

Packet Updated 2.14.22

**TOWN OF MOUNTAIN VILLAGE  
TOWN COUNCIL REGULAR MEETING  
THURSDAY, FEBRUARY 17, 2022, 2:00 PM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA REVISED 3**

[https://us06web.zoom.us/webinar/register/WN\\_j9abzQ7JQoeNTjQPY-MORw](https://us06web.zoom.us/webinar/register/WN_j9abzQ7JQoeNTjQPY-MORw)

**Please note that times are approximate and subject to change.**

	Time	Min	Presenter	Type	
1.	2:00				Call to Order
2.	2:00	5			Public Comment on Non-Agenda Items
3.	2:05	5	Wise	Informational	Recognition of the Public Works Department for the 30 Plus Hour Effort to Restore Ski Ranches Water Service
4.	2:10	5	Soukup	Informational	Introduction: a. IT Network & Server Administrator Johnny Aird b. Broadband Administrative Assistant Emily Pierson
5.	2:15	5	Johnston	Action	Consent Agenda: All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately: a. Consideration of Approval of the January 20, 2022 Regular Town Council Meeting Minutes b. <b>Consideration of Approval to Amend the Rules for the Conduct of Meetings and General Business</b>
The Town Council and Design Review Board Open a Joint Special Meeting for the Purposes of Items 6 & 7					
6.	2:20	60	Haynes Ward McConaughy Applicant	Action	A Design Review Board Recommendation to Town Council Regarding a Conceptual Site-Specific Planned Unit Development (SPUD) Application for a Mixed-Use Hotel, Branded Residence and Condominium Project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (Commonly Called the Pond Lots)(and a Request to Incorporate Portions of OS-3BR2 and OS-3XRR Owned by the Town of Mountain Village in the Amount of .478 acres) into the Site-Specific Development Approval (SPUD) with a Concurrent Vested Property Rights Request
7.	3:20	90	Haynes McConaughy Applicant	Action	Consideration of Approval of a Conceptual Site-Specific Planned Unit Development (SPUD) Application for a Mixed-Use Hotel, Branded Residence and Condominium Project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (Commonly Called the Pond Lots)(and a Request to Incorporate Portions of OS-3BR2 and OS-3XRR Owned by the Town of Mountain Village in the Amount of .478 acres) into the Site-Specific Development Approval (SPUD) with a Concurrent Vested Property Rights Request
The Design Review Board Adjourns and the Town Council Reconvenes the Regular Meeting					
8.	4:50	10	Soukup Wisor	Informational	January 25, 2022 Internet Outage Report
9.	5:00	5	McConaughy	Action	Second Reading, Public Hearing and Council Vote on an Ordinance Amending Section 1.08 of the Town of Mountain Village Municipal Code - General Penalties

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				<i>Quasi-Judicial</i>	
10.	5:05	5	McConaughy	Action <b>Public Hearing</b>	Second Reading, Public Hearing and Council Vote on an Ordinance Regulating Weight Size of Motor Vehicles <i>Continued from the January 20, 2022 Town Council Meeting</i>
11.	5:10	10	Haynes Wisor	Action	Consideration of Appointments to the Meadows Resident Advisory Board: a. Appointment of Four Board Members
12.	5:20	15			Dinner
13.	5:35	10	Lemley Vergari	Informational Action	Finance: a. Presentation of the January 31, 2022 Business & Government Activity Report (BAGAR) b. Consideration of Approval of the December 31, 2021 Financials
14.	5:45	30	Broady Armstrong Cheroske	Informational	Emergency Preparedness Review
15.	6:15	30	Shindman Knuttsen Haynes Wisor	Work Session	Community Housing Mitigation Methodology
16.	6:45	5	Miller Reilly	Informational	Village Court Apartments Quarterly Report
17.	6:50	10	Skinner	Informational	Colorado Flights Alliance (CFA) Bi-Annual Report
18.	7:00	20	Council Members & Staff	Informational	Council Boards and Commissions Updates: 1. Telluride Tourism Board-Berry 2. Colorado Flights Alliance-Gilbride 3. Transportation & Parking-Mogenson/Duprey 4. Budget & Finance Committee-Gilbride/Duprey/Mogenson 5. Gondola Committee-Caton/Berry/Prohaska 6. Colorado Communities for Climate Action-Berry 7. San Miguel Authority for Regional Transportation (SMART)-Berry/Prohaska/Mogenson 8. Telluride Historical Museum 9. Latinx Advocacy Committee-Berry/Prohaska 10. Green Team Committee-Berry/Prohaska 11. Business Development Advisory Committee-Caton/Duprey 12. San Miguel Watershed Coalition-Prohaska 13. Telluride Mountain Village Owners Association Governance Axillary Committee-Duprey 14. Wastewater Committee-Duprey/Mogenson 15. Mayor's Update-Benitez
19.	7:20	10	Dohnal	Informational	Staff Reports a. Business Development and Sustainability
20.	7:30	5		Informational	Other Business
21.	7:35	60	McConaughy		<b>Executive Session:</b> a. For the Purpose of Receiving Legal Advice and Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategies for Negotiations, and Instructing Negotiators Pursuant to Section 24-6-402(4)(b)

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					<p>and (e) and to Discuss the Purchase, Acquisition, Lease, Transfer, or Sale of Real, Personal or Other Property Interest Under CRS 24-6-402(4)(a) in Connection with Lot 615-1CR</p> <p>b. For the Purpose of Receiving Legal Advice and Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategies for Negotiations, and Instructing Negotiators Pursuant to Section 24-6-402(4)(b) and (e) and to Discuss the Purchase, Acquisition, Lease, Transfer, or Sale of Real, Personal or Other Property Interest Under CRS 24-6-402(4)(a) in Connection with a Proposed Real Estate Transactions</p> <p>c. For the Purpose of Receiving Legal Advice and Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategies for Negotiations, and Instructing Negotiators Pursuant to Section 24-6-402(4)(b) and (e) in Connection with TMVOA Membership and Voting Rights</p>
22.	8:35				Adjourn

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at 970-369-6429 or email: mvclerk@mtnvillage.org. A minimum notice of 48 hours is required so arrangements can be made to locate requested auxiliary aid(s)

<https://bit.ly/WatchMVMeetings>

**Register in advance for this webinar:**

[https://us06web.zoom.us/webinar/register/WN\\_j9abzQ7JQoeNTjQPY-MORw](https://us06web.zoom.us/webinar/register/WN_j9abzQ7JQoeNTjQPY-MORw)

**After registering, you will receive a confirmation email containing information about joining the webinar.**

**Public Comment Policy:**

- All public commenters must sign in on the public comment sign in sheet and indicate which item(s) they intend to give public comment on  
Speakers shall wait to be recognized by the Mayor and shall give public comment at the public comment microphone when recognized by the Mayor
- Speakers shall state their full name and affiliation with the Town of Mountain Village if any
- Speakers shall be limited to five minutes with no aggregating of time through the representation of additional people
- Speakers shall refrain from personal attacks and shall keep comments to that of a civil tone
- No presentation of materials through the AV system shall be allowed for non-agendized speakers
- Written materials must be submitted 48 hours prior to the meeting date to be included in the meeting packet and of record. Written comment submitted within 48 hours will be accepted, but shall not be included in the packet or be deemed of record

**TO:** Mountain Village Town Council  
**FROM:** J.D. Wise, Assistant Director of Public Works  
**DATE:** February 10, 2022  
**RE:** Recognition of the Public Works Department for the 30 Plus Hour Effort to Restore Ski Ranches Water Service.

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### **Summary**

The Public Works Department wishes to publicly recognize many members of our Public Works team who truly went above and beyond to repair a water mainline break in the Ski Ranches on January 19.

### **Background**

On the morning of January 19, the Public Works Department discovered a water mainline break in the Ski Ranches. Crews responded and immediately began work to dig up and repair the line. Due to extremely challenging conditions, including digging through extensive frozen ground in single digit temperatures, crews remained on site for 36 hours straight until service was ultimately restored.

These crew members literally worked around the clock, many of them through their scheduled weekend, to do everything possible to fix this break and restore water service to our customers and neighbors in the Ski Ranches as soon as possible. We appreciate the opportunity to publicly recognize the following members of our Public Works team who truly went above and beyond:

#### Water Department:

- Robert Haining, Water Department Manager
- Phil Rothermel, Water Technician
- Josh Bisonette, Water Technician

#### Road and Bridge Department:

- Nolan Merrell, Road and Bridge Manager
- Aaron Pena, Road and Bridge Crew Leader
- Gabe Kruszynski, Equipment Operator

**TOWN OF MOUNTAIN VILLAGE  
MINUTES OF THE JANUARY 20, 2022  
REGULAR TOWN COUNCIL MEETING  
DRAFT**

**Agenda Item 5a**

The meeting of the Town Council was called to order by Mayor Laila Benitez at 2:00 p.m. on Thursday, January 20, 2022. Due to the Town's Disaster Declaration of March 19, 2020 related to the COVID-19 virus, the meeting was held in person and with virtual access provided through Zoom.

**Attendance:**

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

Laila Benitez, Mayor  
Dan Caton, Mayor Pro Tem  
Patrick Berry  
Harvey Mogenson  
Jack Gilbride  
Marti Prohaska  
Pete Duprey

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

**Also in attendance were:**

Paul Wisor, Town Manager  
Susan Johnston, Town Clerk  
Kim Schooley, Deputy Town Clerk  
David McConaughy, Town Attorney  
Lizbeth Lemley, Finance Director  
Julie Vergari, Chief Accountant  
Kate Burns, Controller  
Jaime Holmes, Human Resources Director  
Lindsay Niehaus, Human Resources Specialist  
Zoe Dohnal, Business Development and Sustainability Director  
Kathrine Warren, Public Information Officer  
Lauren Kirn, Environmental Efficiencies and Grant Coordinator  
Michelle Haynes, Director of Planning & Development Services  
John Miller, Community Housing Program Director & Senior Planner  
Amy Ward, Senior Planner  
Sam Quinn Jacobs, Planning Technician  
Connor Reilly, VCA Manager  
Chris Broady, Police Chief  
Rachel Shindman  
Andrew Knudtsen  
Eli Schaefer

Alline Arguelles  
Andi Alexander  
Julia Caulfield  
Ken Alexander  
Madeline Gomez  
Stephanie Fanos  
Anton Benitez  
Frank Hensen  
David Becher  
Carolyn Shaw  
Chad Horning  
Tami Huntsman  
Larry Forsyth  
Lee Zeller  
Joan May

**Executive Session for the Purpose of**

- a. **Receiving Legal Advice and Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategies for Negotiations, and Instructing Negotiators Pursuant to Section 24-6-402(4)(b) and (e) Potential Development Related to Meadows Subarea and Village Center Subarea**
- b. **Receiving Legal Advice Related to Updates on Active Litigation Matters Under C.R.S. Section 24-6-402(b) (2a and 2b)**

On a **MOTION** by Harvey Mogenson and seconded by Pete Duprey, Council voted unanimously to move into Executive Session for the purpose of (a) receiving legal advice and determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators pursuant to section 24-6-402(4)(b) and (e) potential development related to Meadows Subarea and Village Center Subarea and (b) for the purpose of receiving legal advice related to updates on active litigation matters under C.R.S. Section 24-6-402(b) at 2:01 p.m.

Marti Prohaska and Patrick Berry recused themselves at 2:03 p.m. and returned at 2:54 p.m.

Laila Benitez and Patrick Berry recused themselves at 3:01 p.m. and returned at 3:10 p.m.

Council returned to open session at 3:30 p.m.

### **Public Comment on Non-Agenda Items (3)**

No public comment was received.

### **Introductions (4)**

Interim Town Manager Paul Wisor introduced new Finance Director Lizbeth Lemley and announced the promotions of Amy Ward to Senior Planner, Connor Reilly to VCA Property Manager, and Dylan Cornish to VCA Maintenance Manager to Council.

### **Consideration of Approval of Town Manager Contract (5)**

The Mayor presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Harvey Mogenson, Council voted unanimously to appoint Paul Wisor as Town Manager and to approve the associated employment agreement.

### **Consideration of Appointment of the Town Attorney (6)**

David McConaughy of Garfield & Hecht introduced himself. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Patrick Berry, Council voted unanimously to appoint David McConaughy as the Town Attorney.

### **Consent Agenda (7)**

**All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately: (6)**

- a. **Consideration of Approval of the December 9, 2021 Regular Town Council Meeting Minutes**
- b. **Consideration of Approval of the December 16, 2021 Joint Town Council and Design Review Board Minutes**
- c. **First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Amending Section 1.08 – General Penalties**

Town Clerk Susan Johnston presented. On a **MOTION** by Dan Caton and seconded by Marti Prohaska, Council voted unanimously to approve the Consent Agenda as presented and to set the second reading, public hearing and final Council vote for February 17, 2022.

Council recessed from 3:45 p.m. to 3:50 p.m.

### **Liquor License Authority (8) *Quasi-Judicial***

- a. **Consideration of Re-Certification of the Mountain Village Promotional Association and Common Consumption Area.**

Susan Johnston presented. Council discussion ensued. Anton Benitez presented a statement regarding security. On a **MOTION** by Harvey Mogenson and seconded by Dan Caton, Council voted unanimously to recertify the Mountain Village Promotional Association and Common Consumption Area with the updated security plan.

## **Finance (9)**

- a. **Presentation of the December 31, 2021 Business & Government Activity Report (BAGAR)**
- b. **Consideration of Approval of the November 30, 2021 Financials**

Chief Accountant Julie Vergari and Finance Director Lizbeth Lemley presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Marti Prohaska, Council voted unanimously to approve the November 30, 2021 Financials.

## **Second Reading, Public Hearing and Council Vote on an Ordinance Regarding Amendments to the Community Development Code to Allow Accessory Dwelling Units (ADU's) Within Detached Condominium Development Projects in the Multi-Family Zone District and Single-Family Common Interest Zone District so Long as Vehicular Access can be Provided to the Lot** *Legislative (10)*

Director of Planning & Development Services Michelle Haynes presented. Council discussion ensued. The Mayor opened the public hearing. Public comment was received. The Mayor closed the public hearing. On a **MOTION** by Pete Duprey and seconded by Dan Caton, Council voted to approve 7-0 on second reading an Ordinance regarding amendments to the Community Development Code to allow Accessory Dwelling Units (ADU's) within detached Condominium Development Projects in the Multi-Family Zone District and Single-Family Common Interest Zone District so long as vehicular access can be provided to the lot.

## **Consideration of a Resolution Approving a Minor Subdivision to Vacate a Portion of the General Easement at Lot 138, 100 Granite Ridge, Mountain Village Pursuant to CDC Section 17.3.14 and 17.4.13** *Quasi-Judicial (11)*

Senior Planner Amy Ward presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Dan Caton, Council voted unanimously to approve a minor subdivision of Lot 138, 100 Granite Ridge based on the evidence provided in the staff record of memo dated December 31, 2021, and the findings of this meeting, with the following conditions:

1. A revised plat showing the vacation of the GE will be recorded with the County prior to the issuance of a building permit.
2. The minor subdivision approval is valid for an 18-month period.
3. The approval of the minor subdivision is premised on the site-specific design approval. If the design approval expires, the subdivision approval will also expire; pursuant to CDC Section 17.3.14 and 17.4.13.

