numbers re-evaluated and brought up to date.

I do not support the decision that the plan "Edits will include removing the prescriptive emphasis on hotbeds.....as the primary economic drivers." when the enormous efforts that went into the Comp Plan including money, feedback and education determined precisely otherwise. Also, I would like to understand the basis for removing this prescriptive emphasis on hot beds.

Changing the hot bed emphasis to no longer being the primary economic driver will have dramatic and permanent impacts on our community and will significantly impact the Ski Company's plans for investment on and off the Mountain in infrastructure, restaurants and workforce housing.

Dispersed Hot Beds. According to the information provided at the open house, it has been concluded that a typical VRBO house is a "Hot Bed". I feel this is misleading and should not be called a Hot Bed. I would like to understand the basis for the conclusion that these have been determined to be hot beds. I would ask that a formal evaluation be made and compare the values for VRBO type beds and hot beds to the community.

VRBO, Air B&B and others "VRBO": This inventory has grown to 581 beds (according to the information provided). This is significant because these beds essentially did not exist when the Comp Plan was done. As I've mentioned above, the value of a VRBO bed is not the same as a hot bed and will not deliver the same value to the business and therefore will not create the environment envisioned by the Comp Plan that I believe we all want to see. Also, and most importantly, short term vacation rentals are not a guaranteed right of a property owner and, as we've seen in numerous locations around the county (including the Town of Telluride), rights to rent your home for short term rentals, can be and are being taken away. I would consider it irresponsible for the TMV to make permanent decisions related to zoning and needs for hot beds based on something that can be taken away without a back-up plan if they are taken away.

CDC: I understand that there are areas in the CDC that are unnecessarily

complex that if changed would not negatively impact the goals for hot beds.
I am in support of those and part of this amended plan to include where all
the needed hot beds can realistically be located.
Thank you and I appreciate the opportunity to comment on this process.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: August 18, 2021 6:25 pm
Browser: Chrome 92.0.4515.107 / Windows
IP Address: 216.237.240.162
Unique ID: 849373195
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Chuck Horning

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

RE. the Town revisiting the 30 Year Vision, aka, the Comp Plan.

There are a number of assumptions going into this that need to be reviewed. These include:

1. This Comp Plan took years to develop and was extraordinarily complex, as few remote resorts (like us) become financially viable or sustainable. Where they are successful, it is based on the challenge of getting hotel / guest accommodations built. Simply put, the money in development is building condos and homes, and the use of the land for hotels does not bring the landowner a return. This is because remote resorts like Telluride have long off-seasons and typically run under 50% annual occupancy. It takes 70+ occupancy nationally for a hotel to break even.

2. The two primary hotels built here both went through foreclosure, each selling for approximately 20% of their construction cost. This is important to understand, because building a hotel in a community like this is a work of love, a very long-term commitment to the future of a resort. A commitment involving and supporting:

3. Air service is essential to remote resorts like Telluride. Hotels bring the possibility of flights which are important because areas like Phoenix, which used to have flights right into Telluride, now have none. People from Phoenix can take one of many flights daily to Salt Lake City and have access to a number of great resorts. People in places like Phoenix love Telluride but we're really hard to get to. We need more critical mass to get those flights. If we do get them, we won't be crowded. Healthy employment for our young people and workers who try to make it here. Hotels and conferences are key to making this work. This is different from events and festivals which bring a different crowd. This community was designed to be walkable, which is a wonderful concept. This requires guest beds around the core. The study done for TMVOA by Ecosign a few years ago, reflected some 2,000 plus hotel beds needed to make our village viable, with energy and financially sustainable.

4. The future of this Town cannot be sensibly put to a vote without significant education of the community and looking closely at peer resort communities that share our struggles. Resorts near large cities are not comparable to us at all. Sun Valley, Lech, St. Anton and others are and they are centered around hotels. Historically the solution was mostly about getting these dedicated, centralized hotbeds built. Today, we have a very noticeable bump in vitality coming from the recent and extraordinary rise of home rentals driven by VRBO and Airbnb. These are not traditional hot beds and cannot be relied on long-term.

Looking closely at the experiences of peer resort communities is critical. There are not very many of these. There may be none in America but there are a number in Europe and they're all focused on hotels. Getting to the resort limits the people coming that you need to make it work. The

function of these hotels is to get air service. The primary struggle is getting people to the resort. During the Winter, that means air service.

Hawaii and many other locations, including the Town of Telluride, have restricted or are looking to restrict these rentals, which they can do. Honolulu County has cut short-term rentals limiting home rentals to 30 day periods because of nuisance complaints by neighbors. This gutted the home rental business. Too many of these renters on vacation like to stay up late and have fun.

This is a critically important matter to our future, and involves understanding and learning which, without education about other similar remote resorts success and failures, we are simply second guessing the immense scrutiny and clear conclusions of top-tier consultants.

The financial sustainability of Mountain Village is at stake. We have one shot at this and if we're wrong, there will be no way to start over and try getting it right. To support a world class destination resort, we must study other success and failures. Operating from opinion will not work.

This is as complicated as it is important, to each of us here, whether we are employees, homeowners or businesses. Home values reflect the core vitality of a resort town. Ouray is beautiful, but lacks a ski resort and as a result is a difficult economy. Sun Valley Idaho, at one time the premier ski resort in America, is struggling today because it is so much easier to access resorts close to major airports.

We are unique like Sun Valley. Most of the successful remote resorts are in Europe and are full of small hotels which create a thriving economy for those who live and work there. They are also some of the most desirable places to live and work. A starting employee who is willing to work, has a future in these communities, largely because the importance of hotels or guest beds is widely recognized.

Telski is working on heavy capital programs for the ski area which includes snow making - increasingly vital given the climate change and droughts we're seeing. We need to replace lift 9, add facilities at the top of 10 and outlay for numerous other capital items that are very expensive. If the community decides they don't want hot beds here, we're going to have to implement some radical changes for the ski area.

The Comp Plan included work done by Paul Matthews, principal of Ecosign. Ecosign is one of the top mountain resort planners in North America. Mr. Matthews should be provided the opportunity to update his input on the unique situation we are addressing. Considerations like the fact that we are a planned unit development. As such, we are unable to expand or annex additional property into the Town. Moreover, we will hit buildout meaning the last residential lots will be developed. There won't likely be more.

There is sure to be a very significant economic contraction once construction stops.

The discussion about the future of a destination ski area should be anything but casual. It requires study and diligence. If you want to build an airplane, you better know a lot about airplanes. You'd be wise to have first studied other people's successes and failures.

Forgive any errors or omissions. I only learned about this invitation to comment today. I believe this is sufficiently important enough time to be provided for follow up discussion so that it is thoroughly reviewed.

Thank you.

Chuck Horning

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: August 18, 2021 6:38 pm
Browser: Chrome 92.0.4515.107 / Windows
IP Address: 216.237.240.162
Unique ID: 849377126
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Sean Horning

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Thank you for this opportunity to be heard. I am writing this to voice strong opposition to major objectives of the Comp Plan amendment process. Recent upticks in economic activity resulting from Covid and from vacation rentals cannot be counted on. Everything may be at stake for our community as we proceed to build out.

The 2011 Comp Plan culminated out of a three-year process including TMVOA's retention of Ecosign, a very prominent mountain resort consultancy out of Whistler, to comprehensively crunch numbers and inform the Town what needed to happen for Mountain Village to achieve long-term economic sustainability and vibrancy.

Crucially, it needed to happen prior to buildout of the Village Core. We had one shot at this.

In its August 13, 2009 Mountain Village Conclusions and Recommendations to TMVOA and the Town, Ecosign wrote in pertinent part:

"Ecosign recommends the unused density units be configured for transient occupancy use to provide up to 3,400 beds to infill appropriate core areas and reach the goals of fifty and sixty percent total beds being available for public rental."

TMVOA paid considerable sums for Ecosign's studies and conclusions. It is notable that since the issuance of this report and the then-Town Council's 2011 adoption of the Comp Plan, not a single hotel or hot bed has been built in the Village Core. Not one.

The Town's RFP last October made it clear potential consultants would not be conducting updating studies as to what development mix would be needed for buildout. Nor would they be educating the community. Their involvement would be, in large part, selling the public on eliminating provision for hotbeds in the village center. Apparently for a flag hotel as well.

After MIG's engagement by the Town, the Town's initial rationale given in last year's RFP that the Comp Plan had been drafted during a period of great economic duress (the "Great Recession") and therefore the Town had stacked as many hotbeds as possible into the plan, was abandoned. In its place came "dispersed hot beds." This was not an industry term and no one had ever heard of it. This is because vacation rental platforms like VRBO and Airbnb are not hotbeds.

The Village Core was always intended to be eco- and pedestrian-friendly. Visitors could walk from their rooms to the gondola, restaurants, shopping, and other amenities. Substituting 3,400 traditional dedicated hotbeds (or whatever number that would be today) with 415 vacation rentals dispersed all over the greater Mountain Village makes no sense for a number of

reasons:

1. Even if you could count them as hotbeds, 415 is obviously a far cry from the 3,400 Ecosign or the Comp Plan recommended for the village center to ensure our long-term vitality. Nobody seems to be making the argument the conclusions that hot beds were important were incorrect. Even if someone were, you wouldn't expect years of effort and hundreds of thousands of dollars spent without sound reasoning for doing so.

2. Countless communities across the nation have issued restrictions and even moratoriums on these types of rentals because of nuisance issues like noise, trash, traffic and parking. This could very easily happen here. Most people don't want the house next door, across the street, or on their cul de sac becoming a high turnover rental. There's also some question as to whether or not such rental uses are even legal under the existing code.

3. Unlike hotels, rentals are not dedicated hotbeds. Owners can withdraw them from rental pools at any time.

4. Visitors in vacation rentals in dispersed locations are less likely to dine and shop in the core. They would be more prone to utilizing kitchens and probably do more of their shopping and other activities in Telluride.

5. This seems to fly in the face of the car-less, pedestrian-friendly character of the Mountain Village core where density was centralized.