## **Consideration of a Resolution Approving a Road Right of Way Encroachment at Lot 138, 100 Granite Ridge, Mountain Village Pursuant to CDC Section 17.3.22** *Quasi-Judicial (12)*

Amy Ward presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Dan Caton, Council voted unanimously to approve a Resolution for a Road Right-of-Way Encroachment at Lot 138, 100 Granite Ridge based on the evidence provided in the staff record of memo dated December 31, 2021, and the findings of this meeting, with the following conditions:

1. A license agreement with the Town for any road right of way encroachments will be entered into prior to the issuance of a building permit.
2. An updated as built exhibit showing all constructed encroachments in the right of way will be recorded with the license agreement and recorded with the County prior to the issuance of a Certificate of Occupancy.
3. The right of way encroachments are premised on the subdivision and site specific design approvals. If the design approval expires, the right of way encroachment approval also expires; pursuant to CDC Section 17.3.22.

## **Consideration of a Resolution Regarding a Height Variance at Lot 138, 100 Granite Ridge, Mountain Village Pursuant to Community Development Code Section 17.4.16** *Continued from the December 9, 2021 Town Council Meeting Quasi-Judicial (13)*

Amy Ward presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Dan Caton, Council voted unanimously to approve a Resolution for a height variance of 5' above the allowable per the height restrictions listed in the CDC at a new single-family home located at Lot 138, 100 Granite Ridge based on the evidence provided in the staff record of memo dated December 31, 2021, and the findings of this meeting, with the following conditions:

1. The approved height variance is valid only with the design presented for Initial DRB review on January 6, 2022 and is valid only for the 18 month period of that design approval. One 6-month extension of the original design review approval is allowable; pursuant to Community Development Code Section 17.4.16.

#### **Housing Mitigation Methodology (14)**

Michelle Haynes, Rachel Shindman with EPS, and Andrew Knudtsen with EPS presented. Council discussion ensued.

Council broke for dinner from 5:26 p.m. to 5:40 p.m.

#### **Town Owned Properties Plan to Identify Future Owned Community Housing Opportunities (16)**

Community Housing Program Director & Senior Planner John Miller and Michelle Haynes presented. Council discussion ensued.

#### **Comprehensive Plan (17)**

- a. **Hotbeds**
- b. **Housing Inventory**
- c. **Public Benefits Table**

Michelle Haynes presented. Council discussion ensued.

#### **Community Housing Project Update VCA Phase IV, Lot 644, 1545 Spruce Street (18)**

Michelle Haynes, John Miller, and Paul Wisor presented. Council discussion ensued.

#### **Second Reading, Public Hearing and Council Vote on an Ordinance Regulating Weight Size of Motor Vehicles *Continue to the February 17, 2022 Town Council Meeting* (19)**

Paul Wisor presented. On a **MOTION** by Dan Caton and seconded by Harvey Mogenson, Council voted unanimously to continue the item to the February 17, 2022 Town Council meeting.

#### **Other Business (20)**

There was no other business.

There being no further business, on a **MOTION** by Dan Caton and seconded by Harvey Mogenson, Council voted unanimously to adjourn the meeting at 7:06 p.m.

Respectfully prepared and submitted by,

Susan Johnston  
Town Clerk





**AGENDA ITEM 5B**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 729-2654

**TO:** Mountain Village Town Council  
**FROM:** David McConaughy, Town Attorney; Susan Johnston, Town Clerk  
**DATE:** February 10, 2022  
**RE:** Resolution Amending the Rules for the Conduct of Meetings and General Business

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Executive Summary: Upon review of the Town's Rules for the Conduct of Meetings and General Business, staff is proposing a revision to such rules to clarify the applicant participating in a public hearing may make a presentation to Council. Additional minor technical changes have also been made to the Rules.

**ATTACHMENTS**

- A. Revised Rules - Redline
- B. Revised Rules - Clean

**RECOMMENDED MOTION**

I move to approve amendments to the Town's Rules for the Conduct of Meetings and General Business.

## EXHIBIT A

**MOUNTAIN VILLAGE TOWN COUNCIL**  
**Rules for the Conduct of Meetings and General Business**  
**Revised ~~July 2021~~February 2022**

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**I. Conduct**

- Council is expected to uphold a high standard of civility toward each other and to abide by the Town's Code ~~of Ethics~~ of Ethics.
- Civility is expected between Council and the public, and among members of the public while in meetings; rude behavior will not be tolerated.
- All participants in Council meetings are to refrain from profanity.
- Robert's Rules of Order shall generally govern the conduct of meetings, but no action shall be invalidated for lack of strict compliance.
- Council is to strive for brevity and to avoid redundancy and will encourage the same of the public.
- The Mayor is charged with the primary role of enforcing Council's rules of conduct. Council is also encouraged to courteously ask each other to refrain from inappropriate behavior if it occurs (that is, Council can "call" each other on inappropriate behavior to reinforce the ethic of the group as a whole or to support the Mayor's efforts to achieve the same effect).
- Council members are encouraged to speak with staff, ~~or each other~~, if they have questions or objections to recommendations coming before the body. Discussions between Council members regarding Town business shall at all times comply with the Colorado Open Meetings Law.
- Cell phones should be turned off during meetings and only if absolutely necessary left on in silenced mode. In a quasi-judicial hearing, cell phones must remain off.
- ~~▪ Council is expected to refrain from sidebar conversations to the extent possible so as not to detract from another speaker and to ensure that all discussions are reflected in the minutes.~~

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**II. Setting the Town Council Agenda**

- The Mayor sets the agenda.
- Council members wishing to add an item to the agenda should contact the Mayor by the agenda deadline which is noon two weeks prior to the meeting date. Council members desiring to amend the agenda during the meeting for the purpose of adding an item shall first consult with the Town's legal counsel to determine the appropriateness of the proposed amendment. If deemed appropriate by legal counsel, the Council member desiring to amend may do so after being recognized by the Mayor and then offering the motion to amend the agenda. The Council member so moving shall briefly explain the appropriateness of the amendment but may not substantively address the item until such time as the Council has considered the motion and approved it. Motions to amend the agenda require a 2/3 vote of the quorum present. If the motion to amend the agenda is approved, the item shall then be considered, and action taken, if appropriate. If the motion to amend fails, the issue dies without further discussion.

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**III. Public Hearings on Action Items**

- Mayor opens public hearing.
- Mayor introduces item (reading the item from the agenda and making any ~~prefatory remarks~~ prefatory remarks).
- Staff provides report, including brief relevant history of and context for the item.
- ~~▪ Council poses questions to staff~~
- Council may pose questions to staff, the Applicant, or members of the public as they address Council. Council members shall refrain from answering questions, expressing opinions, or stating how they intend to vote until after the public hearing is closed.
- The Applicant may address Council and present exhibits, which shall be included in the record.
- Public Comment is opened.
  - The Mayor reads the Public Comment Policy
  - Each member of the public is asked to speak only once.
  - The public is asked to refrain from duplicating the comments of others if possible.
  - The public is asked to avoid engaging in dialogue with each other or the Applicant but instead to address the Council and the audience in general.
  - ~~If a large audience is present, the~~ The Mayor may set a time limit (i.e. 2-3 minutes) for each speaker.
  - ~~Public comment~~ If a member of the public presents any exhibits, copies shall be provided to the Town Clerk and shall be included in the record.
- The Applicant may respond to public comments once the public comment period is over.
- The public hearing is closed, ~~and~~ or it may be left open and continued to a date certain for further evidence by motion of the Council.

- After the hearing is closed, Council should discuss the matter brought to Council including the reasons for any proposed decision.
- Council motion is placed on floor and acted on consistent with Robert's Rules of Order for making and entertaining motions.

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#### **IV. Work sessions**

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- Work sessions are designed to permit less formal discussion among Council members and the public on issues of importance to the community. No formal action by Council shall be taken in a work session.
- The Mayor, in his/her discretion may entertain commentary from the public either in the form of a public hearing or in a more interactive format depending on the topic, number of speakers present and time constraints.
- While no formal action may be taken at work sessions, Council may provide direction to staff for further work or other related matters.

## V. Public Discussion

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- Any member of the public wishing to address the Council during public discussion shall first approach the podium and state his/her/their name and address as well as their relation to the topic of discussion for the record and then proceed to make his/her/their comments. If any member of the public claims to represent one or more persons, he/she/they shall, after making his/her/an introduction and prior to making his/her comments, disclose who he/she/they represents and state the name and address of the person or persons so represented.
- Public comment by members of the public is not designed for interactive dialogue between the Council and the public but is designed for members of the public to make a public statement of position. Consequently, members of the public shall make their statement of position known to the Council without an expectation of a response from Council.
- Members of the public will be asked to speak only once on the topic unless additional comments are approved by the Mayor and/or Council. If a member of the public would like to ask a question of Council, he/she/they must first request permission of the Mayor to do so. If the Mayor consents, members of the public shall be allowed a five-three (35) minute maximum for questions and Council's response unless otherwise directed by the Mayor. If more than five-three (53) minutes is necessary, an appointment with a Council member or staff should be scheduled.
- No personal attacks or arguments.
- No grandstanding for the audience.
- People speaking on the same issue will be asked to refrain from redundancy.

## VI. Flow of Information

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- For minor or readily available information from Town Hall (i.e. a copy of an ordinance or minutes to a meeting), Council should ask the Town Manager for assistance and will be provided the item without further ado.
- Council should refrain from making individual requests for information from staff other than through the Town Manager.
- Council, except through the Mayor or Town Manager, should refrain from instructing or requesting an individual staff member to perform any task.
- For items that require substantial research, analysis or compilation of information not readily available, requests should be made to the Town Manager. Staff, at the Town Manager's direction, will undertake the task and provide the information requested if it is reasonable in terms of time. Information so provided will be copied to all Council members. If the Town Manager believes the request for research or analysis is too onerous to be coming from one member of Council or has concerns regarding its appropriateness, she will bring the matter before the full Council to determine if there is agreement that the task should be undertaken.

Information going to Council:

- Mail addressed to individual Council members is held by the Town Clerk and given to Council members on meeting days.
- Mail that is time sensitive or emails received by staff will be forwarded via email to Council to Council.
- If an email is sent from Staff to the entire Council, Council members may respond directly to Staff but shall not "reply all" to other Council members

## VII. Appointments to Boards and Commissions

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## VIII.VII. Intergovernmental Meetings

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The purpose of these gatherings is to provide a forum for informal dialogue between local governments. If items are not controversial and can be administratively implemented the relevant parties may simply take action as a result of discussion. If an issue has more of a policy or legislative nature the elected officials use this forum to gather input for subsequent consideration through their respective public hearing decision-making processes.

- Participating San Miguel local governments staff take turns preparing a draft agenda for comment.
- Town staff will circulate the draft agenda to Council members.

- Council members wishing to add items to these agendas should contact the Town Clerk, who will in turn advise the appropriate entity.
- Council members are encouraged to use this forum more proactively to discuss issues and ideas with the other entities.

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~~IX.VIII.~~ REMOTE ATTENDANCE OF MEETINGS POLICY IMPLEMENTED APRIL 2011 AND REVISED ~~OCTOBER~~  
~~2011~~ FEBRUARY 2022

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- ~~▪ Participation and voting of remote Council members on quasi-judicial matters is prohibited~~

- ~~Council members may attend an Executive Session remotely only through a secure phone line and only after reading or a secure video meeting platform such as Zoom, WebEx, Microsoft Teams, etc. as determined by Town Staff.~~
- ~~Council members attending remotely shall ensure that no unauthorized person is in the room with them or able to view or listen to any Executive Session~~
- ~~Council affirmation below into the record.~~
- ~~Council Members~~ Members who miss a meeting have a responsibility to “catch up” by either listening to the audio recording or ~~or of~~ viewing the video recording of the meeting.
- Questions may be sent in advance to staff or to the Town Attorney by email during a meeting

**~~COUNCIL MEMBER'S AFFIRMATION REGARDING REMOTE ATTENDANCE AT AN EXECUTIVE SESSION~~**

~~I, \_\_\_\_\_, a member of the Mountain Village Town Council hereby states and acknowledge that I am attending this executive session of the Mountain Village Town Council this \_\_\_\_ day of \_\_\_\_\_ 20 at a remote location away from the Town of Mountain Village and therefore I am not physically present at this executivesession.~~

~~I understand and acknowledge that I am bound by all the rules of confidentiality of an executive session as if I were physically present at this meeting.~~

~~I hereby affirm that I am alone at this remote location and that the proceedings of this executive session may not be overheard by any third party outside of the room in which I am located.~~



## POLICY FOR BOARD/COMMITTEE/COMMISSIONS AND OTHER TOWN COUNCIL APPOINTED POSITIONS

For all positions appointed and filled by Town Council the following policy shall be followed:

1. ~~Clerk's Office~~ Review the board and commission spreadsheet for any term expirations.
2. ~~Designated staff as set forth below will notify current members via phone call and written correspondence of the end of their term immediately following the Council meeting where the term expiration was discussed.~~
  - a. ~~Ethics Commission~~ Town Clerk
  - b. ~~Design Review Board~~ Planning and Development Services
  - c. ~~Town Council~~ Town Clerk
  - d. ~~TRAA~~ Town Clerk
  - e. ~~CFA~~ Town Clerk
  - f. ~~Board of Appeals~~ Planning and Development Services
  - g. ~~Grant Committee~~ Town Clerk
  - h. ~~Green Team Committee~~ Business Development and Sustainability Director/Town Clerk
3. ~~Once notification of the incumbents is complete, advertise the open positions by posting on the website until the deadline for letters of interest and send out an e-mail blast. E-mail changes and vacancies to the Marketing and Communication Coordinator for the website posting and email blast.~~
4. ~~Require candidates to provide a letter of interest and a bio, both of which must be submitted no later than the day prior to the Council packet deadline at 5:00 p.m. for the meeting at which appointments will be made.~~
5. ~~When a letter of interest is received for any seat the Clerk or designee will check their qualifications to ensure they are eligible for that seat.~~
6. ~~Appointments are placed on the Council agenda after the advertised deadline has expired. If fewer than two applicants are received a re-advertisement of the vacancy may be recommended, but not required.~~
7. ~~Notify candidates that Council appointments will take place at the Council meeting following the above deadline.~~

All departments must notify the Town Clerk of designated terms for members as well as titles (such as Chairman, Secretary, etc.) to include in the overall schedule maintained by the Clerk.

The exception to this policy is for Town Council members and staff serving on advisory committees (i.e. finance committee, transportation committee, etc.) which appointments are made in the course of Town Council meetings by Council action.