We're almost out of real estate. Now it appears the Town is encouraging everyone to believe that prior consultants were wrong and hotbeds in the pedestrian core are unnecessary. How do we figure?

Thank you for your consideration. Please allow us the time and a process to ensure we get this right for the sake of Mountain Village's character and its long-term economic health.

Sean Horning

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: August 21, 2021 12:16 pm
Browser: Chrome 92.0.4515.159 / Windows
IP Address: 216.237.253.90
Unique ID: 850466292
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name	Emory Smith
Email	
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)	<p>Thank you for doing this. The open house was a bit too hectic for me during these times so I walked in and walked out. That being said I would like to provide (2) comments.</p> <p>1) More restaurants. The model of helping restaurants get started, like the Taco/Brewery, is money well spent.</p> <p>2) Keep the open space in the Meadows open. While we do need affordable housing, I am not sure if sacrificing the only large flat play space (where you can play a game of soccer/football/etc.) in the entire Village is a good use of space.</p> <p>Thank you ~ Emory</p>

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: August 21, 2021 1:24 pm
Browser: Chrome 92.0.4515.159 / Windows
IP Address: 73.14.29.108
Unique ID: 850481177
Location: 38.860900878906, -104.87339782715

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Ronald Whitcomb

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) I believe that multi unit/condo additional building upslope from Bear Creek Lodge on Cortina Drive and San Joaquin Road will hinder the views and beauty of the area that we live here for.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 14, 2021 11:20 am
Browser: Chrome 94.0.4606 81 / Windows
IP Address: 76.89.84.132
Unique ID: 873527490
Location: 37.996299743652, -107.88050079346

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Mike Shimkonis

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Under the "Revisions for Pages 38-43" (page 66 of the 147-page pdf aka "page O"), under section III it states that MV "allows for the rezoning of certain active open space in areas that are appropriate for development, WHILE PRIORITIZING PRESERVATION OF VALUABLE OPEN SPACE and maintaining a minimum of 60% open space.

Section III B. states "Prohibit the future rezoning of passive open space as identified on the Future Land Use Map EXCEPT WHEN REPLACEMENT OPEN SPACE IS PROVIDED." That last all-caps phrase is an unacceptable phrase. Since when is "replacement open space" vis a vis passive open space a possibility? Past definitions have been very definitive and have always had an iron-clad "can't change it" language. The "except" language needs to be removed.

Also, it is in conflict with page 42 of the comp plan (found on page 72 of the 147-page pdf). Section III D states "Prohibit the future rezoning of open space beyond what is outlined in the Land Use Plan except for subdivision applications that involve adjusting existing lot lines that provide replacement open space." This is more clear than what is written on page "O" (Page 66) about passive open space (of which MV has very little) but it is still too ambiguous. "Replacement open space" is a convenient and dangerous catch-all phrase that opens it up for abuse and unintended consequences. Please keep passive open space sacrosanct and not open to interpretation. There's lots of room for interpretation as written in the past and currently with Active Open Space. I suggest associating "replacement open space" only with Active Open Space at best.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 19, 2021 1:50 pm
Browser: Chrome 94.0.4606 81 / OS X
IP Address: 216.237.252.110
Unique ID: 875472392
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Jonette Bronson

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) I noticed that you have relabeled all of the Single Family Lots in Mountain Village as Single Family and Duplex lots. Can you please explain the rationale for this as well as the sequelae? Thank you.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 19, 2021 6:10 pm
Browser: Mobile Safari 14.1.2 / iOS
IP Address: 216.237.253.212
Unique ID: 875587364
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Derek Parron

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I was recently offered my dream job of parks and rec from the town and had to turn it down because you offered \$17 dollars an hour.

As a gone owner in the meadows that is not a feasible wage to live off of, let alone start a family or grow in the community. As I tell people that I turned it down and they say way, and I explain my reasoning, they laugh that that was the offer.

I would love to still have the job, but it needs to be a respectable offer for the area. Maybe if I commute from an other town, but we need to grow as a community not give some our best great job opportunities to out other towns. We all know the housing is an issue, but for the people that have that covered need to be compensated for what they pay to live here.

When I worked for the town in 2007, I was getting \$14 an hour, come back 14 years later and the wage has only gone up \$3... that is sad. I don't get how people are raising families on that. And these people are the BASE of this community.

I fully support giving the existing employees a well deserved boost, as well as entertaining level positions to a livable wage for this area. Especially when the jobs are to keep every guest and second/third home owner happy with their trips and visits.

Thank you for all you do and know it's a hard time for all. Have a great day.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 20, 2021 3:08 am
Browser: Chrome Mobile 94.0.4606.76 / iOS
IP Address: 45.48.142.121
Unique ID: 875707986
Location: 33.783100128174, -118.02709960938

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Dr. Louis Alaia

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Our companies, once Avventura is built in addition to our Tramontana at Lost Creek in the MV Center Subarea, will have provided six units of deed-restricted/workforce housing and of a total of twenty-nine units in all, and more than >20% in all. And it is local housing that was and will be provided at less than cost-to-build.

We have been more than pleased to assume that risk and eto build them in recognition of need, but while a publicly-supported program in Norwood is a step in the right direction, more energy and public resources need to be directed toward the co-development of sites closer in that will not subject their residents to relatively long and dangerous winter commutes that will also be emission-intensive for decades. To that end future local development in both TMV and in town needs to require more in the way of local housing as an integral part of any multi-unit project.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 21, 2021 2:24 am
Browser: Chrome 94.0.4606 81 / OS X
IP Address: 76.89.85.79
Unique ID: 876213133
Location: 37.996299743652, -107.88050079346

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Kristyn Shumway

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Hello

I am interested in seeing a sidewalk installed along some of the streets in Mountain Village. I like to run and walk and the shoulder is not safe for pedestrians.

Thank you for your time.

Kristyn Shumway

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 28, 2021 4:43 pm
Browser: Safari 15.0 / OS X
IP Address: 208.127.243.200
Unique ID: 879495244
Location: 37.759101867676, -122.13590240479

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Dan Jansen

Email Jansendan@me.com

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) A few things: why not more discussion on the long term vision for the gondola? The new mao on page N, not sure what the letters and round circles indicate? On the meadows sub-area map, Timberview added two new homes not shown, and what about all of the new construction underway across the Village? Finally, from a diversity and inclusion perspective, it would be nice to have greater diversity of the people shown in the pictures throughout the plan?.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 28, 2021 8:00 pm
Browser: Chrome 95.0.4638 54 / Windows
IP Address: 73.166.175.124
Unique ID: 879558482
Location: 29.739700317383, -95.523803710938

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Jennifer Donnan

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) Are you trying to say that now you are planning to put apartments in the Adams Ranch area instead of duplexes?

Edit: These areas had a previously adopted Single-Family and Duplex or Open Space future land use, but a Multi-Family zoning district. There is no intention to rezone these areas, so the future land use has been revised to be multiunit

I certainly more than hope not. I would like some clarification please.

Jennifer Donnan [REDACTED]

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 28, 2021 9:12 pm
Browser: Safari 14.1.1 / OS X
IP Address: 96.73.181.50
Unique ID: 879576861
Location: 37.750999450684, -97.821998596191

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Angela R. Pashayan

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) **TAKING THE LEAD**
A Community-Based Plan for the Coming Decades
The comprehensive plan features little to no diversity in the images. It portrays no Latino, Black, or Asian residents taking part in Mountain Village activities. If community-based planning is for everyone, it should demonstrate inclusiveness through its images.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 29, 2021 2:17 pm
Browser: Chrome 94.0.4606.71 / OS X
IP Address: 76.89.67.74
Unique ID: 879896401
Location: 37.996299743652, -107.88050079346

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Kristina Lamb

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Following up on mentions of Lot 27A/Parcel N only.

Deleted from pages 70 & 72 (great)

Still referenced on map on page 79 (I assume map will be edited??)

Needs to be deleted from Page 81 "14.PARCEL N LOT 27"

Thank you for your time.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 30, 2021 10:59 am
Browser: Chrome 95.0.4638 54 / Windows
IP Address: 47.155.11.241
Unique ID: 880144531
Location: 33.889301300049, -118.40100097656

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Richard Thorpe

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) Community housing should be changed to "Workforce Housing" to reflect it's real need.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 30, 2021 12:22 pm
Browser: Mobile Safari 15.1 / iOS
IP Address: 172.6.116.188
Unique ID: 880162898
Location: 32.865001678467, -96.791397094727

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Michael Marz

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

As a longtime residents of Mountain Village I commend the councils action regarding the comprehensive plan. One area of extreme importance, related to workforce housing, should be priority for healthcare workers. Additionally, expansion of healthcare facilities, with the necessary workers, will increase the likelihood of permanent residency for both the town of Telluride and Mountain Village. I am hopeful that that can be included as part of the plan for the near future.

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Chuck Breckenridge

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) Proposed re-zoning single family to duplex

First and foremost we are in opposition to the proposed zoning changes of single family designation to duplex designation. My original email to all town council members outlines the reasons. At the same time we understand the need for affordable housing.

The town council has now applied the re-zoning to include all of Mountain Village which now does not disadvantage only specific areas. That being said it is now a community wide issue that should not be decided by 6 individuals. Allowing only a short finite period of time and then putting it to only 6 votes when this re-zoning affects the entirety of the town is unethical at best and possibly face legal challenges.

Affordable housing needs to be addressed. In my opinion a sweeping change involving all of Mountain Village needs at the very least 6 months of community input (many home owners like us have experience with both private and commercial real estate) to evaluate other solutions. And there are other solutions and land available. After the extended community comment period of time a well publicized public vote by the property owners of Mountain Village should occur (one property one vote with no exclusion for property held in trusts or partnerships).

If the above does not occur then my conclusion will be the town council is trying to get this passed by "ramming it through " because they understand that the entire community may not be behind this re-zoning proposal.

Cristal and Chuck Breckenridge
[REDACTED]
[REDACTED]
[REDACTED]

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: October 31, 2021 4:25 pm
Browser: Chrome 94.0.4606.71 / OS X
IP Address: 108.243.217.142
Unique ID: 880431393
Location: 32.740600585938, -97.38020324707

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Frost Prioleau

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

On "Revisions to pages 38-43", section IV, paragraph D. Change sentence to read: D. "Consider providing incentives for hotbed development such as allowing additional building height, reducing parking requirements, and limiting the public benefit requirements, SO LONG AS THOSE INCENTIVES TO NOT NEGATIVELY IMPACT NEIGHBORING PROPERTY OWNERS."

Page 43, paragraph G: Add the following words to the beginning of the paragraph: "So long as the incentives do not negatively impact neighboring property owners, provide incentives for..."

Page 57, section 7 (Parcel G Gondola Station), paragraph L. "Provide reasonable pedestrian/skier access THAT IS AT LEAST AS GOOD AS CURRENT ACCESS to the east of the eastern boundary..."

Page 79; Add "Build additional pickleball courts" to the list of Potential Recreation Plan Projects"

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 1, 2021 1:35 am
Browser: Firefox 93.0 / Windows
IP Address: 101.174.81.67
Unique ID: 880528958
Location: -33.783298492432, 150.98330688477

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name john mcintyre

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

in the current format the draft comprehensive plan is impossible to read and understand.
Can you not do an executive summary of what changes are proposed, the purpose of the change and its practical effect?

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 1, 2021 11:25 am
Browser: Chrome 83.0.4103.116 / OS X
IP Address: 75.87.119.222
Unique ID: 880712657
Location: 27.732099533081, -97.384696960449

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Cristal Breckenridge

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I am 100% against the re zoning of allowing duplexes in a Single family zoned area. When we built our house we jumped through EVERY HOOP that was required to maintain the esthetics of our single family zoned Russell Dr. Street. We did it because we knew in the end our property values would be protected. We will personally be affected as we have several lots next to us that have not been built on. Scenario 1-A kid from down under comes to work the ski season in Telluride and brings his 9 buddies that squeeze into a 3 bedroom town home for the next 9 months right next door.

Of course we understand the need for affordable housing but more input from the community needs to be considered. Do not mistake passion on this subject for bullying nor guilt tripping home owners that the people who "maintain their lawns" and "clean their homes" need a duplex within minutes of where they work.

The owners need a voice/vote on this matter.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 2, 2021 9:17 am
Browser: Mobile Safari 14.1.2 / iOS
IP Address: 70.162.253.28
Unique ID: 881145102
Location: 33.323299407959, -111.82440185547

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Celia Maneri

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I just want to comment on the new housing plan for the meadows area. We already have a lot of multi unit complexes in this area. Adams ranch rd can be difficult in the winter and additional traffic will lead yo more accidents. Also the meadows parking lot is needed and putting additional units in that space will effect snow removal ability. People living in the meadows are already getting crowded, adding so many units to this area will destroy it's charm and while finding what maybe a simple way to house mire people, it may not be the prudent way. Telluride lives on it's part time home owners who spend money in the community. Destroying the Meadows will make them go elsewhere for the peace and quiet.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 2, 2021 4:11 pm
Browser: Chrome 94.0.4606.71 / Windows
IP Address: 73.0.18.95
Unique ID: 881396947
Location: 26.11359777222, -80.415298461914

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Julie Zahniser

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

The plan should specify that no additional developments should be allowed without the developer providing sufficient parking to meet the needs of their development. Parking is becoming a huge issue in our town in Florida due to none of the developers being required to provide any parking to serve their own residents and customers.

Additionally, I am concerned with the goal of adding so many more hot beds without adding more restaurants, businesses, lift capacity and ski terrain. The restaurants are already packed as they are without adding thousands more people. I am also concerned with the effect that adding so many more beds will have on the value of existing short term rental properties. Also, what will the skiing be like if we add 8000 more people per day without adding terrain and lift capacity that is commensurate? The enjoyment of skiing in other Colorado ski towns has declined significantly by adding too much capacity.

I would rather see a balanced approach in the comp plan requiring additional restaurants, businesses, ski access ,ski terrain, parking and infrastructure as large hotels or additional hot beds are approved. To focus only on adding more beds without making sure there is enough businesses and local workers with housing to service those additional beds would be a big mistake.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 3, 2021 3:22 pm
Browser: Chrome 94.0.4606 81 / OS X
IP Address: 216.237.252.110
Unique ID: 881915733
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Jonette Bronson

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I object to the zoning for single family residential lots to single family and duplex lots as shown on the map on page 65 of the revised Comp Plan. Designating the entirety of Mountain Village's residential lots in this fashion diminishes our property values while not solving our problems with affordable housing.

This is a change that the entire population should be allowed to consider. Forcing this through and hoping no one will notice will not work and is rude, inappropriate, and inconsiderate of the home and land owners in Mountain Village.

Apparently we need a ballot initiative and we all need to vote on this issue, so we will pursue that avenue next.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 5, 2021 3:19 pm
Browser: Chrome 95.0.4638.69 / OS X
IP Address: 216.237.253.36
Unique ID: 883168351
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Sarah Landeryou

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I am pleased to find several mentions of a Library in the future of Mountain Village and recognizing the impact that a public library can have in terms of providing a space and resources for the community. Public Libraries can add value to developing areas, and their value is immense.

Please do not hesitate to reach out to discuss ideas and strategies moving forward. I feel that conversations are long overdue, and now could be a good time to start conversations as this summer we are planning to update our long term capital plan with community input. Please let me know

-Sarah Landeryou, Wilkinson Public Library, Library Director
slanderyou@telluridelibrary.org

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 8, 2021 12:35 pm
Browser: Chrome 95.0.4638.69 / OS X
IP Address: 83.58.84.45
Unique ID: 884221192
Location: 41.388801574707, 2.1589999198914

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name christina casasa

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) I own a large space in Prospect Plaza building that is used for light commercial/industrial use for Exceptional Stays Inc. I read in MV plan the intent to rezone commercial spaces to affordable housing specifically in my building. What does this mean for me?

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 10, 2021 8:54 am
Browser: Chrome 95.0.4638.69 / Windows 8.1
IP Address: 216.237.251.251
Unique ID: 885160059
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name dave doemland

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I admittedly still need to read more of the plan but initial comments are about proposed increased density in certain areas. I live in the meadows and feel that the meadows could handle a little more density but not much more. It is busy here already and lot 640A is open to an additional 15 units per our vote a couple years ago. Increasing the year round population in our neighborhood is not advised.

I am of course for more community housing but feel that it should be spread to all areas of Mountain Village and not concentrated in just a couple areas. I propose making community housing available in other locations within the village would be preferred. As I thought about this it makes sense to organize MV into various geographical regions much like counties in a state. Each areas percentage of land as it pertains to MV should be required to have an equal percentage of community housing. This would disperse the local population into the entire MV and not place an unnecessary burden on certain areas.

Thank you for your consideration.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 11, 2021 4:15 pm
Browser: Safari 14.1.2 / OS X
IP Address: 67.143.180.168
Unique ID: 886307620
Location: 32.298801422119, -90.184799194336

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Jay and Carol Crowell

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

We are homeowners of 4 Spring Creek in the Mountain Village specifically The Meadows.

Currently Mountain Village is revising the 2011 Comprehensive Plan. The Comprehensive Plan is a Mountain Village vision that guides present, future, physical, social and economic development that occurs.

We are a residents of the Meadows and are concerned with the proposed targeted unit density increases. The Meadows is about 3% of the total acreage of Mountain Village but is expected to carry more than its share of the unit density and population.

Here is what could happen: (Comp. plan page 94)

	Zoned	Targeted
?Parcel A (Prospect Plaza???)	7	68
?Parcel B (Town Shops)???)	0???? 70	
?Parcel C (Hill north of Big Billies)	41	
53		
Will extend behind Parker Ridge)		
?Parcel D (next to parcel C) ??	20???? 53	
?Parcel E (Big Billies)	150 dorm rooms	120 hot
bed mix		

And 10 condos

?Parcel F (Meadows parking lot)	0
10-30	

(This was presented at the 10/24 Town council meeting)

This is a lot of units and people in our little neighborhood!.

We personally are not against reasonable density increases. We would like to see affordable units spread across Mountain Village and not just centered in the Meadows area.

How did the board determine The Meadows area could handle 378+ more units and the population (at least two people per unit) that comes with that number of units?

We also concur with comments submitted by John Horn. This plan reduces open space in a negative way and compromises the neighbor and community experience. We are against this plan as it is currently written.

Highest respects,
Jay and Carol Crowell

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 12, 2021 5:19 pm
Browser: Firefox 94.0 / OS X
IP Address: 216.237.250.86
Unique ID: 886959115
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Rick Greubel

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Dear Town Council & DRB,

As full time residents of MV my wife Ellen and I have been actively following the Comprehensive Plan amendments process and I participated in a feedback session early the process pre-COVID. We have some serious concerns with the proposed amendments which are summarized below:

- The proposed 974 hotbed increase is not aligned with the survey feedback from full time and part time residents. No one, other than TSG desires a massive increase in hot beds as publicly stated in their October 2121 public meeting.
- The proposed 974 beds are nearly 4000 people. All coming in the peak periods. Not sustainable and not desired by the MV residents. This will only increase the number of people here in our already over-crowded busy periods putting increased pressure on lift lines, gondola lines, parking, etc. Furthermore we do not need another eyesore like the Peaks. A Four Seasons type property in the Core is less of a concern however as it would not significantly increase the number of hot beds.
- Location of future high density housing and hot beds. This should be focused on the Core and not expanded into other areas where the character of the area would be changed.
- Respect the integrity of current Single Family and Duplex areas. See page 40 of the RCP.
- Consolidation of current 6 opens space categories into 2 categories. Lack of transparency and motivation s a real concern here. No need to make this change.
- Elimination of the requirement for the ski area master plan to be submitted to Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience along with proposed timing triggers for such improvements.
- New language on page 6/sheet 6 allowing a simple majority of the Town Council to ignore the Comp Plan as it is only "aspirational" and amend the Community Development Code in a way that diverges from the Comp Plan with ZERO public input.
- Respect the 3 Key take aways from the May 20, 2021 Community Survey Comprehensive Plan Survey Results Presentation:
 - 1) Preserve natural areas and protected open space
 - 2) Maintain unique community character
 - 3) Development and growth should be done carefully


The current proposed amendments directly contradict the communities wishes and should not be adopted as proposed.