### AFTER THE TOWN COUNCIL MEETING AND SEAT APPOINTMENTS ARE MADE

- 1) ~~Notify applicants of appointments by e-mail. Verify the new term dates.~~
- 2) ~~If the applicant has not served on a commission before, send them a copy of the current ethics code.~~
- 3) ~~Update board and commission spreadsheet. Email the staff person of the board with contact information of the new board member. Redistribute the spreadsheet to staff as necessary.~~

### ADDITIONAL COUNCIL OPTIONS

- 1) ~~The Mayor may elect to re-advertise a position if he/ she believes the applicant pool is too limiting for Council.~~
- 2) ~~Council members may "move to direct staff to re-advertise the vacancy" in lieu of making an appointment if they believe the field is too limited or the public interest would be better served through re-advertisement.~~
- 3) 1) Late applications will be brought to Council's attention by staff to afford Council the opportunity to postpone the appointment and extend the deadline if it is believed that postponement would be in the public interest. Walk-in candidates may be given similar consideration at Council's discretion. Late or walk-in applicants may not be appointed at that Council meeting; they may only be considered at a subsequent meeting. Council is under no obligation to consider late or walk-in applicants.



## EXHIBIT B

**MOUNTAIN VILLAGE TOWN COUNCIL**  
**Rules for the Conduct of Meetings and General Business**  
**Revised February 2022**

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**I. Conduct**

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- Council is expected to uphold a high standard of civility toward each other and to abide by the Town's Code of Ethics.
- Civility is expected between Council and the public, and among members of the public while in meetings; rude behavior will not be tolerated.
- All participants in Council meetings are to refrain from profanity.
- Robert's Rules of Order shall generally govern the conduct of meetings, but no action shall be invalidated for lack of strict compliance.
- Council is to strive for brevity and to avoid redundancy and will encourage the same of the public.
- The Mayor is charged with the primary role of enforcing Council's rules of conduct. Council is also encouraged to courteously ask each other to refrain from inappropriate behavior if it occurs (that is, Council can "call" each other on inappropriate behavior to reinforce the ethic of the group as a whole or to support the Mayor's efforts to achieve the same effect).
- Council members are encouraged to speak with staff if they have questions or objections to recommendations coming before the body. Discussions between Council members regarding Town business shall at all times comply with the Colorado Open Meetings Law.
- Cell phones should be turned off during meetings and only if absolutely necessary left on in silenced mode. In a quasi-judicial hearing, cell phones must remain off.
- Council is expected to refrain from sidebar conversations to the extent possible so as not to detract from another speaker

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**II. Setting the Town Council Agenda**

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- The Mayor sets the agenda.
- Council members wishing to add an item to the agenda should contact the Mayor by the agenda deadline which is noon two weeks prior to the meeting date. Council members desiring to amend the agenda during the meeting for the purpose of adding an item shall first consult with the Town's legal counsel to determine the appropriateness of the proposed amendment. If deemed appropriate by legal counsel, the Council member desiring to amend may do so after being recognized by the Mayor and then offering the motion to amend the agenda. The Council member so moving shall briefly explain the appropriateness of the amendment but may not substantively address the item until such time as the Council has considered the motion and approved it. Motions to amend the agenda require a 2/3 vote of the quorum present. If the motion to amend the agenda is approved, the item shall then be considered, and action taken, if appropriate. If the motion to amend fails, the issue dies without further discussion.

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**III. Public Hearings on Action Items**

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- Mayor opens public hearing.
- Mayor introduces item (reading the item from the agenda and making any prefatory remarks).
- Staff provides report, including brief relevant history of and context for the item.
- Council may pose questions to staff, the Applicant, or members of the public as they address Council. Council members shall refrain from answering questions, expressing opinions, or stating how they intend to vote until after the public hearing is closed.
- The Applicant may address Council and present exhibits, which shall be included in the record.
- Public Comment is opened.
  - The Mayor reads the Public Comment Policy
  - Each member of the public is asked to speak only once.
  - The public is asked to refrain from duplicating the comments of others if possible.
  - The public is asked to avoid engaging in dialogue with each other or the Applicant but instead to address the Council and the audience in general.
  - The Mayor may set a time limit (i.e. 2-3 minutes) for each speaker.
  - If a member of the public presents any exhibits, copies shall be provided to the Town Clerk and shall be included in the record.
- The Applicant may respond to public comments once the public comment period is over
- The public hearing is closed, or it may be left open and continued to a date certain for further evidence by motion of the Council.
- After the hearing is closed, Council should discuss the matter including the reasons for any proposed decision.
- Council motion is placed on floor and acted on consistent with Robert's Rules of Order for making and entertaining motions.

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**IV. Work sessions**

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- Work sessions are designed to permit less formal discussion among Council members and the public on issues of importance to the community. No formal action by Council shall be taken in a work session.
- The Mayor, in his/her discretion may entertain commentary from the public either in the form of a public hearing or in a more interactive format depending on the topic, number of speakers present and time constraints.
- While no formal action may be taken at work sessions, Council may provide direction to staff for further work or other related matters.

**V. Public Discussion**

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- Public Discussion shall not last more than forty-five (45) minutes per council meeting unless otherwise directed by the Mayor.
- Any member of the public wishing to address the Council during public discussion shall first approach the podium and state their name and address as well as their relation to the topic of discussion for the record and then proceed to make their comments. If any member of the public claims to represent one or more persons, they shall, after making an introduction and prior to making comments, disclose who they represent and state the name and address of the person or persons so represented.
- Public comment by members of the public is not designed for interactive dialogue between the Council and the public but is designed for members of the public to make a public statement of position. Consequently, members of the public shall make their statement of position known to the Council without an expectation of a response from Council.
- Members of the public will be asked to speak only once on the topic unless additional comments are approved by the Mayor and/or Council. If a member of the public would like to ask a question of Council, they must first request permission of the Mayor to do so. If the Mayor consents, members of the public shall be allowed a three (3) minute maximum for questions and Council's response unless otherwise directed by the Mayor. If more than three (3) minutes is necessary, an appointment with a Council member or staff should be scheduled.
- No personal attacks or arguments.
- No grandstanding for the audience.
- People speaking on the same issue will be asked to refrain from redundancy.

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**VI. Flow of Information**

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Information requests from Town Council to staff:

- For minor or readily available information from Town Hall (i.e. a copy of an ordinance or minutes to a meeting), Council should ask the Town Manager for assistance and will be provided the item without further ado.
- Council should refrain from making individual requests for information from staff other than through the Town Manager.
- Council, except through the Mayor or Town Manager, should refrain from instructing or requesting an individual staff member to perform any task.
- For items that require substantial research, analysis or compilation of information not readily available, requests should be made to the Town Manager. Staff, at the Town Manager's direction, will undertake the task and provide the information requested if it is reasonable in terms of time. Information so provided will be copied to all Council members. If the Town Manager believes the request for research or analysis is too onerous to be coming from one member of Council or has concerns regarding its appropriateness, she will bring the matter before the full Council to determine if there is agreement that the task should be undertaken.

Information going to Council:

- Mail addressed to individual Council members is held by the Town Clerk and given to Council members on meeting days.
- Mail that is time sensitive or emails received by staff will be forwarded via email to Council.
- If an email is sent from Staff to the entire Council, Council members may respond directly to Staff but shall not "reply all" to other Council members

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**VII. Intergovernmental Meetings**

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The purpose of these gatherings is to provide a forum for informal dialogue between local governments. If items are not controversial and can be administratively implemented the relevant parties may simply take action as a result of discussion. If an issue has more of a policy or legislative nature the elected officials use this forum to gather input for subsequent consideration through their respective public hearing decision-making processes.

- Participating San Miguel local governments staff take turns preparing a draft agenda for comment.
- Town staff will circulate the draft agenda to Council members.
- Council members wishing to add items to these agendas should contact the Town Clerk, who will in turn advise the appropriate entity.

- Council members are encouraged to use this forum more proactively to discuss issues and ideas with the other entities.

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**VIII. REMOTE ATTENDANCE OF MEETINGS POLICY IMPLEMENTED APRIL 2011 AND REVISED FEBRUARY 2022**

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- Council members attending a meeting remotely will be allowed to participate and vote
- Council members may attend an Executive Session remotely only through a secure phone line or a secure video meeting platform such as Zoom, WebEx, Microsoft Teams, etc. as determined by Town Staff.
- Council members attending remotely shall ensure that no unauthorized person is in the room with them or able to view or listen to any Executive Session
- Council Members who miss a meeting have a responsibility to "catch up" by listening to the audio recording or viewing the video recording of the meeting.
- Questions may be sent in advance to staff or to the Town Attorney by email during a meeting



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

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**TO:** Design Review Board

**FROM:** Summary and Background by Michelle Haynes, Planning and Development Services Director  
Design Review by Amy Ward, Senior Planner

**FOR:** Public Hearing on February 17, 2022

**DATE:** January 31, 2022

**RE:** A design review board recommendation to Town Council regarding a Conceptual Site-Specific Planned Unit Development (SPUD) application for a mixed-use hotel, branded residence and condominium project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (commonly called the Pond Lots)

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### **EXECUTIVE SUMMARY**

The applicants request a Conceptual Site-Specific Planned Unit Development (SPUD) which includes rezoning the property to the Planned Unit Development Zone District in order to provide a development proposal consisting of hotel rooms, branded residences, condominiums, public and patron amenity spaces including a pool, spa and restaurant, along with a ballroom, meeting rooms, private ski lockers and private outdoor landscaped areas. The applicants also show pedestrian connections to the Village Center Plaza areas and a walking trail along Gorroneo Creek which are presented to be owned by the developer with an easement for public access. In exchange for Community Development Code (CDC) variances and waivers requested through the PUD process (like heights up to 78.5' for the Pond Lots and 95.5' for Lot 161CR), the Town Council evaluates General Conformance with the 2011 Comprehensive Plan and adequate Community Benefits. Land Use applications can be consolidated through a PUD process which include the following: A request to replat one lot, three footprint lots and one village center open space parcel into one lot (an additional request to rezone and replat two portions of town owned village center open space is also part of this request), a rezone and density transfer to propose 50 hotel rooms, 74 lodge units used as 37 branded hotel residences, 9 hotel residences and 31 condominium, called private residences. Onsite deed restricted housing is limited to one existing platted and unbuilt employee apartment, but deed restricted housing mitigation and onsite units will be further discussed during the PUD process. Design review and vested property rights are also consolidated through the SPUD process.

Image 1. (right) Image of the hotel, branded residences and pool/spa/locker business center looking southeast. Village Pond in the forefront.



Image 2. (below) Conceptual rendering of the 161CR/Pond Lot Project looking southwest



\*These are conceptual renderings which are subject to further change and modification.

**PROJECT OVERVIEW**

**Legal Description:** Lot 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (and a request to incorporate portions of OS-3BR2 and OS-3XRR owned by the Town of Mountain Village TBD)

**Address:** 634,648,654 and 691 Mountain Village Blvd

**Owner/Applicant:** CO LOT 161CR and TSG Ski & Golf, LLC and TSG Asset Holdings, LLC (TSG)

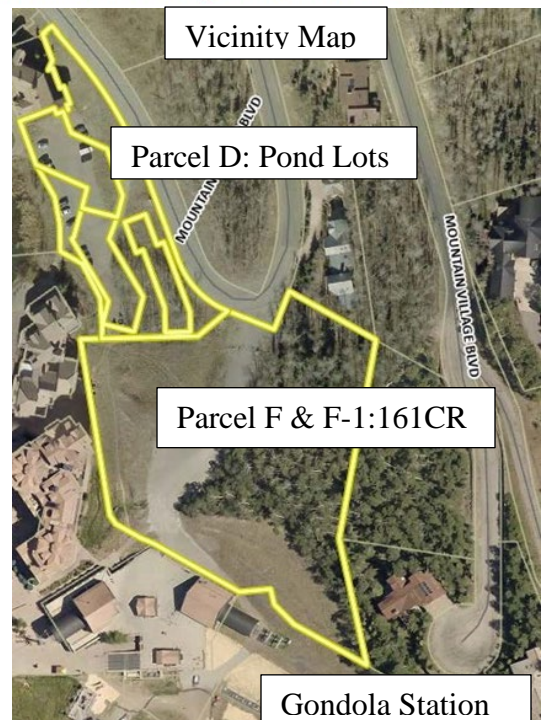
**Agent:** Merrimac Fort Partners, LLC

**Zoning:** Village Center Zone District, Active Open Space: Village Center Active Open Space

**Proposed Zoning:** PUD Zone District

**Existing Use:** Vacant, used for temporary surface parking **Proposed Use:** Mixed use including hotel, branded residences, condominium and both public and private commercial uses associated with a branded hotel.

**Site Area:** 4.437 acres in aggregate



**Adjacent Land Uses:**

- **North:** Vacant 89 Lots, single family zoning
- **South:** Gondola Station
- **East:** Vacant residential lots
- **West:** Heritage Crossing, Village Center

**ATTACHMENTS**

See Town Council Packet for all attachments for review. They are also bookmarked in the pdf for ease of navigation.

- 1) Applicant narrative revised 2.4.22
- 2) Applicant narrative supplement
  - a) Conceptual branded residence floor plan and configuration
  - b) Square footage breakdown by use
  - c) Project lighting narrative
  - d) Materials
  - e) Water features water supply narrative
- 3) ALTA Survey
- 4) Architectural Drawings
- 5) Conceptual Replat
- 6) Link to 3D model
- 7) Referral Comments
  1. Business Development and Sustainability Department, dated 1.19.22
  2. San Miguel Power Association, dated 2.2.22
  3. Telluride Fire Marshal, dated 2.1.22
  4. Public Works, dated 2.3.22
  5. Public Works additional comments dated 2.3.22
  6. Chad Hill, SGM town engineer to the project, dated 2.4.22
  7. Transit and Parks Department, 2.4.22
  8. San Miguel County, dated 2.10.22
- 8) Public Comments (see complete list below)
- 9) Additional materials provided by the applicant on 2.7.22 and unreviewed by staff
  - a) L1.01 Site Plan - revised
  - b) L1.02 Landscape Plan – revised
  - c) L1.03 Circulation Plan - revised

**RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)
- 2011 Comprehensive Plan

**PUBLIC COMMENT**

1. Infantino, J. dated 1.28.22	25. Gallegher, dated 2.10.22
2. Raeber, M. dated 2.2.22	26. Bingham, J., dated 2.9.22
3. Yaffe, dated 2.3.22	27. Bingham, S., dated 2.9.22
4. Smith, dated 2.5.22	28. Gruebel, dated 2.10.22
5. Kirby, dated 2.7.22	29. Horn, dated 2.10.22
6. Benitez, dated 2.7.22	30. Duffey, dated 2.10.22
7. Roer, dated 2.7.22	31. Allred, dated 2.10.22

8. Brown, dated 2.8.22	32. Kaissi, dated 2.10.22
9. Rohleder, dated 2.8.22	33. Cobb, dated 2.10.22
10. Poulin, dated 2.8.22	34. Scythian LTD Lot 89-2B, dated 2.10.22
11. Salter, dated 2.8.22	35. Cloud 9 Land Holdings, Lot 89-2C, dated 2.10.22
12. Garland, dated 2.8.22	36. Cloud 9 Land Holdings, Lot 104, dated 2.10.22
13. Butler, dated 2.8.22	37. Cameron R Salehi Trust, Lot 100, dated 2.10.22
14. Benitez, dated 2.9.22	38. Cloud 9 Investments, Lot 102, dated 2.10.22
15. La Chamonix HOA, dated 2.9.22	39. Scythian LTD, Lot 92, dated 2.10.22
16. Woodward, dated 2.9.22	40. Horning, dated 2.10.22
17. Bingham, dated 2.9.22	41. Bodar, dated 2.10.22
18. Dillon, dated 2.9.22	42. Kohari, dated 2.10.22
19. Bingham, hand delivered, dated 2.9.22	43. Moore, dated 2.11.22
20. Salloway, dated 2.9.22	44. Horn, dated 2.11.22
21. Semeria, dated 2.10.22	
22. Radha, dated 2.10.22	
23. Frost, dated 2.10.22	
24. Tueller & Associates, dated 2.10.22	

### **HISTORY OF THE LOTS/PARCELS**

Lot 161CR had a prior entitled hotel called the Silverline Hotel approved in 2007 that consisted of the following densities and uses:

- 57 condos
- 27 lodge units
- 33 efficiency lodge units
- 7 employee condominiums
- 28,218 square feet of commercial space
- 40,432 square feet of community activity center

And the following community benefits:

1. A \$500,000 contribution to the Town of Mountain Village Housing Authority
2. 7 employee condominiums
3. Improvements to and expansion of the gondola plaza area beyond the 30' requirement.
4. Provision of 40 built public parking spaces within the garage for the community activity center
5. Two parking spaces for town use
6. 600 square feet of storage for town use
7. 450 square feet of public restroom space on the gondola level
8. A public visitor information kiosk at a dedicated public plaza area
9. 920 square feet of public ski storage
10. A \$500,000 contribution towards the construction of the Community Activity Center
11. A \$20,000 contribution per year for two years to subsidize the HOA dues for the parking spaces and Community Activity Center
12. Purchase of the equivalent of \$84,000 worth of Community Activity Center passes per year for a four-year period.
13. A donation of land for an approximately 40,300 square foot Community Activity Center.