Sincerely,
Rick & Ellen Greubel



Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 12, 2021 11:24 pm
Browser: Chrome Mobile 95.0.4638.74 / Android
IP Address: 97.118.199.48
Unique ID: 887036767
Location: 37.750999450684, -97.821998596191

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name	Ginni Racosky
Email	
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)	<p>Question, Why was the submission & review period of this important proposal scheduled between October 28 & December 6 when 75% of the MV residents are out of town? This does not facilitate community discussion or participation. It seems like it was intentional not to strive for community input.</p> <p>wouldn't it be best for the community to address this during the summer when neighbors could get involved together?</p> <p>can you explain ?</p>

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 13, 2021 9:49 am
Browser: Mobile Safari 14.1.2 / iOS
IP Address: 174.209.38.90
Unique ID: 887129373
Location: 37.750999450684, -97.821998596191

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Jeff England

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I think adding more units/beds to Mountain Village will ruin the reason it is popular and unique. Attracting bigger crowds will turn this beautiful and unique small village into a Vail like resort. There are enough big resorts! Keep Telluride small and somewhat exclusive. Perhaps there are too many shops and restaurants?

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 13, 2021 12:50 pm
Browser: Safari 14.1.2 / OS X
IP Address: 216.237.251.153
Unique ID: 887169836
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name julie pinson

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Please do not over crowd the Meadows area. We are the people who work for you. We are the people who make sure you have people to serve the tourists in the winter and summer. We deserve to have some beauty down here. We deserve to have our meadows park area for our children to play and dogs to run, and trails to hike. I understand the need for more affordable housing. Please just spread it out and let us keep our park!
Thank you.
Julie Pinson.
Meadows resident.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 13, 2021 1:40 pm
Browser: Safari 15.1 / OS X
IP Address: 216.237.251.153
Unique ID: 887179502
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Billy Warlock

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

We residents here at the meadows are concerned about overdeveloping our area , which is already the most dense area in Mountain Village. I do understand the need for more workforce housing, but the comp plan talks a lot about "Hotbeds". Honestly, do we need more people and growth when we can't even take care of what we have now. I believe we're putting the cart before the horse. We need to address our workforce problem before we can grow. And why is the meadows the first to always be talked about for development . The meadows is already the most dense area. We who live and work here deserve to live in a quiet and beautiful place. Comprise is key to making this work. People who live here, live here for the quality of life. We who work here to make this a great resort deserve that.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 14, 2021 1:03 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 73.0.18.95
Unique ID: 887398752
Location: 26.113599777222, -80.415298461914

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Julie Zahniser


Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I don't understand why the goal of adding so many more "Hot beds" is in this plan? We need more restaurants and more worker housing, not more hotel beds for more visitors. I would like to see this language removed from the draft comp plan. More hotel rooms benefits the ski mountain at the expense of the visitor experience. it will just mean more crowded ski slopes and too many visitors for the restaurants to serve everyone. It will also devalue the existing vacation rentals and hotels.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 14, 2021 1:37 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 73.0.18.95
Unique ID: 887405157
Location: 26.113599777222, -80.415298461914

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name	Julie Zahniser
Email	
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)	<p>I like most of the plan, except for this:</p> <p>Highlights include: (i) maintaining retail and restaurant space in Mountain Village Center at roughly the same levels as today while allowing for the potential development of 1,500- to 2,000-total visitor accommodation units (aka hotel or hotbed) in the Mountain Village Center and Town Hall Center Subareas;</p> <p>I do not believe that adding 2,000 more hotel/hotbeds benefits us. This will cause more crowds on the existing ski terrain, more crowds on the ski lifts and not enough restaurant capacity and even more strain on workforce housing. We don't need 2000 more visitors per night. A better vision for the future is to make sure we have enough capacity, workforce housing and infrastructure to meet the needs of our current visitor numbers. We do not want to become overrun like Breckenridge or Vail. We should do our best to preserve the less crowded conditions we are lucky enough to have in Telluride.</p>

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 14, 2021 6:53 pm
Browser: Chrome 91.0.4472.124 / Windows 7
IP Address: 174.101.148.206
Unique ID: 887466629
Location: 39.154598236084, -84.429298400879

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Anne Safdi

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

My husband and I came to Mountain Village when it was in it's infancy. There were only a few building in the Village when we bought our first condo (that was under construction). We decided this was the right place because of the beautiful setting and the quiet and serene nature of the mountain.

There was a time we needed a lot of development but in our mind that time is way past. The plans as outlined will do nothing during the shoulder seasons and the summer season is already extremely crowded. We do not even take the gondola very often secondary to the long lines. The crowds on the Bridal Vail hiking trail are so bad we have never even been on the trail. Jurassic is extremely dangerous at times for hikers and commuters secondary the enormous number of bicycles using the trail.

Is this a town for tourists or residents??

That is the question we have to ask. Are we going to build and develop at any cost when the infrastructure is already strained. Do we want to become Vail or Aspen? The ever increasing density is ruing the character of our beautiful Mountain Village.

We absolutely need to preserve our neighborhoods and open space so this will be a community also for the residents. Large developments should not be squeezed into our single family neighborhoods.

If we want to fill up the shoulder seasons and truly become a year round destination consider a recreation center and indoor tennis center. The problem is not hotbeds!

Adding a lot more beds so we become a crowded town of predominantly tourists is not why anybody in the Village came here in the first place. Please add to and preserve our neighborhoods and open space. Do not ruin the Village by using open space for more development.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 15, 2021 11:09 am
Browser: Chrome 94.0.4606 81 / Windows
IP Address: 174.101.148.206
Unique ID: 887729456
Location: 39.154598236084, -84.429298400879

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Alan Safdi

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

We came to Mountain Village in the 80s and immediately fell in love. Back then we needed to embrace the growth at any cost philosophy. That time in our history is now gone. We are going to continue taxing our trails, gondola, Ski Mountain, and our neighborhoods by continuing to expand relentlessly. We no longer need growth and significant expansion to keep our community vital. In fact if we want to degrade our communities continue to expand into our open space and neighborhoods. If we add 974 hotbeds we will increase congestion on the roads, trails, and gondola. These are already over taxed in our village. The addition of that many hotbeds will mean we could add over 3000 visitors in these accommodations. If you look at the survey boards that I attended, well less than 28 percent of the community wanted additional hotbeds (as defined by boutique hotels, large hotels and Airbnb units). Almost no one wanted to see more Airbnb units

We want a community for the residents and not a community focused on just adding more tourists to the region. The land use decisions you make will have far reaching consequences that can never be undone if we continue to expand. The Meadows is already a very dense area if one looks at the number of units. Adding more units to this area will be deleterious to their quality of life. Adding very large and dense units to this area is totally wrong if we are going to maintain the tranquility and views of the Meadows. Lots 644/651C are immediately adjacent to Country Club Dr. which is a neighborhood of single family homes (and 2 duplexes) and it needs to be consistent with that neighborhood. Lot 126 lies in a single family neighborhood and a mixed-use commercial development on Lot 126 does not respect or preserve this single family well established neighborhood. The survey data is clear that full time and part time residents all want continued growth to be centered around the Mountain Village Center but not in our neighborhoods or reducing or encroaching on our open spaces.

We have to maintain our residential neighborhoods, tranquility, views, and lifestyle we all cherish. We do not want another large resort community with a primary focus on tourists and forget the residents. Nothing in this report addresses the real problem of increasing visits during the off season however if we adopt some of these changes we will exacerbate the overcrowding in the Village during Peak seasons. We need to protect all neighborhoods in the village and expand and protect our open space. There are already a lot of ski areas similar to Vail and do we want to be another one?

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 15, 2021 1:50 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 76.89.64.105
Unique ID: 887809812
Location: 37.996299743652, -107.88050079346

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Alison James

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Regarding employee housing. (I've been renting rooms to employees in Telluride for 21 years). I'm thinking single family housing is not the answer right now. It will end up being like Lawson Hill in a couple of decades. The children have grown, the parents are retired and not renting out the kids rooms, the housing is taking up space, and the new arrival employees can't afford Lawson houses on resort worker income. So the answer is more boarding houses and studio apartments for employees. Resort workers can't afford to have families these days and most people are now single according to national data. There could also be incentives for Lawson/Meadows area retirees to move somewhere else for the winter if they rent to higher-level employees. It has to be a win win situation.

The plan calls for more vitality to Mountain Village. And yet the one of the main reasons to venture up there was the Summer Sunset Concerts. Replacing them with the Madelane plaza concerts was just awful. The sound quality as it bounced off the surrounding buildings was muffled and too loud. I had to leave several of the concerts as they were so unpleasant. The music with small local bands in other areas was wonderful.


I see the plan calls for yet more tourists. This would mean an unpleasant experience for everyone. I've been to towns where you can't walk down the street because of all the people. Main street is already on the way to becoming this. The gondola lines would be perpetually long. This would deter rich tourists as their jets fly off in search of more pleasant surroundings away from the hordes. We need to attract the few high spending people rather than the masses. People come here to get away from crowds. If the current trend continues, cars will be backed up out of town to Society Turn all day not just at rush hour. .

Mountain Village has the most beautiful view in the lower 48, and yet..... it's reserved for car storage. Of course I'm talking about the top level of the parking garage which is going to waste, year in, year out as those cars get the benefit of the view. We need more parking on ski days, because of Montrose skiers, so a whole new parking lot or structure is needed. Then the top level of the current structure could be used by humans. I'm envisioning a small concert venue / bar, social scene, with apres ski/hike Adirondack chairs. The concert musicians should be located off to the side so as not to impede the view. Why waste this resource !