There were associated variances such as heights up to 97 feet granted as part of the approval process. The PUD agreement was recorded in 2007, and subsequently expired.



The Pond lots (Lot 67, Lot 69R-2, Lot 71R, OS-3Y), are a combination of footprint building lots and Village Center open space that surround it. This area is owned by TSG. The footprint lots follow a similar building footprint as the Westermere building. It was intended that the Westermere extension would be constructed as illustrated by the footprint lot pattern on the Pond lots. The open space areas were intended to be town plaza areas expanding the public plaza to the outer perimeter of the Village Center zone district with a future development proposal. Footprint lots can be increased by 25% or otherwise modified pursuant to a Planned Unit Development, which will be discussed as part of this new development proposal.

### **3. PLANNED UNIT DEVELOPMENT PROCESS**

The CDC requires a three-step SPUD process

1. Class 4 Conceptual SPUD review – we are considering this step
  - a. Recommendation to Town Council by the DRB
  - b. Action by Town Council
2. Class 3 Sketch SPUD review
  - a. DRB Design Review of the SPUD
3. Class 4 Final SPUD review
  - a. Recommendation to Town Council by the DRB including final DRB review
  - b. Action by Town Council
4. Associated resolutions and ordinances may require an additional meeting

#### **PURPOSE OF THE CONCEPTUAL SPUD**

The purpose of the conceptual SPUD is to provide the DRB, the Town Council, the applicant and the public an opportunity to engage in an exploratory discussion of the SPUD development proposal (including proposed uses, density, maximum building height and floor area and community benefits), to raise issues and concerns and to examine alternative approaches to development.

- (a) The DRB shall focus its review and comments on design-related issues pursuant to the Design Regulations.
- (b) The Town Council shall focus its review on the other issues associated with a SPUD, such as mass and scale, public benefits, density, and general conformance with the Comprehensive Plan

As stated above the purview of the DRB in this process is to review design related issues pursuant to the Design Regulations, therefore this memo will discuss:

- PUD variances, waivers, design variations and specific approval requests identified that relate to design, mass, scale and site orientation.
- Village Center Plaza Considerations

#### **WHAT IS A PLANNED UNIT DEVELOPMENT**

A Planned Unit Development (“PUD”) is a specific type of zoning authorized by Title 24 of the Colorado Revised Statutes defined as “an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.”

In practice, consideration of a Planned Unit Development allows the Town Council to review broad and specific variances and waiver to the Community Development Code (with established criteria

for review). In exchange for granting those broad and specific variances and waivers the applicants must provide adequate Community Benefits and demonstrate General Conformance with the Comprehensive Plan (Comp Plan). The premise of a PUD is that the resulting development would be better than that which would otherwise occur pursuant to the underlying zoning alone.

The applicant may consolidate planning applications as part of the PUD process including and not limited to a density transfer and rezone, design review, vested property rights, Variances, waivers of CDC provisions, specific approvals, and design variations. A separate subdivision application can be evaluated concurrently. The applicant is consolidating all of the aforementioned applications as part of this SPUD application process.

**REQUESTED VARIANCES, WAIVERS DESIGN VARIATIONS SPECIFIC APPROVALS**

The Town Council evaluates the list of CDC variances, waivers, design variations and specific approvals against the proposed community benefits and general conformance with the Comprehensive Plan. DRB gives a recommendation on these items as they relate to the overall conceptual design of the building and site. For a full list of PUD requests, see the Town Council memo.

**CDC Provisions Table**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Maximum Building Height - NW Residential Building</b>	60' Maximum	92' 0"
<b>Avg. Building Height -NW Residential Building</b>	48' Maximum	81' 3"
<b>Maximum Building Height - NE Residential Building</b>	60' Maximum	73' 0"
<b>Avg. Building Height -NE Residential Building</b>	48' Maximum	65' 4"
<b>Maximum Building Height – Hotel Building*</b>	60' Maximum	76' 0"
<b>Avg. Building Height -Hotel Building</b>	48' Maximum	67' 4"
<b>Maximum Lot Coverage</b>	100% (149,367 s.f.)	57% (85,000 s.f.)***
<b>General Easement Setbacks</b>	No encroachment	No encroachment****
<b>Roof Pitch</b>		
Primary		Not provided (assumed flat)
<b>Exterior Material</b>		
Stone	25% minimum	Not provided
Stucco	Must be primary material	Not provided
Wood	20% Maximum	Not provided
Windows/Doors	40% maximum	Not provided
<b>Parking</b>		
31 Condos	1 space per unit	31
50 Hotels Rooms (efficiency lodge units)	.5 spaces per unit	25
46 Lodge Units	.5 spaces per	23

37 Efficiency Lodge Units	.5 spaces per unit	19
1 Employee Apartment	1.5 spaces per unit	1.5
HOA spaces	1-5 parking spaces	5
Commercial High Intensity – Restaurant (6,024 s.f.)	1 space per 500 s.f. =13 spaces	13
Commercial Low Intensity – Spa, Pool, Fitness (6,829 s.f.)	1 space per 1,000 s.f. = 7 spaces	7
Ridge Parking*****	36 spaces	36
Town Parking – Community Benefit	2 spaces	2
Additional Parking	none	88.5
<b>Total Parking</b>	<b>162.5</b>	<b>251*****</b>

\* There are three buildings in perceived massing, but two buildings technically. Heights will be measured accordingly per building.

\*\* Max. average height is an estimate, the applicant calculated separate average heights for the east and west side of the building, this is an average of those two numbers

\*\*\* Max lot coverage is a rough estimate by staff, not provided by applicant

\*\*\*\* The proposed replat will vacate a 16' easement on Lot 161C-R

\*\*\*\*\* Required pursuant to a settlement agreement

\*\*\*\*\* Parking requirements are estimated currently based upon the Conceptual SPUD plan and are subject to change should the proposed density change on the property during the review process.

Variations are being requested to building height, building materials, vacation of a general easement setback and roof pitch through the Conceptual SPUD review application noted in the table above.

### **SUMMARY OF THE CONCEPTUAL DESIGN PLANS**

Overall, the design of the hotel is contemporary and minimalistic. The buildings are simplified rectangular forms with flat roofs. The residential buildings have a singular roof plane, while the hotel building roof is in two flat planes. The hotel building has some articulation in the cantilevered balconies on the upper floors as well as the roof form which steps down a level on the north side. The residential buildings show some relief in form at the base and top of the structure. Any detail of the connector between the hotel and northwest residential building has not yet been provided.

At this conceptual stage, the exterior elevations of the project are fairly simplistic and distinction in cladding on the elevations are difficult to discern. A sheet of materials has been provided with this review. The materials palette shows two contrasting stones, a darker more natural stacked stone and an almost white, tile like stone. Three metals – a bronze, a painted metal and a metal mesh are shown, and the final material is a medium toned wood. Overall, this palette seems cooler than many of the primarily stucco buildings within the core, but the use of the natural stacked stone and wood along with the extensive landscaping planned around the property may help to soften/warm this exterior palette. It is unclear what the roof material will be, this will be a key element in how the design interacts with the other buildings in the village core.

The landscaping component of the site is integral to the design. Staff has estimated that more than 40% of the site has been left undeveloped, leaving space for extensive plantings. Hardscaping, paths, hot tubs, firepits, and outdoor seating areas are distributed throughout the property. Most of these areas are for the use of hotel guests, however a public path along Gorrone Creek and some public space adjacent to the Gondola Plaza are indicated as general public areas.

## **Design Regulations (CDC 17.5)**

The specific purview of the DRB are the design related elements of the Conceptual SPUD application. The applicant has requested a number of design related waivers, variations, and specific approvals which have resulted in the existing proposed design for your review. Staff has called out these specific waivers, design variations and specific approvals below.

### **Town Design Theme (CDC 17.5.4)**

The Town design theme is about establishing a strong sense of place within our mountain setting, buildings that are integrated into the natural landscape, respectful of the tradition of alpine design, and architectural expression that visually ties to alpine buildings commonly found in alpine environments. The key characteristics of our Town design theme are:

1. Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.
2. Massing that is simple in form and steps with the natural topography.
3. Grounded bases that are designed to withstand alpine snow conditions.
4. Structure that is expressive of its function to shelter from high snow loads.
5. Materials that are natural and sustainable in stone, wood, and metal.
6. Colors that blend with nature.

*Staff: The Town recognizes that architecture will continue to evolve and encourages new compatible design interpretations of this theme. The project as proposed seems to be meeting some of these key characteristics. However, the contemporary form doesn't seem to relate to the design context of the neighborhood surrounding the site. Architectural gestures in color, form, material or stepping down heights would better tie this new development to the more mature buildings that already exist in the core. Staff recommends the DRB consider the concept of a modern and contrasting design but encourage design elements that relate these buildings visually with the rest of the Village Center.*

### **Building Siting Design – Village Center Building Siting (CDC 17.5.5.C.1)**

Building siting within the Village Center shall relate directly to the pre-established or proposed pedestrian walkways, malls and plaza areas. It is imperative that buildings form the walls of these exterior spaces and that circulation routes are uninterrupted, continuous and reinforced by adjacent buildings.

*Staff: The circulation plan shows general public access along Gorrone Creek to the south of the hotel and between the hotel and gondola buildings to the east. Though these public areas relate directly to existing plazas and public walkways, the public areas do not extend to the edge of the building so the connection is not completed as intended. The building itself blocks access from Mountain Village Boulevard to Conference Center Plaza, Heritage Plaza and Gondola Plaza. As currently shown, it would be difficult for the private residences that are further up Mountain Village Boulevard to make a connection to the Village Core or the gondola station. Staff notes that either this provision is recommended to be waived, or staff recommends the DRB request the public/private areas be revised to conform with the intention of connecting and building out*

*the primary pedestrian route in the Village Center. If approved as proposed staff believes a design variation to this code section would be necessary.*

### **Building Design (CDC 17.5.6)**

#### **Building Form (CDC 17.5.6.A)**

The alpine mountain design shall be based on building forms that are well grounded to withstand the extreme natural forces of wind, snow and heavy rain. All buildings shall be designed to incorporate a substantially grounded base on the first floor and at finished grade. Examples of materials which evoke this form are stone, metal, stucco, or wood. Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow

*Staff: The materials shown as concepts seem to meet the requirements, although the conceptual renderings lacked specific exterior cladding detail. It appears all buildings will be wrapped in stone, which helps to meet the grounded heavy base required by the CDC. The overall form of the buildings which are primarily rectangular forms lack architectural elements that could break up the massing better. Though Mass and Scale is called out as reviewed by Town Council, some discussion of this is appropriate at the DRB level, primarily because height, density and hotel brand requirements are driving the design. If a building has vertical exterior faces, it is perceived very differently than if it has intermediate roof lines that step toward natural grade. This stepping also helps ground a building to a site. The applicant has chosen to concentrate the development vertically to preserve some of the open space on the lot as well as some view corridors, however DRB should discuss whether this is preferred to some intermediary form that might relate better to its site and feel more grounded. Staff suggests that a condition of approval should be considered asking the applicant to propose some revision to building form that includes an intermediary/roof building element that would allow the building forms to better integrate with the site, engage with public plaza areas and appear more grounded.*

#### **Exterior Wall Form – Village Center Wall Form Additional Requirements (CDC 17.5.6. B.2b)**

Exterior walls along small commercial retail streets and plazas shall reinforce the "village street" concept with relatively narrow frontages and/or vertical "townhouse" proportions. Ground level, commercial spaces shall be architecturally defined from office or residential spaces above.

*Staff: Although the narrative submitted with the application says they intend to differentiate ground level commercial spaces using canopies and "clearly defined... site elements, lighting, and architectural features" these details have not been provided. In the elevations that were submitted as part of the conceptual application staff sees some change in material and fenestration, however, doesn't believe this constitutes the illustration of significantly "architecturally defined." If approved as proposed staff believes a design variation to this code section could be necessary.*

**Roof design (CDC 17.5.6 C.1)** - flat/shed roof design in lieu of emphasized sloped planes, varied ridgelines, and vertical offsets.

*Staff: The modeling shows flat roofs on all three buildings, with no variation on the two residential buildings and one stepping of roof plane within the larger hotel building. There is not enough detail at this point to understand the full design intent. More detail should be provided at Sketch SPUD to be able to understand drainage, any potential snow safety issues, proposed*

*materials including soffit and fascia, color, material and roof slope (if any). Staff feels that the proposed roof does not relate well to its surroundings in both form and color as proposed in conceptual form and would like the applicant to explore some variation by which it references other roofs in the Village Core.*

### **Roof Drainage (CDC 17.5.6.C.2)**

*Staff: No detail has been provided regarding the roof drainage/snow protection plan. This detail should be provided prior to Sketch Review.*

### **Roof Material (CDC 17.5.6 C3) – Roof material may also be requested as a variation.**

Allowable roof materials in the Village Center are:

- Burnt sienna concrete tile.
- ii. Earth tones compatible with burnt sienna concrete tile in color and texture.
- iii. Brown patina copper
- iv. Metal roofing material limited to the following: black or gray standing seam bonderized (not reflective)
- v. Zinc
- vi. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (non-reflective).
- vii. Some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability.