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 15, 2021 5:23 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 216.237.241.83
Unique ID: 887903786
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Robert and Joanne Young

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

To: Town Council, Town of Mountain Village
Design Review Board, Town of Mountain Village
From: Robert (Kirk) and Joanne Young
Mountain Village, CO 81435

November 14, 2021

Re: Comprehensive Plan Amendment

-Comments On "PUBLIC REVIEW DRAFT - October 28, 2021 -- 2021 Comprehensive Plan Amendment"

Here is our response to the 2021 Comprehensive Plan Amendment. While we appreciate the effort and time that has gone into the preparation of this lengthy document, the following are some of our comments and observations.

We have skied at every major ski resort in North America, South America and Europe. When Joanne first visited Telluride in 1985, she told Kirk that this is where we want to live. We bought our first property here in 1989 living in the town of Telluride, built in Aldasoro and now live full time in Mountain Village.

What drew us to this spectacular area was the beauty, the community and the amenities of the town. Over the years, we have observed the success of the marketing efforts to the point where our peak seasons are at maximum capacity. To encourage additional "Hot Beds" seems counterproductive unless you can encourage occupancy during the shoulder seasons. That has been a long term goal, I understand, but it is and has been a futile effort without any noticeable increase in visitors during these times.

During our peak seasons,

- the Gondola lines are already unacceptably long
- The Lift lines overcrowded
- The ski runs are crowded and with all levels of skiers on the same run causing safety concerns.
- The parking is already limited
- The traffic is becoming an issue with limited pedestrian walkways

We are most concerned that increased density will adversely affect our quality of life - the very reason we live here- and impact the community character. Already, pedestrians are in danger from lack of walkways along streets such as San Joaquin and Benchmark.

The reason our visitors have the incentive to travel longer and farther is that once they get here, they truly appreciate our uncrowded slopes, friendly residents and gorgeous views. If they want crowds, they can easily go to Vail or Aspen. More visitors will not solve our off season "problems".

Growth at this point cannot, should not, be the main driving force for the future until we can minimize the problems we already have. We will lose all

of the benefits we all came for and now live here full time.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 16, 2021 9:26 am
Browser: Safari 15.1 / OS X
IP Address: 174.61.32.209
Unique ID: 888154790
Location: 25.765800476074, -80.234901428223

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Casey Rosen

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I sent the below via email but didn't receive acknowledgement of receipt.

Greetings, I own 253 Country Club Drive as well as two additional lots in Mountain Village. There not much to like here but I will keep my comments brief:

1) Growth without sufficient capacity - the plan provides for a large increase in the number of hotel rooms and other housing units without a corresponding increase in the capacity of the ski mountain, employees to service everything and infrastructure such as parking. Growth without capacity to handle the traffic will cause the opposite of what people want - over crowded slopes with long lines, parking problems, insufficient staff to service the new hotels, restaurants, etc.

2) Active vs Valuable Open Space? This is terrible. People have acquired and now live in real estate based on an understanding of what will happen around them long term. The idea that this can all change without clear criteria throws uncertainty on a large number of properties in Mountain Village eroding value and piece of mind. Changes should be: 1) very difficult to make, 2) in areas fully identified and 3) only achievable through a clear process with specific not vague criteria.

3) The Peaks as a case study - Do we need more hotel rooms or do we first need to upgrade what we have? Fractured ownership, a great restaurant space that constantly fails, a club that smells like sewage, rooms that are mostly falling apart and definitely inferior to those at other first class resorts. The Peaks is our premier hotel property and it exists! Let's learn from this disaster and fix it before declaring that we need more hotel rooms.

4) On page 31 of the plan the average number of skier days is not adjusted to reflect the additional hotel rooms which appears to be a mistake.

5) Finally, I suggest adding a table comparing Telluride's ski infrastructure to other ski areas in terms of lift capacity, lines and age to see how we stack up and what needs to be added for the growth contemplated in this plan to work.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 16, 2021 3:42 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 216.196.186.250
Unique ID: 888338741
Location: 37.750999450684, -97.821998596191

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Douglas Hynden

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I have owned the property at 230 Country Club for over 20 years. The draft of the 2021 Comp Plan Amendment is profoundly concerning for a number of reasons:

1. The change of the classification of Open Space and the inference that certain present open space might be developed is a real concern. The treatment of Open Space as set forth in the 2011 Comp Plan is much preferable and in keeping with the residents expectations.
2. The emphasis on development of Hot Beds is totally misplaced. First, any new Hot Bed development must be in the Mountain Village core. The inference that Hot Bed development might occur in existing single family neighborhoods is extremely concerning.
3. The language regarding Hot Bed development on page O sheet 52 of the Draft Comp Plan is a problem. We don't need building of additional height and with reduced parking requirements.
4. As a retail developer I know you cannot dictate via zoning or Comp Plans the types of retail that will be viable. You have to let the market dictate retail.
5. The new Comp Plan needs to take Lot 126 out of any consideration for commercial development or Hot Bed development. These uses are clearly not compatible with MV's oldest residential neighborhood;

Finally, it would be nice if the discussions so critical to MV were held when the majority of homeowners are in town. This is too important to rush through during the off-season.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 16, 2021 5:21 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 97.118.198.242
Unique ID: 888381202
Location: 37.750999450684, -97.821998596191

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Robert Pohl

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) Please keep the permanent residents in mind. We already have too many tourists as it is. Come up with some ideas for improving the off season. Try and keep Telluride a great place. We don't want to turn it in to another Vail or Park City.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 16, 2021 6:04 pm
Browser: Chrome 96.0.4664.45 / Windows
IP Address: 216.194.105.206
Unique ID: 888397574
Location: 53.418399810791, -113.80970001221

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name John and Nancy Kritser

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

We are going to keep this response simple.

We feel there is a large need for more employee housing.
No more hot beds needed as there is enough hotel rooms to accommodate the existing quality of life now.
Preserve the open spaces.
Please do not become another Vail. We had a condo there for fifteen years and because of the density we came to Telluride.

Thank you

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 16, 2021 9:40 pm
Browser: Chrome Mobile 95.0.4638.69 / Android
IP Address: 174.205.177.218
Unique ID: 888462241
Location: 37.750999450684, -97.821998596191

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Peter Hathaway

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

The Governance Vision states " TMVOA's governing board is appropriately comprised of residents and town stakeholders, giving consideration to the town's evolution and sources of funding of TMVOA operations."

TMVOA needs to advocate for Town of Mountain Village voting rights for full-time and part-time residents that maintain title to thier property via trust arrangements. The Governance Vision acknowledges the need for addressing evolution. Holding property in trust is very common and advised by most attorneys.

Such residents can vote in TMVOA elections but not Town elections. This is a disconnect that hinders the interests of TMVOA and the Comprehensive Vision of "Mountain Village" only a small portion of which is controlled by TMVOA.

The Comprehensive Vision should expressly address this issue.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 4:02 am
Browser: Chrome 95.0.4638.69 / OS X
IP Address: 80.121.254.222
Unique ID: 888537616
Location: 48.200000762939, 16.36669921875

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Lara Zibners Lohr

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) I can appreciate the difficulty balancing profitability with maintaining what is so lovely about Telluride and Mountain Village. However, I struggle to get lunch and dinner reservations as is and I'm not sure I want to compete with another couple thousand people. We need to prioritize staffing across the area, which I am guessing contributes to the problem.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 7:04 am
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 216.237.253.90
Unique ID: 888578349
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Emory Smith

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I commend MIG and the Town for this collaborative and open book process.

As a long time resident of the Meadows areas I would like to provide my comments while I nimbly avoid being a NIMBY.

When the Telski Apartments (Mountain View?) can back online after their remediation and construction, the impact to the Meadows was palpable. More dogs, more speeding cars, more people using the transit systems. The idea to jam more people, both hot beds and deed restricted, into the Meadows needs to be carefully weighed on the deterioration of the living experience in the Meadows.

The idea to convert Big Billies into a hotel is interesting, but where is that parking going to be?

I do think putting affordable housing on the hillside behind Outlaws is an OK idea, it does not dramatically effect the mass of the Meadows (Note, I am an Outlaws Owner and this will directly effect me) and I think the balance of needing more deed restriction could be efficiently balanced with the existing quality of life in the Meadows.

I do not think the day parking lot should be converted to housing for two reasons. One, that will inundate the community. That will push the tipping point of too many people living down here. Second, that will be a huge mass that will dramatically effect the feel of the Meadows. I do support this to be a below grade parking garage with some parking additionally on top and increasing the size of the playground there.

I think the idea of using the area around the Mountain Village Metro shop is interesting and should be explored more as again that does not effect the center massing of the Meadows and more housing is important.

We do need more housing and regardless the Chondola should be converted over to the lift 10 so that transportation could run year round. That would alleviate and improve the burden on the current bus system.

Overall, it is clear based on the MIG community survey that there is a stark difference in how full time (i.e. working residents) look at the housing issue versus part time (i.e. not working in our community). Full time residents understand the issue and generally support more housing. Part time residents, perhaps don't fully understand the issue and the crunch we are in, but they generally do not want to see any more housing, or at least they don't want to see more housing next to their home.

I think this comprehensive plan is trying to make everyone happy to the ultimate detriment of the Meadows. It seems as all the housing is going to be jammed into the Meadows. I did review the very well put together land bank study and it is clear, the Town of Mountain Village did a horrendous

job of securing land for future build out. I am happy that the Town is moving forward with the additional 40+ units at VCA but that is the last area where large amounts of work force housing can be placed without moving in bulk into the Meadows. The other lots that the Town owns are small developments, which are still needed, but are only a drop in the bucket of what is required.

The Town should pursue purchasing land for affordable housing and should stand up to resistive homeowners who want the amenities but don't want to see the people who provide those amenities.

As more units are going to be put into the Meadows, traffic should be analyzed. This is a single point access, how does this work in case of a emergency? I know the possibility of connecting the road from Country Club drive is a uphill fight due to those homeowners, but again, the Town needs to resist these types of homeowners for the greater good. How can (12) homes that are occupied for three months out of the year affect the safety of 800 full time residents? The Town needs to stand up!

Last point, there is such limited open green space in the Meadows, don't take any of that away.

Thanks very much ~ Emory Smith

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 7:43 am
Browser: Safari 15.0 / OS X
IP Address: 73.196.34.203
Unique ID: 888591053
Location: 40.726001739502, -74.233200073242

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Greg Baer

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

As an MV home owner since 2008, I've seen some changes. It seems recently, the town has adopted an "anything goes" attitude when it comes to building and the DRB. Now comes the next phase of that; changing from single family dwellings to single family and duplex dwellings everywhere in MV. I am keenly aware of the housing shortage in the area. This overarching approach is not the solution. "Let's just make every homesite and piece of land available for building multifamily dwellings. It shows very little thought and planning. Why not instead, create zones where this can be done. The best solution would be to take a look at those areas that still have some unsold properties and see if duplex living would be the right use of that land, rather than turning Mountain Village into Mountain City. I would think some discussion would center around the insane influx of full-time residents and the taxing of the current infrastructure. I don't think any of us ever thought MV would become a full-time community. It's not really set-up for that, is it? Yet, by creating an entire community that can be converted to duplex and multi-family living, that's just what were doing. I suggest this portion of the comprehensive plan be revisited and a discussion of the long term effects of adding more residents, vehicles and the environmental stress brought on by both to an already strained system be a part of that discussion.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 10:07 am
Browser: Chrome 96.0.4664.45 / Windows
IP Address: 216.237.252.165
Unique ID: 888651808
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Rosalea Davis

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

My name is Rosa Lea Davis and have lived in Parker Ridge since 2002. Please take this in regards to the Comprehensive Plan.

The Meadows is a one way in and one way out community and it does have some devastating implications. I have walked the proposed area behind Parker Ridge. It is a very steep incline and can be excavated properly but not with out resettling of Parker Ridge. We have had over the last 20years of living here, pipes in the ground shift and cause major problems. Mostly at the higher end of the building. We do have open space but the high density would gravely disturb our safety.

If you propose a comprehensive plan to equalize the land. and make it more life sustaining for everyone, I am not apposed to adding more housing for the public. I am thinking for the future, well being and quality of life in some what of a pea tree bowl.

I am concerned about the hot bed in this area. I believe this would not only be dangerous for the children but will also create a hazard for the roads, unless you plan an additional road access from higher elevations.

Thank you for the opportunity to make statement in your decision.

Rosa Lea Davis
327 Adams Ranch Rd.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 11:00 am
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 216.237.253.196
Unique ID: 888678075
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Michael Mayer

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I have had access to Shari and Peter Mitchells letter to you, and wish to state I concur with the positions they take in that letter. I feel that the counsel needs to guard against the general overdevelopment of our area. we need to support more affordable housing before more hot beds are installed, and i think that the number of hot beds is too high in the proposed plan.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 11:22 am
Browser: Chrome 49.0.2623.112 / OS X 10.6 Snow Leopard
IP Address: 216.237.252.158
Unique ID: 888689488
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Hawkeye Johnson

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) Considering the residential character of the Meadows neighborhood, the already high density and the increased traffic with noise, I am against building a hotel in the Meadows. A much better location for everyone would be near the market.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 12:46 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 206.124.18.7
Unique ID: 888732323
Location: 39.569000244141, -104.85820007324

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Dwight Olivier

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

As a homeowner in Mountain Village, I am concerned with the push to amend our comprehensive plan that was solidified ten years ago, with the vision to last for the coming three decades. There were a significant number of working locals involved in that process, with an eye towards a great future for all residents of Mountain Village. The desire to amend seems to favor an economic driver for one entity, and not the community overall. Specifically, I do not feel that "hot beds" or short term rentals or a hotel in the Meadows neighborhood, is either appropriate or needed, especially given the current demand for and lack of affordable long term workforce housing. The Meadows area has historically been a deed restricted workforce housing zone, and its residents are a community. The idea of putting high density short term hot beds in this area is in direct contrast to the affordable housing intent listed in the Comprehensive Master Plan, that was well thought out by the community just ten years ago. It still is not a good fit for the community of working locals, to have fewer long term options, in an attempt for more financial gain from hot beds. Not only does this idea of development not fit with the pressing need for more workforce housing, in the area where it makes sense, but the lifestyle contrast of short term vs long term, has already had a negative impact on local workforce in this area. As most units have the mountain village deed restriction attached in the meadows, the community is made up of a local workforce, with the exception of a handful of units due to a loophole in foreclosure rules. Those specific units, which lost deed restriction status, when owners could not afford them and went to foreclosure, now have had the ability to revert to free market with no restriction on short term rentals. Having that type of unit, just above mine, has been a direct eye opening experience to the contradicting goals and needs of a long term working local and a short term visitor. While our community needs both to thrive, the intent of the master plan was well thought out, with consideration to the needs of both, and realizing that they work better in areas designated for each. Therefore, I don't think the amendment to our master plan, calling for short term hot beds in a historically long term housing area, is either a product of our community, or a benefit to them. Please don't confuse the needs for short term profits, with the need for long term economic stability by building a viable local community, that is here to support the short term visitors to our community. Without services provided by a long term community, short term visitors will not be attracted to our area, and therefore we should not amend the comprehensive master plan that acknowledged and directed this need for balance in our community. Thank you

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 2:07 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 216.237.247.85
Unique ID: 888771602
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Winston Kelly

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Hello and thank you for everyone's commitment to improving mountain village. I have concern with the red lining and removal of any and all community center or recreation facilities. Mountain Village is a growing community with more and more people calling this wonderful place home full time. To operate and have the feel of an actual town there needs to be resources for town residents such a community center or recreation center. I would like to see more discussion in this area on the topic of investment for community vibrancy rather than solely tourism vibrancy.. Thank you!

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 2:12 pm
Browser: Chrome 95.0.4638.69 / OS X
IP Address: 66.85.41.74
Unique ID: 888773870
Location: 39.489498138428, -104.76760101318

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Rhonda Safdi

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

My family own a home in Mountain Village, we are vehemently against the proposed expansion which would add thousands of visitors to our small community. Telluride is so special and different from Front Range resorts, we don't want to become the next Vail or Aspen. A treasure of Telluride is the manageable lift lines and small community, and this shrinks every year already - it is harder and harder to get into our favorite restaurants or venues. Please preserve our open space and the charm of Telluride.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 7:42 pm
Browser: Safari 15.0 / OS X
IP Address: 216.237.252.36
Unique ID: 888907894
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Katie McHugh

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Dear Town Council,
I am very concerned with the proposed amendment to allow for building a hotel down in the Meadows neighborhood for several reasons. Firstly, this is a community neighborhood filled with hard working locals. A hotel would change the sense of community we all share by bringing an influx of strangers and tourists to a local neighborhood. Also, it would increase density too much. With the proposed affordable housing plots being developed above Parker Ridge and next to the Telski owned apartments, we are already looking at an influx of 400 more residents and related traffic in the neighborhood. This is plenty! With only one road in and out, and a large percentage of the entire Mountain Village population residing in the Meadows, this is dense enough.

Please take my thoughts into consideration as they are representative of many other residents in the Meadows.

Thank you for your time and thoughtfulness.
Best regards,
Katie McHugh

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 8:24 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 216.237.252.226
Unique ID: 888920750
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name William Miller

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I have resided at 3 Spring Creek Drive in the Meadows area for 20 years.. I have many concerns about the draft comprehensive plan published by the Town. Any increase in density in the Meadows area would only add to the already heavy vehicle and pedestrian traffic, noise, dog waste and parking problems. The Meadows area is already the densest area in this town and the preservation of open space is critical in maintaining the character of our neighborhoods.

My next-door neighbor and I have spoken with Jeff Proteau and Chuck Horning on different occasions and they both stated that they plan on developing Open Space OSP-35FR adjacent and to the west of the Spring Creek. neighborhood. Any development of OSP-35FR would seriously affect the quality of life in our neighborhood. Development of other open space areas would certainly negatively affect others in the Meadows area. Also, turning Big Billie's into a hot-bed hotel would be a disaster for our neighborhoods.

Why should the residents of the Meadows area absorb much of the negative effects of all the needed housing in our town? Please protect the quality of life in existing Meadows neighborhoods!

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 8:51 pm
Browser: Safari 13.1 / OS X
IP Address: 216.237.252.43
Unique ID: 888928877
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Lynsey Bonebrake

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

The meadows is a local community and I do not believe a hotel will suit this area. This is a working class community of like minded people, pets and children (and has been since it was established). The thought of having more traffic and our resources depleted (ie: water main surges and sewer line back ups, slow internet and parking). Plus you are taking away rooms for employees- which is a huge problem here and across the country. Our lack of affordable housing has already put a huge stress on our community- "low income housing" is not the answer- seasonal workers can not and will not buy into our community and they are the ones who keep everything running. This is a HORRIBLE IDEA!