*Staff: Consideration will be given to the visibility of the roof from the ski hill, and to adjacent roofing materials. Material selection will be presented to the DRB in the Sketch SPUD application pursuant to 17.4.12.D.1(b)*

### **Chimneys, Vent and Rooftop Equipment Design (CDC 17.5.6.D)**

*Staff: No detail has been provided regarding the chimneys, vents or roof top equipment. This detail will be provided prior to Sketch Review and because of the high visibility of these roofs from the ski area, it will be important to understand these details.*

### **Exterior Wall Materials (CDC 17.5.6.E.4)**

*Staff: The applicant has submitted a conceptual materials palette consisting of a white, tile-like stone, a more natural gray stacked stone, painted metal panel, bronze metal panel, metal mesh panel, a lighter toned wood and glass. These materials seem to be conceptual only as no specification of actual stone sample or wood finish is given. There were no elevations labeling application of materials to the facades of the building so staff can't do a comprehensive review of wall materials at this time. No stucco is indicated; therefore, it is assumed that a design variation for the required 25% stucco in the Village Center will be required. Exterior stone percentage in the village Center is required at 25%. Staff does have some concern over potential reflectivity of all three of the metal panels as shown in the concept board. More detail regarding exterior materials, their application, and their overall percentages should be provided prior to Sketch Review. If approved as proposed staff believes a design variation to this code section would be necessary.*

**Glazing Variance (CDC 17.5.6.G.1.a)** Request to exceed the 40% maximum window area of the total building facade. "The building will include wood screening elements (see elevations

and renderings) that will emphasize a relationship of solid and void that is appropriate to the contextual architecture and building typology.”

*Staff: Although exterior materials calculations have not been submitted as part of this conceptual review, it is assumed that glazing exceeds the allowable 40% and this design variation would be required.*

This may also include design variances to the following additional glazing requirements:

- CDC Section 17.5.6.G.2. Combinations of windows shall be used to establish a human scale to building facades in the Village Center.

*Staff: The wood screening elements give some illusion of a combination of windows; however, this is only seen on the upper stories of the hotel. The plaza level windows show no variation within individual elevations. The private residence buildings have windows that are organized in a very linear, repetitive nature. Staff doesn't believe either of these window patterns represents the establishment of human scale to the building façade. If approved as proposed staff believes a design variation to this code section would be necessary.*

- CDC Section 17.5.6.G.3. Windows within grounded base forms shall appear to be punched into walls. Window patterns and reveals need to be carefully studied to create interest and variety.

*Staff: There is not enough detail shown to determine depth of reveals at the base form, this should be provided at Sketch PUD.*

- All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly.

*Staff: There is not enough detail shown to determine depth of reveals at the base form, this should be provided at Sketch PUD.*

- CDC Section 17.5.6.G.4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Transitional details must be provided that clearly describe connection of glazing to walls.

*Staff: There is not enough detail shown to determine whether this requirement is being met, this should be provided at Sketch PUD.*

- CDC 17.5.6.G.5. For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet.

*Staff: The drawings are showing uninterrupted glass above ground level that exceed (16) square feet. If approved as proposed staff believes a design variation to this code section would be necessary.*

**Decks and Balconies Variance (CCDC 17.5.6.I)** – Long, continuous bands of balconies are prohibited.

“The building design utilizes semi-continuous balconies which are variegated in scale and rhythm by screening wood elements. These balconies emphasize views and solar exposure per CDC guidelines.”

*Staff: The applicant is proposing wood screening as a way of introducing variety to the patterns of both window and balcony installation. Staff believes that this screening technique is somewhat successful with the windows, but less so with the balconies as the bottom of each balcony still appears as a continuous horizontal plane. If approved as proposed staff believes a design variation to this code section would be necessary.*

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

*Staff: The grading plan submitted is very preliminary in nature. More detail should be provided prior to Sketch Review in regard to erosion and sediment controls, especially as they relate to Gorrone Creek, Village Pond and the wetland areas, retaining wall details (heights, materials), the plan for surface water drainage in any open plaza areas, snowmelt and snow storage areas, storm water runoff plan – drainage study, and more detail regarding the western culvert that connects to the Village Pond.*

### **Required Improvements for Adjacent Public Areas (CDC 17.3.4.H.7)**

The applicants identify improvements adjacent to their buildings as private not public.

This would necessitate additional waivers to the following requirements a-g for improvements to public spaces but otherwise apply to the associated private spaces shown on the property.

All new development on lots within the Village Center shall be required to construct improvements that enhance and improve the adjacent open space, town plaza areas and common area, as applicable.

- a. The required improvements shall extend thirty (30) feet from the building dripline and/or encompass the area of disturbance, whichever is greater.
- b. Open space areas shall be enhanced as determined by the review authority by additional landscape plantings, appropriate revegetation and/or the creation of new town plaza areas and/or trails and other improvements as envisioned in the Comprehensive Plan.
- c. Town plaza areas shall be improved with new or repaired paver systems and landscaping as determined by the Town, having as a goal the enhancement and improvement of town plaza areas consistent with the Design Regulations.
- d. Unless otherwise determined by the Town to be unnecessary or unwanted, snowmelt systems shall be required to be installed by the developer and operated and maintained by the subsequent lot owner(s) for all new or improved town plaza areas unless such areas are landscaped with planting beds or other landscaping that does not necessitate snow melting.
- e. Design and construction specifications shall be reviewed and approved by applicable Town departments consistent with this CDC and applicable industry construction standards.
- f. Adjacent plaza area improvements shall be maintained by the development's owners' association. Any such maintenance responsibilities shall be specifically set forth in the development agreement as well as the governing documents of the owners' association.
- g. The developer shall obtain adjacent property owner permission when the adjacent areas to be improved and maintained are owned by a third party, non-Town entity.



*Staff: It will be up to Town Council to decide if they are comfortable approving waivers for these required public improvements. If the waivers are not granted or only partially granted than DRB should expect to see revised drawings with sketch plan review and will evaluate them against the above standards. The DRB could make a general recommendation about whether they believe these public improvements should be required and or related to the site plan of the project as proposed. The design and required amount of public improvements directly affects other aspects of the design such as the landscaping plan, circulation and access and how compatible the first level of the buildings are with the rest of the Village Center Plaza areas.*

#### **Sites Adjacent to Common Areas (CDC 17.5.6.F)**

Prior to development of any site that will directly impact any developed common areas (pedestrian pathways, paver systems, retaining walls, light poles, sodded areas, etc.) by grading, clearing, direct drainage, direct access or other impact (as solely determined by the review authority) the applicant shall be required by the review authority to enter into a common area impact agreement.

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

*Staff: The applicant is not requesting any variation from the required number of parking spaces at this time. They are proposing that some of the spaces for the residences be in a tandem format. This would be a specific approval by the DRB and either 24-hour valet service or a key lock box would be required. If valet service is the proposed solution, then additional conditions would be required to assure continued valet service for the life of the property. Staff recommends the DRB provide some preliminary direction; however, this CDC requirement will be reviewed by the DRB at the Sketch SPUD review stage.*

#### **Loading Dock Variances (CDC 17.5.8.C.10)**

*Staff: The applicant is requesting to waive the loading dock requirements that require it to be located in the garage as well as the associated dimensional limitations. As currently shown, the loading dock is not in the garage and less than the dimensional requirements. Upon referral to Public Works, it is also clear that the use of the loading dock would block traffic to Mountain Village Boulevard while the truck backs into the loading dock area. All of three of these issues constitute waivers to the CDC. The Town currently has issues with other loading docks that were approved with design variations. Staff feels that a loading area of appropriate size for at least two vehicles that does not impede traffic on Mountain Village Boulevard is a necessity for a project of this scale.*

**Alternative Energy Fueling (CDC 17.5.8.C.11)** The review authority may require the installation of alternative energy fueling stations.

*Staff: Given that this project includes approximately 250 parking spaces it seems that making a percentage of them alternative fueling stations seems a reasonable request. Staff would recommend adding a condition requiring a certain percentage of alternative fueling stations per DRB discussion and consideration by the applicant.*

#### **Snow Storage, Striping and Signage, and Sand and Oil Trap (CDC 17.5.8.C.13,14,16)**

*Staff: These details have not been provided and should be submitted prior to Sketch Review.*

#### **Landscape Regulations (CDC 17.5.9)**

*Staff: The landscaping plan is at a very conceptual level. No species are indicated. There are a fair number of proposed new trees. It will be important to understand and calculate irrigation needs as well as to consider view corridors as trees mature as this project moves into Sketch Review. More specificity will need to be provided with sketch plan review such as landscape surface materials, vegetation, lighting, retaining walls, fences or gates, pathways and site improvements.*

**General Landscaping Design Requirements – Paths and Walkways (CDC 17.5.9.D1.i)**

In those cases where multi-family, commercial or mixed-use development occurs adjacent to pedestrian paths and/or hiking and biking trails, development site plans shall provide linkages to those pedestrian paths and hiking and biking trails.

*Staff: The project seems to cut off access to the Ridge Trail on the east side. Town Parks and Recreation staff suggested that the path currently labeled “private path to Lot 98” could be incorporated into a public trail connection. If approved without access to this trail, then staff believes that a design variation to this code section would be necessary.*

**Village Center and Village Center Subarea Plan Development (CDC 17.5.9.D.1.b.iv,vii, ix, x)**

*Staff: The landscape plan shows a water feature in the landscaped area to the east of the hotel lobby. Fountains are listed as a suggested use for pedestrian area detailing, and staff would deem this man-made brook as the equivalent of such. Staff is not recommending that a water feature be the primary focus of any pedestrian areas at this time. Over the last five years, the Town has instituted water restrictions due to drought conditions during 4 of the last 5 summer seasons. During these water restrictions, water features such as fountains are required to be turned off.*

- ix. Owners of lots shall be required to develop any and all pedestrian areas and plaza areas to a maximum of thirty feet (30') out from the building footprint and/or the area of disturbance as determined by the review authority at the time of review and approval. The review authority may require additional development of pedestrian areas if, upon review of the completed site, the review authority determines that additional disturbance occurred during construction beyond which was identified at the time of review and approval of the development application.
  
- x. Due to the extreme daily temperature changes that are experienced in the town and drastic temperature contrasts between shade and sun exposures, the review authority may require the developer to install, and require that any homeowner’s association operate and maintain a snowmelt system in primary plaza areas and pedestrian routes. The area of snowmelt may be limited in plaza areas and pedestrian routes to the extent practicable in order to minimize energy use as determined by the review authority. The extent of the snowmelt system shall be determined during the development application process. Under normal conditions snowmelt areas shall extend thirty feet (30') beyond the building footprint or cover the area of disturbance, whichever is greater unless reduced pursuant to this section by the review authority. Ordinance 2015-02)

*Staff: The applicants are required to develop pedestrian and plaza areas consistent with the regulations above. For a more detailed analysis of the plaza design issue, please reference the*

*Town Council memo. This item will need to be discussed in more detail during the public hearing. The areas immediately adjacent and within the 30' area are shown as private areas not public areas. The applicants are not showing town owned plaza areas but otherwise show a public pedestrian easement with requests to own the plaza areas in and around their property directly adjacent to the Village Center. If approved as proposed staff believes a design variation to this code section would be necessary.*

#### **Walls, Fences and Gates (CDC 17.5.9.D.2.d)**

*It is unclear how the public and private areas will be separated, but the assumption is that the applicant will utilize some combination of retaining walls and fences. The use of walls, fences and gates are a DRB specific approval. More detail including locations and proposed materials should be provided prior to Sketch Review.*

*It should be noted that developers of commercial projects are required to provide the Town with a (2) year financial guarantee on all plant materials and will be required to enter into an improvements agreement with the Town as a condition of approval.*

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

*Staff: The applicant has specified a trash compactor for the project. Staff has concerns that the trash area, though large enough for a compactor area is not of sufficient size for this project. Storage for recycling also needs to be incorporated. Staff would like to see a management plan for the trash area indicating number of pickups, size of trucks and overflow solutions. Similar to the loading dock constraints, trash vehicles will block Mountain Village Boulevard when backing into the trash area, this needs to be addressed in a re-design of this area.*

*If the project is approved as proposed, the Town will lose significant storage behind the gondola building where a number of our vending carts have been traditionally stored. Additionally, the Town utilizes the area to the south of Le Chamonix to store additional carts. This area will no longer be "back of house" and will likely not be able to be utilized for storage once the development proceeds. Staff would like to see if Town storage could be incorporated into the proposed stair structure between the restaurant area and gondola plaza and possibly at some other site within the development.*

#### **Utilities (CDC 17.5.11)**

*Staff: Comments from Public Works indicate that the existing sewer is further down Mountain Village Boulevard towards Sunny Ridge Place, that it is unclear whether the applicant plans to abandon the sewer main to the north of Le Chamonix, and that if the water is re-routed through the building, then an access easement to the Town will need to be created. Additionally, the proposed pedestrian path along Gorrano Creek needs to be at least 10' wide to provide access to the SMPA transformer near Le Chamonix. The utility and circulation plan should be revised prior to Sketch Review to address these concerns.*

#### **Lighting Regulations (CDC 17.5.12)**

*Staff: The applicant has indicated that they plan on meeting the CDC Design Regulations in regard to lighting, however in this conceptual application, no lighting plan has yet been provided. If there any variations being requested, it would likely occur in outdoor dining or seating areas. More detail regarding lighting and any proposed variations will be seen at Sketch Review. A photometric study is a requirement with sketch plan review.*

#### **Commercial, ground level and plaza area design regulations (CDC 17.5.15)**

In the applicant's narrative, the Plaza Area Design Regulations are addressed with the following, "The Commercial frontages will be articulated with covered canopies to lower the scale of these taller floors to a more human scale. Entries will be clearly defined with site elements, lighting, and architectural features that clearly invite guests and patrons in. Restaurant and Commercial spaces will include large sliding walls that connect interior and exterior spaces to blur the line of indoor and outdoor extending the scale of plaza spaces in the summer and shoulder seasons.

The Lower levels of the project will be constructed out of a distinct material which will differentiate their uses from the upper floors. The canopies, lighting, landscape elements, and large sliding walls will further distinguish the retail and commercial storefronts from the hotel, hotel residences and private residences above."