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 17, 2021 10:16 pm
Browser: Chrome 91.0.4472.124 / Windows 7
IP Address: 174.101.148.206
Unique ID: 888951547
Location: 39.154598236084, -84.429298400879

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Rhonda Barkan-Safdo

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

My family owns a home in Mountain Village, we are vehemently against the proposed expansion which would add thousands of visitors to our small community. Telluride is so special and different from Front Range resorts, we don't want to become the next Vail or Aspen. A treasure of Telluride is the manageable lift lines and small community, and this shrinks every year already - it is harder and harder to get into our favorite restaurants or venues. Please preserve our open space and the charm of Telluride.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 10:39 am
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 206.124.18.7
Unique ID: 889148474
Location: 39.569000244141, -104.85820007324

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Amy Olivier

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

No hotel in the meadows please. Please keep the meadows a peaceful place for long term residences. Currently our unit in Parker Ridge is below an open market Condo whos owner rents short term. The mix of long and short term units does not work for the local who works or for the tourist who wants to stay up partying. Please zone for long term occupants and community benefits like day care. Also the region has enough hotel/hot beds and we know we don't have enough space for workers who have put in their time to stay in this amazing place. Thank you for your time.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 11:20 am
Browser: Firefox 94.0 / Windows 7
IP Address: 168.103.77.220
Unique ID: 889168866
Location: 40.399600982666, -104.80020141602

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Richard Thorpe

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

1) Hot Beds. Instead of increasing the number of hot beds, why don't we figure out how to fill the existing hot beds during the lean times. I do not believe that we should decrease any of the requirements for workforce housing mitigation or public benefits to encourage more hot bed construction. During the busy times we are already maxxed out with existing infrastructure, and that negatively affects the residents quality of life.

2) Meadows density increase. The Meadows is already one of the most densely populated areas of mountain village.

I oppose any density increase in the meadows area as it will negatively affect the residential character and quality of life for the residents.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 11:54 am
Browser: Mobile Safari / iOS
IP Address: 174.211.129.200
Unique ID: 889185674
Location: 37.750999450684, -97.821998596191

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name JEFFREY FASOLO

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Looks to be another neighborhood petition and uprising time. Obviously the poor design of the road system will not be able to contend with pie in the sky dreaming.

The plan for the Meadows is not even defensible, time and money put into the density numbers are simply unrealistic and ridiculous. I perceive that a lot of time and money will be spent uselessly trying to promote this density to the neighborhood.

The voting block obviously is huge, this will go nowhere.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 12:58 pm
Browser: Chrome 96.0.4664.45 / Windows
IP Address: 76.107.202.119
Unique ID: 889215731
Location: 32.367099761963, -90.358596801758

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Roz Strong

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Remarks-Mountain Village Comp Plan

1 message

Roz Strong [REDACTED] Thu, Nov 18, 2021 at 11:49 AM

To: Roz Strong [REDACTED]

Dear Town of Mountain Village,

11/18/21

I am a 40+ year resident of the Telluride area. I have watched each town I have lived in, Ophir Telluride and Norwood, grow and change. The growth has presented wonderful things like a steadier economy for all and not so wonderful things like too many people for a small area.

I am fortunate to own a deed restricted condo at Prospect Creek in the Meadows area of Mountain Village. The Meadows is a slice of paradise for those of us who live there. It is a lovely residential neighborhood that is treasured by the working class heroes of the Telluride area for it's quiet and friendly demeanor. As the Mountain Village planning commissions and town council members create the updated comprehensive plan for the future of the Meadows we all appreciate your abiding respect.

I am aware that the land the MTV Shop is on is sighted for possible housing. Realistically, where else in Mountain Village would this be moved too? What other neighborhood would accept this public works department and all the noise, machines and employees? Although I don't always appreciate the golf cart and machinery noise going under my window at 6:45 am most mornings, it would seem prudent to remove this piece of property from the overall possible density numbers.

I heard a rumor of a possible hotel to replace Big Billies residential building. I feel this is a bad idea and is most likely being presented by a group who has no idea what it is like to live in a neighborhood like the Meadows. The Meadows is a residential area, not a hot bed zone for tourists. Big Billies is a home for the seasonal workers of Telski and Mountain Village. Although Big Billies could use a face lift, it is an integral part of the workforce. Building on the hillside lots across from Big Billies would be incredibly distasteful and disruptive to the ecosystem.

We are all aware that parking is problematic everywhere in our region. The Meadows is no exception. Most developments only provide parking for one car per unit and we know that generally more than one car/person lives in one unit. The Meadows parking lot is filled to capacity almost every day with the residents' extra car and all the employees for the TMV Shop and commercial businesses in the little core area. Skier's fill any extra parking spots in the winter time.

I would like to make a suggestion for the drop off flow of skiers at the bottom of lift one. Mountain Village advertises the

Meadow's parking lot as free parking for skier's etc. I watch families park in the parking lot and struggle to walk over to lift one. It is a trek with little clear signage. What about creating a roundabout at the entrance to the Big Billies driveway so the family (friends) can be dropped off before the driver parks the car. And in addition create a safe walkway under the Big Billies bridge with clear signage of where to go to the ticket office and gondola.

And then there is the Adams Ranch Road subject. I recall working for guest services back in the 80's when most of the tourists chose to exit the ski area by taking the bus that ran back and forth to town every 45 minutes. Needless to say, Adams Ranch Road was not designed for the amount of traffic it now holds. As the Mountain Village becomes increasingly popular to full time residents, many of the once MTV 2nd homes are now inhabited year round. Adams Ranch Road is used by many pedestrians walking/running their dogs or themselves, bicycle riders of all types, public transit buses, golf carts, town employees vehicles, moped types and the 900 or so current residents of the Meadows area. Adams Ranch Rd is a curvy slippery road and there is NO sidewalk or extra room for all the varying types of use it is experiencing. Adams Ranch Road really needs a sidewalk at least on one side.

Another rumor I heard is that Telski has thought of replacing lift 10 with a lift/Chondola that would run all year round. If lift 10 runs all year round with a drop off/pick up at the Mountain Market think of how this would enhance the Meadows public transportation and Mountain Village in a variety of ways. Year round access to high mountain hiking, a new place for weddings to be held at the top of 10 and public transportation at it's finest. I recall a few years back when the Mountain Village town council allocated money for improvements in the Meadows area such as; improving the sidewalks and speed bumps. The town also improved the walking trail system to get up to Mountain Village Blvd. This trail is used all day long all year round. This action was a respectful gesture to the residents of the Meadows area and appreciated. The buses that run every half hour are also a great asset to Mountain Village and the Meadows.

The grass park area in front of Telluride Apartments is a huge asset to the Meadows. Please do not take that away. It is used all day every day by children and adults alike. I notice that the pond area near the market is used all day everyday too. Please note that open space parks and trails are an asset that folks look for and enjoy.

The Beaver Pond in the Meadows area is a major concern. I enjoy watching the beavers but they are wreaking havoc.

The beavers are burrowing into the sides of the north facing hills and the hillside is collapsing majorly now. Someone

needs to take a serious look at this situation, please.
Instead of trying to cram the increased density needs into the Meadows area, please consider the other options. I understand TMVOA owns a lot right in the core of Mountain Village. This would be a wonderful place to house the local employees, or split it up into half hotel and half employee housing. Might I assume that it is actually the TMVOA members that own this lot and should decide what is built on it? Thank you for reading my concerns and presenting them to the appropriate people. This is an important time and many people are voicing their comments and concerns. We are so fortunate to live in a free democratic society.


Sincerely,

Roz Strong

Prospect Creek Property Owner

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 1:12 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 216.237.240.162
Unique ID: 889222104
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name	Blake Builder
Email	
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)	Proposed developments in the Meadows are to dense. A connection from adams ranch road to country club drive would be necessary. Why do all the working class people get crammed down into one area? Hood Park would be an ideal area for another housing development similar to what is proposed.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 1:22 pm
Browser: Chrome 95.0.4638.69 / OS X
IP Address: 73.208.149.162
Unique ID: 889226690
Location: 42.030200958252, -87.687797546387

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Joanne Steinback

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

One piece that sticks out is you want more revenue coming into Mt Village. I get that and support it yet whoever owns the conference center had Original thinkers there for 2 consecutive years and then put a new price tag on the venue that wasn't an acceptable price therefore sending the Original Thinkers to town in a less than ideal venue. Why would anyone reject a local festival being in Mt Village and not work with them to find a satisfactory way to host them knowing the revenue they bring to the community? when we out price a local event what does that say to our community?

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 1:37 pm
Browser: Safari 14.1.2 / OS X
IP Address: 174.61.32.209
Unique ID: 889233482
Location: 25.765800476074, -80.234901428223

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Lisa Boyce

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Dear Town of Mountain Village

It is ironic that this happened in the State of Florida but in 1985, the Florida Legislature adopted the "Growth Management Act, " to provide a framework for local governments to use as they developed their long-range comprehensive plans. One of the major provisions of this act required local governments to insure that the public facilities and services that are necessary to support development, be available "concurrent" with the impacts of development. This means that all new development must be located where existing services are available or where there are plans and funds to provide these services.

This idea has not been sufficiently incorporated into the Comp Plan Amendments currently being considered. For example, there is no requirement for additional lift / gondola capacity despite the plan for 974 additional hotel rooms. The plan compares Telluride to other popular ski resorts but omits the glaring deficiency in our ski infrastructure that exists now. Also, there is a mistake on page 31 of the revisions where the average # of skier days of 480,000 is not adjusted to reflect the additional hotel units. The bottom line is that more density must only come with additional lift and gondola capacity or else it will ruin what we have.

The idea of concurrency is also not sufficiently addressed in other areas such as employees to service the new hotels and restaurants, parking, etc.


And why is so much growth needed anyway? Most residents favor improving what we have which is very needed not just adding density. Bigger does not equal better and what is already here needs to be renovated/upgraded, see exhibit A, the Peaks and Big Billies.

Your consideration is appreciated,
Lisa Boyce

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 2:13 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 216.237.240.66
Unique ID: 889249640
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Dina Beserra

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) Meadows residents do not want a hotel in our neighborhood Thank you.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 2:25 pm
Browser: Safari 15.1 / OS X
IP Address: 24.56.32.68
Unique ID: 889255001
Location: 33.61190032959, -111.89060211182

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Peter Hathaway

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I am not in favor of addend hundreds of HOT Beds in the Village. Occupancy rates are very low for 90% of the year. Plus, the trends are obvious: people was short-term rentals rather than traditional hotels stays. More time and attention needs to be paid to leveling out the peaks and valleys of occupancy. Building fancy new hotels and expanding the Peaks is contrary to what we need. Instead we should focus on providing activity opportunities for all fitness levels. We need the entire family here and we need to do that we need something for everyone to do - eg, mountain bike trails are not family friendly.

Pete

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 4:10 pm
Browser: Firefox 94.0 / OS X
IP Address: 98.38.196.222
Unique ID: 889302456
Location: 37.750999450684, -97.821998596191

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Richard Idler

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

A paved road with accompanying bike/pedestrian path from Big Billies to Country Club Drive would be the most cost effective and environmentally friendly means of connecting the Meadows with the Village Core. It would also offer an alternative emergency escape route.

A comprehensive community recreation center affordable to the community would draw a regular flow of traffic to Mountain Village with the opportunity to support local businesses in the Core year round.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 5:54 pm
Browser: Chrome 96.0.4664.45 / Windows
IP Address: 216.237.240.162
Unique ID: 889349457
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Chad Horning

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) I have two PDF files with comments to share. this site is not allowing me to copy the PDF files into the comment box. I will email the PDF files to Michelle Haynes.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 5:59 pm
Browser: Safari 14.1.2 / OS X
IP Address: 188.28.99.90
Unique ID: 889351834
Location: 51.496398925781, -0.12240000069141

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Beth Mayer

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) I have not had time to review this to my satisfaction however I want to be fully informed about the impacts to the community of reducing hot beds and removing a "target" as proposed in the draft amendment to the Comp Plan.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 6:54 pm
Browser: Chrome 95.0.4638.69 / OS X
IP Address: 216.237.252.110
Unique ID: 889372789
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Dale Zulauf

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) i strongly object to the zoning map on page 65 which labels single family lots "single family and duplex lots". Please redline "duplex" and remain consistent with code.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 6:59 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 172.103.39.164
Unique ID: 889374315
Location: 38.40650177002, -107.89019775391

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name NANCY FISHERING

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

- 1) I am concerned that the sections regarding wildfire and wildfire risk abatement is not clear. Many homes in the Mountain Village are not 'fire adapted' and I understand that the forested landscape is valued. If there was a wildfire around our complex, trees on the active open space are within feet of our structure. Number 5 on page 21.
 - 2) Likewise in the references to design criteria, have there been references to the near term likelihood of losing all possible insurance for structures that still have wood shingles? (As I understand, only one firm will insure these structures.
 - 3) We purchased our property, a Bear Creek Lodge condo, in 2002 and it was surrounded by open space. This revised plan will surround our property with new 'hot beds'- or a hotel, and on the other side future community housing. We no longer will be "surrounded by forested mountain open space' Page 21, but will be within a totally dense parcel similar to the Village Core. I typically am not a NIMBY but this is a drastic change from original zoning. I suggest scattering the community housing among several neighborhoods.
 - 4) I saw no aggressive strategies to 'partner' with the USFS on perhaps gaining some land (long term lease) to provide housing for our important employees. Some other Colorado resorts have successfully partnered in this way.
 - 5) I caution that the goals for promoting and increasing tourist traffic might be unnecessary at this time. COVID changed the tourist numbers drastically and CO National Forests saw a 9-fold increase. Recent experience in Eastern UT showed recreation stressing local communities (Ex Moab) to the point that the quality of life was severely impacted. The State of UT stopped or reduced their promotion of the Big 5- parks- since the capacity to serve the new tourist numbers hadn't kept up with demand. Please tier efforts to local capacity to serve the tourism numbers.
 - 6) I understand that the Mountain Village will adopt the plan and then review capacity of water supply to meet the plan. Many western towns are finding that the water supply is at risk due to the increase in temperatures, and therefore reduced runoff, drier soils, and dried seeps and springs. It feels like this aspect of growth management has not been addressed. Further the section on wildfire risk mitigation doesn't seem to extend to the watershed supplying the Town water supplies. A wildfire in the watershed of the 'municipal water supply' causes great costs if no efforts are made to proactively protect water intake and provide means to capture debris flows post-fire (ex. Grizzly Creek Fire and Glenwood Springs municipal supply or East Troublesome Fire and effects as far away as Greeley CO (\$40 million).
- The new wildfire risk questions are NEW to our National Forests which rely on the assessments in your Community Wildfire Protection Plans and your Wildfire Decision Support System documents. These should be updated as you update our Mountain Village Comprehensive Plan.
- Thanks for the opportunity to share these comments.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 7:44 pm
Browser: Chrome 95.0.4638.69 / Windows
IP Address: 72.166.82.2
Unique ID: 889389297
Location: 39.437099456787, -94.169700622559

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Andrea Alexander

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants) I believe that we should carefully consider reducing the number of hot beds in the community. I'm not in support of the current plan. I haven't had time to fully review the plan and would like to be informed about the updates.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 9:10 pm
Browser: Mobile Safari 15.0 / iOS
IP Address: 216.237.252.13
Unique ID: 889415496
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Clint and Justine Warren

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

I feel this is a complicated issue that is being rushed through during the off season. I share the many concerns I have heard from my neighbors, but overall feel I need more time to understand these proposals. We are full time residents. I wish the voice the community was better listened to, rather it feels that town staff and consultants drive many changes as they see fit, and input from the community is a distant second consideration.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 9:32 pm
Browser: Firefox 94.0 / OS X
IP Address: 216.237.251.150
Unique ID: 889421645
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Ashley Bradley

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Having just received Chad Horning's lengthy email sent this afternoon at approx. 4:00 PM asking for public comment by midnight tonight, I am submitting my initial thoughts as to the topic of the various proposed expansions (specifically the topic of "hot beds").

As a homeowner in Mountain Village since 2004, to say I have witnessed "change" would be an understatement. I realize that nothing stays the same forever & what initially attracted many of us to Telluride & the less dense housing option of Mountain Village, may no longer be sustainable in its' original incarnation. That said, I firmly believe that Telluride & the surrounding areas have been marketed to their own detriment. We have over "sold" Telluride to the world changing it irrevocably for those of us that loved it just the way it was.

Yes it's hard to get to. Yes it's quirky & doesn't offer every amenity that you might find in other ski towns. Yes it's "seasonal" with a pronounced (although less so) off season that lessens business volume for people, but also gives them much deserved time off. Yes we have some older infrastructure on the ski area that requires patience at times, but it also adds to the uniqueness of our community & the ski experience.

I don't want !,200 or 1,500 more hotel beds in Mountain Village. I don't want every square inch of open space filled with new homes & hotels. I want there to remain some of the original character of Mountain Village that we all bought into. I realize we need more affordable housing for our work force & I am in favor of that, but we don't need every high dollar hotel chain (Four Seasons et al) taking over the natural landscape that we were drawn to in the first place. It's not sustainable & locals don't want it.

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 18, 2021 9:48 pm
Browser: Chrome 95.0.4638.69 / OS X
IP Address: 216.237.251.215
Unique ID: 889425985
Location: 39.574401855469, -106.09750366211

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Aline Arguelles

Email 

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

Dear Council and Staff,
CAEHS is a newly formed group of area residents and merchants who stand for regional community and government collaboration on policies that allow our established citizenry and their businesses to thrive. We appreciate and applaud the extensive efforts that have gone into this comprehensive plan revision.

We support this position " that a key driver of economic vitality In Mountain Village is visitation, which provides the dollars that flow through the local economy. Visitor accommodations, or hot beds, are essential to driving visitation and establishing economic vitality. Hot beds have consistently come up as a point of interest for residents, businesses, and other stakeholders in Mountain Village. They occupy a central role in the local economy, having direct linkages to retail viability, the local tax base, and ski resort success."

Those of our group signing this comment run, or own, businesses that have been managing vacation home rentals for much longer than the recent rise in the use of online travel agencies. We are concerned with the inaccurate portrayal of our businesses on page G(38). Particularly the cursory and negative tone of this section of the edits. "The expansion of the DSTR market has also elevated the need for the Town to identify ways to proactively manage the impacts of inventory, focusing on ways to reduce potential negative impacts to residents as well as the effects on the housing stock." Where is the clarity or data to back up these statements? Where is an understanding of protection of homeowner's rights? Where is an acknowledgement that many of the merchants in our community are vacation home managers who provide many local jobs?

We feel this section should be edited with feedback from the primary stakeholders who own/manage this dispersed bed base in Mountain Village or removed entirely from the plan.

The plan's authors note "no one can completely predict the way in which the Mountain Village may change or evolve" and to that point we have seen major changes in guest behaviors due to the unforeseen challenge of Covid-19. The stay experience of a private home or condominium is very different from a hotel and will attract different traveler types at different times. We need to maintain flexibility in traveler and homeowner options and support existing businesses and their workforce.

Thank you for your consideration,
CAEHS Board of Directors
Aline Arguelles
Keith Hampton
Kevin Jones
Lee Zeller
Alex Rollinson

Form Name: Comprehensive Plan Amendment Contact Form
Submission Time: November 19, 2021 12:23 pm
Browser: Chrome 95.0.4638.69 / OS X
IP Address: 172.103.36.161
Unique ID: 889711959
Location: 38.40650177002, -107.89019775391

Please share your feedback regarding the proposed amendments to the Comprehensive Plan

Name Sue Berg

Email [REDACTED]

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)

After viewing the proposal from Chad Horning last evening, I feel it necessary to comment on any plan to develop Open Space. By building on Open Space or even approving a future plan to build on open Spacel feel you are creating major problems for the Town of Mountain Village. The roads are in no condition to serve that kind of extra traffic. There will be concerns with roads and traffic in the development of the already platted lots which are yet to be built. Priority must be given to those lots first. I understand that we need more hot beds to incentivize Telski to make some Mountain Improvements, but the comprehensive Master plan needs to consider how the additional hot beds on open space will impact the traffic, safety, and overall ambience of what we currently have in Mountain Village. On a bigger scale, how will this clog the traffic on Hwy 145. I know you are all concerned about employee housing. This is the chance to be sure new development projects provide a benefit in that regard and provide enough housing to run their projects. Thank you all for your hard work, this is not an easy task and has potentially severe ramifications on Telluride's future.