*Staff: The details of the public facing entries of this development have not been included in the elevations/renderings of this conceptual plan set. There are no public commercial uses fronting the Village Center (facing the Village Center Pond), although the uses proposed are otherwise technically allowed. Staff believes that in addition to the proposed canopies, some architectural element or stepping of the building towards plaza areas would better humanize the scale of these structures and help to separate the ground floor commercial areas from residential/hotel uses above. Commercial frontage in the development is highly desired by Town staff. More detail will be provided with the SPUD Sketch Plan application, and staff feels that some revision is necessary to meet his section of the code.*

#### **Environmental Regulations (CDC 17.6.1) Fire Mitigation and Forestry Management**

*Staff: A fire mitigation plan has not yet been submitted and should be provided with Sketch Plan Review.*

#### **Wetland Regulations**

*Staff: There are delineated wetlands along Gorrano Creek. An exhibit has been provided by the wetland consultant Terra Firm, LLC. The plan references improvements of this area but continued discussions with both the Town and the wetland consultant should continue in order to better understand what constitutes improvements and what will be best for the watershed. Staff has asked that the applicants to better define natural water features versus decorative water features and the associated water source for decorative features in their landscape plan. Otherwise, it should be noted that the property will need to adhere to the Wetlands Management Plan for any delineated wetland areas.*

#### **Steep Slopes**

*Staff: The survey of the property included in the application does not identify steep slopes as required by the application contents for a conceptual SPUD existing conditions plan. It appears, portions of the residential building are set into steep slope. It seems that the siting of the two residential towers was driven by leaving a view corridor for the residential lots to the north of the project. Some discussion should be had over whether avoiding disturbance on the steeper slopes is preferable to any potential view corridor impacts. The existing conditions survey should be updated with areas of steep slope identified prior to Sketch Review consistent with the existing conditions plan submittal requirements.*

#### **Road and Driveway Standards (CDC 17.6.6)**

*Staff: The civil plans showing the driveway and porte-cochere, and the floorplans showing the garage and associated entrance ramps are not detailed enough for a formal review. More detail should be provided prior to Sketch Review in order to understand whether this project is meeting all of the road and driveway standards. The town engineer will review the parking garage with sketch plan review.*

**Staff Analysis:**

The purview of the DRB in this process is to review design related issues pursuant to the Design Regulations of the CDC. The approval of the design and any of its associated specific approvals and variations directly impacts the approval of the PUD and any associated community benefits given to the Town in consideration of these variations.

This conceptual review is a starting point for a more comprehensive design review which will occur both at the sketch and final SPUD steps, where many of the details will be finalized. The above review touches on all sections of the CDC design regulations. However, at this point staff has identified a few key areas that need to have clear direction before proceeding from Conceptual to Sketch Plan Review:

1. Building Form and Siting
2. Plaza Areas and Public Connections
3. Loading Dock/Trash Area

**1. Building Form and Siting**

Staff: The relatively tall, narrow form of the residential buildings preserves a view corridor for some of the neighboring properties and concentrates development over less percentage of the total building site, however staff does not believe it is meeting some of the key provisions in the CDC. The taller buildings do not appear grounded or very integrated into the landscape. The uninterrupted verticality does not allow for the buildings to transition down to a more human scale as provided for in the village center subarea plans. The long linear form of the hotel building when combined with a large percentage of outdoor space labeled “private” disrupts pedestrian access for anyone outside of guests that travel in or around the development. The roof forms are not contextually compatible with the buildings surrounding it.

**2. Plaza Areas and Public Connections**

Staff: The development of public plaza areas connecting buildings in the Village core area is part of the cornerstone of our development pattern. These spaces are integral to our sense of community, the success of our businesses and the pedestrian nature of the Village Center of Mountain Village. The current proposal includes very little public plaza area, mostly centered around the gondola area. Even this small amount of public plaza has no direct connection to the hotel or residences. As previously discussed, the hotel building will block pedestrian traffic from Mountain Village Boulevard to our plazas and the ski area. The Ridge Trail connection to the Village is also disrupted. Although the proposal includes a public access trail along Gorroneo Creek, the access to the north side of Village Ponds is now entirely private.

**3. Loading Dock/Trash Area**

Staff: the loading dock and trash area in its current configuration do not work. With a development of this scale, it is essential that this area is designed for efficiency and safety. An area of sufficient size that does not impede traffic should be the bare minimum standard to adhere to. Because a redesign of this area could impact the overall form and siting of the

building, it is important to finalize the location, egress and dimensions of this area before it gets any further along in the review process.

**Staff Recommendation:** Staff recommends that the DRB recommend approval to Town Council of a Conceptual Site-Specific Planned Unit Development (SPUD) application for a mixed-use hotel, branded residence and condominium project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (commonly called the Pond Lots).

**Proposed Motion:**

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to recommend approval to Town Council of a Conceptual Site-Specific Planned Unit Development (SPUD) application for a mixed-use hotel, branded residence and condominium project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (commonly called the Pond Lots), based on the evidence provided within the Staff Report of record dated January 31, 2022, with the following specific approvals, waivers and design variations:

**Specific Approvals:**

1. Tandem Parking
2. Walls, fences and gates

**Waivers and Variance Requests:**

1. To allow heights up to 95.5 feet for the residential buildings and 79.5 feet for the hotel and branded residence pond lot building (CDC 17.3.11 and 17.3.12)
2. To allow for footprint lots to exceed 25% (CDC 17.3.4.H.6)
3. Required Improvements to adjacent public areas (CDC 17.4.H.7)
4. Loading Dock Variances (17.5.8.C.10)

**Design Variations:**

1. Building Siting Design (CDC 17.5.5.C.1)
2. Exterior Wall Form – Village Center Wall Form (CDC 17.5.6.B.2b)
3. Roof design (CDC 17.5.6.C.1)
4. Roof material (CDC 17.5.6.C3)
5. Exterior Wall Materials (CDC 17.5.6.E.4)
6. Glazing Variance (CDC 17.5.6.G.1.- 5)
7. Decks and Balconies (CDC 17.5.6.I.)
8. General Landscaping Requirements, Paths and Walkways (CDC 17.5.9.D1.i)
9. Landscape Regulations, Village Center Subarea Plan Development (17.5.9.D.1.b.)
10. Paths and Walkways (CDC 17.5.9.D1.i)
11. Outdoor living space lighting (CDC 17.5.12.C.2)
12. Commercial Ground level plaza area design regulations (CDC 17.5.15)

**And with the following conditions:**

1. The applicant must identify an Average Height variance for each building should it exceed 48 feet which is the CDC Zone District requirement with the Sketch Plan review application.
2. With the sketch plan review application, the applicant shall revise the grading plan to address the additional details requested in this staff memo of record consistent with CDC Section 17.5.7 and CDC 17.5.6.F.).

3. With the sketch plan review application, applicant shall revise the loading dock area to meet the dimensional requirements of the CDC and to ensure that traffic is not impeded on Mountain Village Boulevard by delivery trucks consistent with CDC 17.5.8.C.10
4. Before Final SPUD Review, the applicant shall provide a trash management plan as referenced in this staff memo of record consistent with CDC 17.5.10.
5. Before sketch plan review, the applicant shall remove the man-made water feature from the landscape plan and clarify any natural water features remaining on the site consistent with CDC 17.5.9.D.1.b.iv, vii, ix, x and the town's water conservation policies.
6. Before sketch plan review, the applicant shall revise the utility plan per the comments in this staff memo of record consistent with CDC 17.5.11.
7. Before sketch plan review the applicant shall provide more detail regarding the proposed path along Gorrano Creek width, use, surface materials, ADA accessibility consistent with the representation of improvement concept provided by the applicant and CDC 17.5.9.D1.
8. Before sketch plan review, the applicant shall revise the existing conditions survey to indicate areas of steep slope consistent with the existing conditions plan submittal requirements.

**And with the following suggested additional conditions per DRB discussions of this meeting:**

9. Before sketch plan review, the applicant shall propose some revision to the building forms that include an intermediary/roof building element allowing the building forms to better integrate with the site, engage with public plaza areas and appear more grounded consistent with CDC 17.5.6.A.
10. The applicant should revise the ground level elevation facing the Village Pond to be architecturally defined and reinforce the "village street" concept consistent with CDC 17.5.6.B.2b.
11. As part of the sketch plan submittal, the applicant shall explore some roof variation so that it visually references other roofs in the Village Core consistent with CDC Section 17.5.6.C.1.
12. As part of the sketch plan submittal provide details regarding the roof material and assembly. Aesthetics and visibility of the roof to the ski area should be considered consistent with CDC Section 16.5.6.C3.
13. As part of the sketch plan submittal, the applicant shall add pedestrian connections from Mountain Village Boulevard to the public plazas as well as a pedestrian connection to access the gondola station, restaurants and La Chamonix.
14. As part of the sketch plan submittal, the applicant shall add a storage area/s for Town use for vending carts or other Town storage needs as identified in the staff report which could constitute a community benefit.
15. As part of the sketch plan submittal, the applicant shall add a connection from Mountain Village to the Ridge Trail through the property.
16. As part of the sketch plan submittal, the applicant shall demonstrate an area in the parking garage for Alternative Energy Fueling.

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

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

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**TO:** Mountain Village Town Council

**FROM:** Michelle Haynes, Director of Planning and Development Services

**FOR:** Public Hearing on February 17, 2022

**DATE:** January 19, 2022

**RE:** Town Council Consideration of a Conceptual Site Specific Planned Unit Development (SPUD) application for a mixed use hotel, branded residence and condominium project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (commonly called the Pond Lots)(and a request to incorporate portions of OS-3BR2 and OS-3XRR owned by the Town of Mountain Village in the amount of .478 acres – TBD by Council) into the site specific development approval (SPUD) with a concurrent vested property rights request.

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### **EXECUTIVE SUMMARY**

The applicants request a Conceptual Site-Specific Planned Unit Development (SPUD) which includes rezoning the property to the Planned Unit Development Zone District in order to provide a development proposal consisting of hotel rooms, branded residences, condominiums, public and patron amenity spaces including a pool, spa and restaurant, along with a ballroom, meeting rooms, private ski lockers and private outdoor landscaped areas. The applicants also show pedestrian connections to the Village Center plaza areas and a walking trail along Gorrone Creek which are presented to be owned by the developer with an easement for public access. In exchange for Community Development Code (CDC) variances and waivers requested through the PUD process (like heights up to 78.5' for the Pond Lots and 95.5' for Lot 161CR), the Town Council evaluates General Conformance with the 2011 Comprehensive Plan and adequate Community Benefits. Land Use applications can be consolidated through a PUD process which includes the following: A request to replat one lot, three footprint lots and one village center open space parcel into one lot (an additional request to rezone and replat two portions of town owned village center open space is also part of this request), a rezone and density transfer to propose no less than 50 hotel rooms, approximately 37 lodge units with 37 attached efficiency lodge units used as 37 branded hotel residences, 9 lodge units with a lock off called hotel residences and approximately 31 condominium, called private residences. Onsite deed restricted housing is limited to one existing platted an unbuilt employee apartment, but deed restricted housing mitigation and onsite units will be further discussed during the PUD process. Design review and vested property rights are also consolidated through the SPUD process.

Figure 1. (right) Image of the hotel, branded residences and pool/spa/locker business center looking southeast. Village Pond in the forefront.



Figure 2. (below) Conceptual rendering of the 161CR/Pond Lot Project looking northwest



\*These are conceptual renderings which are subject to further change and modification.

*For ease, you can click on the hyperlink below to simply review specific listed items*

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## 1. PROJECT OVERVIEW

**Legal Description:** Lot 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (and a request to incorporate portions of OS-3BR2 and OS-3XRR owned by the Town of Mountain Village TBD)

**Address:** 634,648,654 and 691 Mountain Village Blvd

**Owner/Applicant:** CO LOT 161CR and TSG Ski & Golf, LLC and TSG Asset Holdings, LLC (TSG)

**Agent:** Merrimac Fort Partners, LLC

**Zoning:** Village Center Zone District, Active Open Space : Village Center Active Open Space

**Proposed Zoning:** PUD Zone District

**Existing Use:** Vacant, used for temporary surface parking

**Proposed Use:** Mixed use including hotel, branded residences, condominium and both public and private commercial uses associated with a branded hotel.

**Site Area:** 4.437 acres in aggregate

### **Adjacent Land Uses:**

- **North:** Vacant 89 Lots, single family zoning
- **South:** Gondola Station
- **East:** vacant residential lots
- **West:** Heritage Crossing, Village Center

### **ATTACHMENTS**

- 1) Applicant narrative revised 2.4.22
- 2) Applicant narrative supplement
  - a) Will serve letters
  - b) Rezone and density transfer criteria
  - c) Conceptual branded residence floor plan and configuration
  - d) Square footage breakdown by use
  - e) Building footprint lots
  - f) Project lighting narrative
  - g) PUD purposes
  - h) Materials
  - i) Water features water supply narrative
  - j) Wetlands and Gorrano Creek
- 3) ALTA Survey
- 4) Architectural Drawings
- 5) Conceptual Replat
- 6) Link to 3D model
- 7) Referral Comments
  1. Business Development and Sustainability Department, dated 1.19.22
  2. San Miguel Power Association, dated 2.2.22
  3. Telluride Fire Marshal, dated 2.1.22
  4. Public Works, dated 2.3.22
  5. Public Works additional comments dated 2.3.22
  6. Chad Hill, SGM town engineer to the project, dated 2.4.22
  7. Transit and Parks Department, 2.4.22

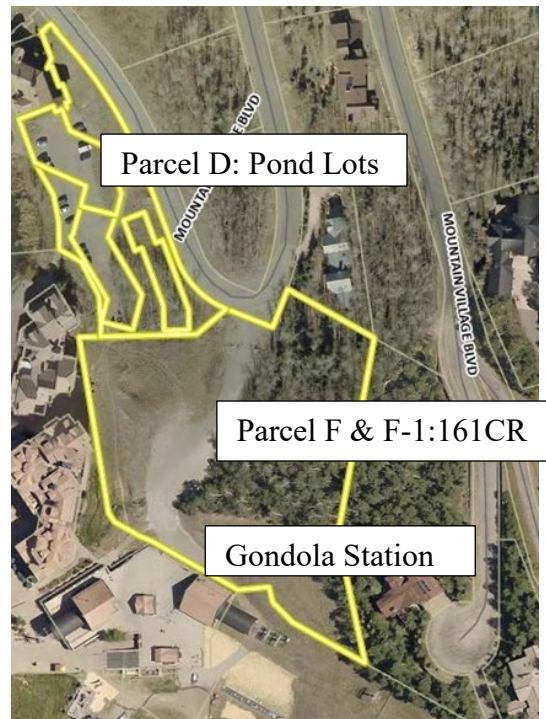


Figure 3. Vicinity Map

- 8. San Miguel County, dated 2.10.22
- 8) Public Comments (see complete list below)
- 9) Additional materials provided by the applicant on 2.7.22 and unreviewed by staff
  - a) L1.01 Site Plan - revised
  - b) L1.02 Landscape Plan – revised
  - c) L1.03 Circulation Plan - revised

**RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)
- 2011 Mountain Village Comprehensive Plan

**PUBLIC COMMENT**

1. Infantino, J. dated 1.28.22	25. Gallegher, dated 2.10.22
2. Raeber, M. dated 2.2.22	26. Bingham, J., dated 2.9.22
3. Yaffe, dated 2.3.22	27. Bingham, S., dated 2.9.22
4. Smith, dated 2.5.22	28. Gruebel, dated 2.10.22
5. Kirby, dated 2.7.22	29. Horn, dated 2.10.22
6. Benitez, dated 2.7.22	30. Duffey, dated 2.10.22
7. Roer, dated 2.7.22	31. Allred, dated 2.10.22
8. Brown, dated 2.8.22	32. Kaissi, dated 2.10.22
9. Rohleder, dated 2.8.22	33. Cobb, dated 2.10.22
10. Poulin, dated 2.8.22	34. Scythian LTD Lot 89-2B, dated 2.10.22
11. Salter, dated 2.8.22	35. Cloud 9 Land Holdings, Lot 89-2C, dated 2.10.22
12. Garland, dated 2.8.22	36. Cloud 9 Land Holdings, Lot 104, dated 2.10.22
13. Butler, dated 2.8.22	37. Cameron R Salehi Trust, Lot 100, dated 2.10.22
14. Benitez, dated 2.9.22	38. Cloud 9 Investments, Lot 102, dated 2.10.22
15. La Chamonix HOA, dated 2.9.22	39. Scythian LTD, Lot 92, dated 2.10.22
16. Woodward, dated 2.9.22	40. Horning, dated 2.10.22
17. Bingham, dated 2.9.22	41. Bodar, dated 2.10.22
18. Dillon, dated 2.9.22	42. Kohari, dated 2.10.22
19. Bingham, hand delivered, dated 2.9.22	43. Moore, dated 2.11.22
20. Salloway, dated 2.9.22	44. Horn, dated 2.11.22
21. Semeria, dated 2.10.22	
22. Radha, dated 2.10.22	
23. Frost, dated 2.10.22	
24. Tueller & Associates, dated 2.10.22	

**2. HISTORY OF THE LOTS/PARCELS**

Lot 161CR had a prior entitled hotel called the Silverline Hotel approved in 2007 that consisted of the following densities and uses:

- 57 condos
- 27 lodge units
- 33 efficiency lodge units
- 7 employee condominiums
- 28,218 square feet of commercial space
- 40,432 square feet of community activity center

And the following community benefits:

1. A \$500,000 contribution to the Town of Mountain Village Housing Authority
2. 7 employee condominiums
3. Improvements to and expansion of the gondola plaza area beyond the 30' requirement.
4. Provision of 40 built public parking spaces within the garage for the community activity center
5. Two parking spaces for town use
6. 600 square feet of storage for town use
7. 450 square feet of public restroom space on the gondola level
8. A public visitor information kiosk at a dedicated public plaza area
9. 920 square feet of public ski storage
10. A \$500,000 contribution towards the construction of the Community Activity Center
11. A \$20,000 contribution per year for two years to subsidize the HOA dues for the parking spaces and Community Activity Center
12. Purchase of the equivalent of \$84,000 worth of Community Activity Center passes per year for a four year period.
13. A donation of land for an approximately 40,300 square foot Community Activity Center.

There were associated variances such as heights up to 97 feet granted as part of the approval process. The PUD agreement was recorded in 2007, and subsequently expired.

The Pond lots (Lot 67, Lot 69R-2, Lot 71R, OS-3Y), are a combination of footprint building lots and Village Center open space that surround it. This area is owned by Telluride Ski and Golf. The footprint lots follow a similar building footprint as the Westermere building. It was intended that the Westermere extension would be constructed as illustrated by the footprint lot pattern on the Pond lots. The open space areas were intended to be town plaza areas expanding the public plaza to the outer perimeter of the Village Center zone district with a future development proposal. Footprint lots can be increased by 25% or otherwise modified pursuant to a Planned Unit Development, which will be discussed as part of this new development proposal.

The applicants have also requested portions of town owned Village Center open space specifically OS 3BR2 which 1.906 acres in total. The applicants are requesting .063 acres to be conveyed to the applicant and OS 3XRR which is 2.302 acres. The applicants are requesting .424 acres to be conveyed to applicant to replat into 161CR-R.

### **3. PLANNED UNIT DEVELOPMENT PROCESS**

The CDC requires a three-step SPUD process

1. Class 4 Conceptual SPUD review – *we are considering this step*
  - a. Recommendation to Town Council by the DRB
  - b. Action by Town Council
2. Class 3 Sketch SPUD review
  - a. DRB Design Review of the SPUD
3. Class 4 Final SPUD review
  - a. Recommendation to Town Council by the DRB including final DRB review
  - b. Action by Town Council
4. Associated resolutions and ordinances will require an additional meeting

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### **PURPOSE OF THE CONCEPTUAL SPUD**

The purpose of the conceptual SPUD is to provide the DRB, the Town Council, the applicant and the public an opportunity to engage in an exploratory discussion of the SPUD development proposal (including proposed uses, density, maximum building height and floor area and community benefits), to raise issues and concerns and to examine alternative approaches to development.

- (a) The DRB shall focus its review and comments on design-related issues pursuant to the Design Regulations.
- (b) The Town Council shall focus its review on the other issues associated with a SPUD, such as mass and scale, public benefits, density, and general conformance with the Comprehensive Plan

**This memo will break down the Conceptual Site-Specific Review into the following six broad categories:**

- Density and Use
- PUD variances, waivers, design variations and specific approval requests identified
- Community Benefits (that include public benefits)
- General Conformance with the Comprehensive Plan
- Mass and Scale
- Village Center Plaza Considerations

### **WHAT IS A PLANNED UNIT DEVELOPMENT**

A Planned Unit Development (“PUD”) is a specific type of zoning authorized by Title 24 of the Colorado Revised Statutes defined as “an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.”

In practice, consideration of a Planned Unit Development allows the Town Council to review broad and specific variances and waiver to the Community Development Code (with established criteria for review). In exchange for granting those broad and specific variances and waivers the applicants must provide adequate Community Benefits and demonstrate General Conformance with the Comprehensive Plan (Comp Plan). The premise of a PUD is that the resulting development would be better than that which would otherwise occur pursuant to the underlying zoning alone.

The applicant may consolidate planning applications as part of the PUD process including and not limited to a density transfer and rezone, design review, vested property rights, Variances, waivers of CDC provisions, specific approvals, and design variations. A separate subdivision application can be evaluated concurrently. The applicant is consolidating all of the aforementioned applications as part of this SPUD application process.

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#### 4. SPECIFIC CONCEPTUAL SITE SPECIFIC PUD REQUESTS AND CONSIDERATIONS

##### a) DENSITY AND USE

Table 1. The table shows current and proposed density and zoning designations

Lot	Current Density	Proposed Density	Current Zoning	Proposed Zoning	Acreage	Proposed Acreage
<b>Lot 161CR</b>	33 condominiums 2 hotel efficiency commercial	<b>31</b> condominiums	Village Center	PUD Zone District	2.84	4.437 combined 161CRR
<b>Lot 67</b>	14 condominiums	<b>50</b> efficiency lodge units <b>Commercial</b> <sup>1</sup>	Village Center Footprint Lot	PUD Zone District	.12	
<b>Lot 69R-2</b>	12 condominiums commercial	<b>37</b> lodge units and <b>37</b> attached efficiency lodge units (characterized as <b>37</b> hotel branded residences)	Village Center Footprint Lot	PUD Zone District	.23	
<b>Lot 71R</b>	9 condominiums 1 employee apartment commercial	<b>9</b> lodge units + <b>lock off units</b> <b>1</b> employee apartment <sup>2</sup> <b>commercial</b>	Village Center Footprint Lot	PUD Zone District	.17	
<b>OS-3Y</b>	Village Center Active Open space		Active Open Space	PUD Zone District	.587	
<b>Town owned OS 3BR2</b>	Village Center Active Open space		Active Open Space	PUD Zone District	1.906 total (requesting .063 acres)	
<b>Town owned OS 3XRR</b>	Village Center Active Open space		Active Open Space	PUD Zone District	2.302 total acres (requesting .424 acres)	

this will be effectuated by a combination of using existing unbuilt and platted zoning designations/densities on the properties, rezoning existing densities and purchasing the remaining from the density bank as needed.

<sup>1</sup>Commercial Space. The applicants identify 6,042 square feet of restaurant space and 6,829 spa/pool/fitness square feet for a total of 12,851 square feet of commercial area.

<sup>2</sup>The one employee apartment is deed restricted and located on Lot 71R as an existing platted, deed restricted and unbuilt unit. The applicants will better determine required mitigation in order to determine associated deed restricted housing that can be considered community benefit.

**b. REQUESTED VARIANCES, WAIVERS DESIGN VARIATIONS SPECIFIC APPROVALS**

The Town Council evaluates the list of variances, waivers, design variations and specific approvals against the proposed community benefits and general conformance with the Comp Plan. This list may evolve as the application moves through the SPUD public hearing process.

The Design Review Board will provide a recommendation to Town Council on the design related matters. There are several requested waivers, variances, specific approvals and design variations listed below as part of the application. For the specific design review analysis, please read the design review board memo.

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

For the Village Center, the CDC limits the maximum building height to 60' and the maximum building heights to 48'.

The applicants indicate a Maximum Height request of 78.5' for the Pond Lots and 95.5' for Lot 161CR, which are the heights consistent with Table 7. In the Comp Plan.

**2. Town Building Footprint Lots. (CDC 17.3.4.H.6)**

A request to increase the footprint lots (Lot 67, Lot 69R-2, Lot 71R) more than 25%  
b. To increase the footprint lots by more than 25% requires a PUD.

**3. Subdivision Design Standards, General Easement (CDC 17.4.13. F.1.e.)**

A 16' general easement exists along the property line of Lot 161C-R at Lots 97, 98, 100, 101, and Tract OS-3U. The 16' general easement along the boundary of Lot 161C-R and the Pond lots is proposed to be vacated with the proposed replat of the properties into Lot 161C-RR.

**4. Required Improvements for Adjacent Public Areas (CDC 17.3.4.H.7)**

The applicants identify improvements adjacent to their buildings as private not public as noted above.

This would necessitate additional waivers to the following requirements a-g for improvements to public spaces but otherwise apply to the associated private spaces shown on the property. The requirements are listed below:

All new development on lots within the Village Center shall be required to construct improvements that enhance and improve the adjacent open space, town plaza areas and common area, as applicable.

- a. The required improvements shall extend thirty (30) feet from the building dripline and/or encompass the area of disturbance, whichever is greater.
- b. Open space areas shall be enhanced as determined by the review authority by additional landscape plantings, appropriate revegetation and/or the creation of new town plaza areas and/or trails and other improvements as envisioned in the Comp Plan.
- c. Town plaza areas shall be improved with new or repaired paver systems and landscaping as determined by the Town, having as a goal the enhancement and improvement of town plaza areas consistent with the Design Regulations.
- d. Unless otherwise determined by the Town to be unnecessary or unwanted, snowmelt systems shall be required to be installed by the developer and operated and maintained by the subsequent lot owner(s) for all new or improved town plaza areas unless such areas are landscaped with planting beds or other landscaping that does not necessitate snow melting.



- e. Design and construction specifications shall be reviewed and approved by applicable Town departments consistent with this CDC and applicable industry construction standards.
- f. Adjacent plaza area improvements shall be maintained by the development's owners' association. Any such maintenance responsibilities shall be specifically set forth in the development agreement as well as the governing documents of the owners' association.
- g. The developer shall obtain adjacent property owner permission when the adjacent areas to be improved and maintained are owned by a third party, non-Town entity.

**5. Development Review Process, Length of Validity (17.4.3.N.2.)**

There may be a request to extend the length of validity of the Final SPUD approval from 18 months to a longer period of time.

**6. Vested Property Rights (CDC 17.4.17)**

There may be a request from a three year vesting to a five-year vesting period.

**7. Design Regulations (CDC 17.5)**

**Town Design Theme (CDC 17.5.4)**

**Building Siting Design – Village Center Building Siting (CDC 17.5.5.C.1)**

**Building Design (CDC 17.5.6)**

**Building Form (CDC 17.5.6.A)**

**Exterior Wall Form – Village Center Wall Form (CDC 17.5.6.B.2b)**

**Roof design (CDC 17.5.6 C1)** - flat/shed roof design in lieu of emphasized sloped planes, varied ridgelines, and vertical offsets.

**Roof Material (CDC 17.5.6 C3)** – Roof material may also be requested as a variation.

Consideration will be given to the visibility of the roof from the ski hill, and to adjacent roofing materials. Material selection will be presented to the DRB in the Sketch SPUD application pursuant to 17.4.12.D.1(b)

**Exterior Wall Materials (CDC 17.5.6.E.4)**

**Glazing Variance (CDC 17.5.6.G.1.a.-** Request to exceed the 40% maximum window area of the total building facade.

This may also include design variations to the following additional glazing requirements:

**CDC Section 17.5.6.G.2.** Combinations of windows shall be used to establish a human scale to building facades in the Village Center.

**CDC Section 17.5.6.G.3.** Windows within grounded base forms shall appear to be punched into walls. Window patterns and reveals need to be carefully studied to create interest and variety.

**CDC Section 17.5.6.G.4.** Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Transitional details must be provided that clearly describe 130 connection of glazing to walls.

**CDC 17.5.6.G.5.** For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet.

**Decks and Balconies Variance (CCDC 17.5.6.I)** – Long continuous bands of balconies are prohibited.

**Parking Regulations (CDC 17.5.8)**

**Loading Dock Variances (CDC 17.5.8.C.10)**

Variance to the loading and unloading area regulations.

- (1) Dimensions of 12' wide x 55' in length with 14' overhead clearance.

(2) In the Village Center shall be located within the associated parking garage  
**Landscape Regulations (CDC 17.5.9) Variance**

**Village Center and Village Center Subarea Plan Development (CDC 17.5.9.D.1.b.)**

- ix. Owners of lots shall be required to develop any and all pedestrian areas and plaza areas to a maximum of thirty feet (30') out from the building footprint and/or the area of disturbance as determined by the review authority at the time of review and approval. The review authority may require additional development of pedestrian areas if, upon review of the completed site, the review authority determines that additional disturbance occurred during construction beyond which was identified at the time of review and approval of the development application.
  
- x. Due to the extreme daily temperature changes that are experienced in the town and drastic temperature contrasts between shade and sun exposures, the review authority may require the developer to install, and require that any homeowners association operate and maintain a snowmelt system in primary plaza areas and pedestrian routes. The area of snowmelt may be limited in plaza areas and pedestrian routes to the extent practicable in order to minimize energy use as determined by the review authority. The extent of the snowmelt system shall be determined during the development application process. Under normal conditions snowmelt areas shall extend thirty feet (30') beyond the building footprint or cover the area of disturbance, whichever is greater unless reduced pursuant to this section by the review authority. (Ordinance 2015-02)

The applicants are required to development pedestrian and plaza areas consistent with the regulations above. This item will need to be discussed in more detail during the public hearing. The areas immediately adjacent and within the 30' area are shown as private areas not public areas. The applicants are not showing town owned plaza areas but otherwise show a public pedestrian easement with requests to own the plaza areas in and around their property directly adjacent to the Village Center.

**Walls, Fences and Gates (CDC 17.5.9.D.2.d)**

There could be additional landscape variations requested based upon retaining walls, fences, or gates which will need to be identified as part of the sketch plan review.

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

**Lighting Regulations (CDC 17.5.12)**

**Outdoor living space lighting (CDC 17.5.12.C.2.)**

There may be requests to vary outdoor lighting. TBD with sketch plan review

**Commercial, ground level and plaza area design regulations (CDC 17.5.15)**

There may be variances requested to this CDC section related to the ground/pedestrian level design requirement. There are no public commercial uses fronting the Village Center (facing the Village Center Pond), although the uses proposed are otherwise technically allowed.

**8. Condominium-Hotel Regulations (CDC 17.6.3)**

The applicant requests to waive application of the Condominium Hotel Regulations.

**Other Requests/Considerations:**

**Tandem parking (CDC 17.5.8.C.7)**

Tandem parking is allowed pursuant to reviewing authority approval and so long as valet service is provided. The applicants do not consider this a request for the purposes of the PUD as a

requested variation and would rather it be contemplated by the DRB and Town Council with plan review. The specific code provision is listed below. Staff will note that if approved, we would incorporate tandem parking approval and valet services as part of the development agreement consistent with the CDC language stated below.

#### **CDC 17.5.8.C.7. Tandem Parking**

The review authority may authorize tandem parking in a parking garage on a case-by-case basis for a maximum of two (2) cars deep if either 24-hour valet parking service is provided, or if a key lock box is provided by the property owner that is accessible by all owners, tenants or guests residing in the associated building.

a. Valet services, for the purpose of compliance with this section, shall be defined as a service performed by the association and/or property owner providing attendants who receive, park and return motor vehicles to property owners, guests or customers. The provision of such valet services shall be placed as a deed restriction on the property and shall run with the land, and shall be denoted on the condominium plat and general declarations and as provided for in any required development agreement. If valet parking associated with an existing development is proposed to be terminated by the association and/or owner, the parking plan shall be revised and submitted to the review authority for consideration and approval.

#### **c. COMMUNITY BENEFITS**

Community benefits are defined in the CDC as:  
“The dedications, conveyances, public improvements, exactions and conditions required to ensure that the impacts of a development project are adequately mitigated. Community benefits include, without limitation: additional affordable or employee housing; conveyance of land or easements for public purposes; construction and/or land, material or financial contribution to the construction of public facilities, such as public parking and transportation facilities, pedestrian improvements, streetscape improvements, lighting, public cultural facilities, parks, conference centers, public buildings and features; and other public facilities determined by the Town Council to meet the requirement for community benefit as set forth in the PUD Regulations.”

Community benefits are evaluated by Town Council and “shall be provided in determining whether any of the CDC requirements should be varied or if the rezoning to the PUD Zone District and concurrent (for SPUD) rezoning, subdivision or density transfer request should be granted for a PUD.” (CDC Section 17.4.12.G.1.) Town Council shall also find “adequate community benefits” in order to approve a PUD. (CDC Section 17.4.12(D)(6)). Community benefits may include, but are not limited to the “public benefits” in the Comp Plan as discussed below.

#### **COMMUNITY BENEFITS**

The applicant’s narrative lists the following community benefits:

1. Publicly accessible plaza areas connecting to the public Gondola Plaza and provision of additional amenities for skier and public use, including a proposed restaurant and seating areas. The plaza will be extensively planted to maintain the natural landscape as it flows through the site.
2. Enhancement of and incorporation of the existing wetlands into a lush, wetlands walking trail 6 feet in width connecting the Pond/Convention Center Plazas to Heritage Plaza and the Gondola Plaza.

3. A fixed financial contribution to the Town for revitalization of and improvements to the Village Pond area and adjacent plazas, including pedestrian circulation around the western edge of the Pond, allowing for more intensive improvements and plantings on the eastern edge and connecting the wetlands walking trail from the Pond/Convention Center Plaza to Heritage/Gondola Plaza.
4. Improvements to alleyway between Tracks and the Gondola station, creating a more pedestrian friendly connection between Heritage Plaza, the wetlands trail and a stairwell access to the Gondola Plaza and station.
5. Conveyance of two deeded parking spaces within the project's underground parking garage to the Town to be used by Town staff in connection with gondola operations.
6. A fixed financial contribution to the Town for Employee Housing to be determine in connection with processing of this SPUD Application and adoption of the Town's pending employee housing regulations.
7. Construction of 36 dedicated parking spaces for owners within The Ridge at Telluride development.
8. Construction of a loading/unloading zone for the owners within The Ridge at Telluride development.
9. Construction of an additional stair access to the Gondola Plaza to facilitate new pedestrian circulation routes through the Project, to and from the Village Pond Plazas and to facilitate access from the parking spaces provided for the owners within the Ridge at Telluride. This additional stair access will reduce pedestrian and skier congestion on the sole existing stair access to the Gondola Plaza.
10. Construction of a trash compacting facility within the project which will reduce the number of trips over Mountain Village Boulevard by large trash removal trucks and equipment.
11. Incorporation of snowmelt within the Project's plaza areas and the roofs of the buildings in order to minimize the amount of snow shedding and snow removal from the project and reduce the number of trips over Mountain Village Boulevard by large trucks and snow removal equipment.

### **Staff Analysis of applicant identified Community Benefits**

Staff considers #2,3,5, and 10 community benefits. These are listed below.

#2. Enhancement of the wetland are noted in the land use principles, policies and actions portion of the Comprehensive Plan and do constitute a community benefit. This ties to principle, policy and action 4e. in the Comprehensive Plan. This is also #17 in the public benefits table.

#3. A fixed financial contribution related to Village Pond Improvements. This ties to principle, policy and action 4f. in the Comprehensive Plan.

Town staff and Council will need to evaluate what improvements are desired and what financial contribution is required for those improvements. This constitutes a community benefit.

#5. Conveyance of two parking spaces for town use.

The Gondola maintenance staff continue to need access and amenity associated with this development to assure continued smooth operation and repair of the gondola. The town had used the surface parking area easily to access the gondola for maintenance and repair for many years. Two parking spaces are helpful. The prior approval also provided for 600 sq ft of storage space. Consideration of a service elevator to gondola level from the garage for

use of maintenance and equipment mobilization is also a possible consideration for gondola maintenance.

#10. A Trash compacting facility. A trash compacting facility is a practical reality with large scale development. Consideration of a cardboard bailer way also be helpful onsite and also reduce waste truck trips to the development. A trash compactor can be considered a community benefit as it reduces vehicular trips to the property.

#### **#1, #4, #11 Plaza Requirements**

Staff does not consider these community benefits. Village Center development is required to provide public commercial amenities like restaurants, bars, and public commercial spaces and plaza improvements. Village Center development is also required to provide connections between plaza areas and snowmelt where needed. Staff does not consider these community benefits. The public restaurant and public access to the spa and pool constitute general conformance with development Table 7. In the Comprehensive Plan.

#### **#7, #8, #9 Related to the Ridge development.**

Staff does not consider these community benefits. The provision of parking in the parking garage for the benefit of the Ridge owners is a requirement pursuant to a Settlement Agreement between 161CR and the Ridge recorded in 2019. Associated amenities that benefit Ridge owners are not considered community benefits; however can contribute to general conformance with the Comp Plan as providing parking for the Ridge is noted as a site specific principle, policy and action for lot 161CR.

#### **#6. Housing Mitigation.**

Housing mitigation in the form of a payment or provided onsite, will be established as a requirement through the review process. The applicants will then determine whether they will be providing deed restricted housing in excess of the requirement which can then constitute a community benefit. The town and applicant will need to continue to work through this issue and bring something more substantive back prior to the final SPUD application.

#### **Comprehensive Plan, Table 6. Public Benefits Table**

Because the development of OS-3Y, zoned Village Center active open space is being requested to be rezoned to a flagship hotel and or for hotbed development, as envision by the Comp Plan. The application therefore triggers the public benefits table. The public benefits table can be considered as it relates to determining whether “adequate community benefits” are being provided as part of this application.

Although through the 2022 Comp Plan amendment process, the town recognizes that the public benefits table “front-loads” the public benefit trigger with the “first rezone” of open space to a hotbed hotel, with a substantial amount of public benefits to be given to the town at one time, the Comp Plan also allows council flexibility in changing timing triggers. (p.46 of the Comp plan sub B.)

The applicant has indicated that the Comp Plan is advisory and that the application does not intend to satisfy all identified public benefit in the public benefits table with this application. The public benefits table is one of three ways community benefits can be evaluated and satisfied. The applicants provided a detailed analysis of the public benefits table as part of their narrative. Providing public benefits pursuant to the table is also identified as a means to satisfy general conformance with the Comp plan for a Subarea Plan parcel listed in the Public Benefits Table.

In summary, satisfying relevant public benefits also is an evaluation tool as it relates to general conformance with the Comprehensive Plan.

Table 6. Comp Plan Public Benefits Table with staff analysis

<b>PROPOSED PUBLIC BENEFIT</b>	<b>PROPOSED TIMING TRIGGER</b>	<b>STAFF ANALYSIS</b>
1. Provision of hotbeds.	Concurrent with the development of each parcel identified for hotbed development per the Subarea Plans' Development Program Tables.	Hot beds are being provided with this application.
2. Telluride Ski & Golf or successors in interest (TSG), conveys Parcel J Recreation Center/Multipurpose Facility in the Mountain Village Center Subarea to the Town of Mountain Village (TOMV). TSG vacates any easements and interest it holds on Parcel J Recreation Center/Multipurpose Facility, such as the Peaks Easement.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comp Plan	Not being provided with this application.
3. TSG provides any needed easements from current public pedestrian paths in the Mountain Village Center to Parcel J Recreation Center/Multipurpose Facility.	Concurrent with the dedication of Parcel J Recreation Center/Multipurpose Facility as required above.	Not being provided with this application
4. TSG conveys perpetual trail easements or land conveyance to the TOMV for all existing and proposed trails as shown on the then-current Potential Recreation Projects Plan that are located on TSG open space or TSG lots.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.	Not being provided with this application
5. TSG conveys land area in civic land use polygon south of the TSG Shops on upper San Joaquin Road to the TOMV as shown on Land Use Plan Map.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.	Not being provided with this application
6. TSG conveys easements and/or land for Parcel G Municipal Facility in the Town Hall Center Subarea under the Village Bypass ski run to the TOMV.	Concurrent with the rezoning or subdivision of Parcel F Town Hall East in the Town Hall Center Subarea.	Not being provided with this application
7. TSG conveys land it owns within Town Hall Center, Parcel D Town Hall Center, to the TOMV and, if needed, an easement for a helicopter landing area on the Double Cabin ski run.	Concurrent with the rezoning or subdivision of Parcel F Town Hall East in the Town Hall Center Subarea.	Not being provided with this application
8. TSG will convey all TSG open space land to the TOMV that is designated on the Land Use Plan Map as Passive Open Space or as Resource Conservation Active Open Space.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.	Not being provided with this application

<p>9. TOMV rezones TSG open space to limit currently allowed uses consistent with the six open space classifications shown on the Land Use Plan Map.</p>	<p>Prior to or concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>	<p>Not being provided with this application</p>
<p>10. Permanently eliminate any TSG parking agreements related to the Gondola Parking Garage, Meadows Run Parking lot, and any other parking location in the town to allow the TOMV to manage these public parking areas.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>	<p>Not being provided with this application</p>
<p>11. Eliminate TSG-Gorrono water credit, and pay the full and current town water rates for all snowmaking water with the town.</p>	<p>Concurrent with the development of Parcel F 161-CR of the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.</p>	<p>Not being provided with this application</p>
<p>12. The owner of Parcel F 161-CR in the Mountain Village Center Subarea provides utility, vehicular access, and other needed infrastructure easement through Parcel F 161-CR to Parcel G Gondola Station.</p>	<p>Concurrent with the development of Parcel F 161-CR of the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.</p>	<p>Not being provided with this application</p>
<p>13. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots and Parcel G Gondola Station to Parcel F Lot 161-CR to facilitate vehicular access at a lower grade, with the goal of keeping the Gondola Plaza at one level grade as it is extended into Parcel F Lot 161-CR.</p>	<p>Concurrent with the development of Parcel D Pond Lots in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.</p>	<p>Coordinated development is occurring between 161CR and the Pond Lots. Vehicular access is not being proposed between the two properties below grade.</p> <p>The gondola plaza is not at one level grade as it is extended into Lot 161-CR, as proposed. The gondola plaza and the project plaza areas indicated at similar grade. Staff request more detail about this interface.</p>
<p>14. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots to Parcel E Le Chamonix to facilitate vehicular access to Parcel E Le Chamonix.</p>	<p>Concurrent with the development of Parcel D Pond Lots in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general</p>	<p>This is not being addressed; however, should be addressed by communications between La Chamonix and this development. Although vehicular access is</p>

	conformance with the Comprehensive Plan.	indicated by the application to not be feasible, an access easement for foot traffic and/or deliveries would be preferred by the town. There could be request for an access easement for trash or utilities.  La Chamonix will be land locked. Work with la Chamonix to provide easements for access to the building through the Pond lots.
15. Parcel F Lot 161-CR owner evaluates the technical feasibility of establishing a public loading dock and trash collection facility. If a public loading dock and trash collection facility is feasible, as determined by the town, Parcel F Lot 161-CR owner shall construct such facility and provide necessary delivery/access easements to and from the town's plaza areas.	Concurrent with development of Parcel F 161-CR in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.	Town staff does not support a public loading dock and trash collection. The development should be managing all its loading and trash onsite. Problems with the loading dock have been identified by referral comments and in this memo.
16. TSG conveys public pedestrian easements from the Gondola Plaza on Parcel G Gondola Station to The Beach and Heritage Plaza and Parcel F Lot 161-CR.	Concurrent with the development of Parcel G Gondola Station in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.	Not being provided with this application.
17. Provision of 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 with additional riparian planting, a footpath, benches and water features, with such stream lined to the pond to prevent groundwater encroachment in Mountain Village Center. Create more natural creek drainage and a bridge north of Centrum at pond outlet.	Concurrent with the development of the Parcel D Pond Lots, Parcel E Le Chamonix, or Parcel F Lot 161-CR of the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application for such parcels that require general conformance with the Comprehensive Plan.	This is being provided. A new bridge is being provided. The applicant, the town and the wetland consultant should discuss the type of trail and amenities desired.
18. 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.	Concurrent with any rezoning application for Parcel K Meadows Magic Carpet in the Mountain Village Center Subarea. This condition becomes moot should the Telluride Conference Center	n/a



	Expansion already have happened and if necessary easements or other require property interests have been obtained.	
19. TSG provides necessary easements to and from sites or easements to be conveyed to the TOMV as required by the Public Benefits Table.	Concurrent with the required land or easement conveyance.	Additional analysis can be provided at sketch plan review if any additional easements are needed.
20. Developer of Parcel A-4 Telluride Conference Center Expansion will daylight Gorrano Creek and create an enhanced riparian stream/water feature around the site, lining such stream to prevent additional groundwater encroachment.	Concurrent with the development of Parcel A-4 Telluride Conference Center Expansion.	n/a
21. TSG conveys easement to the TOMV for the paved trail to Mountain Village Center as a non-motorized pathway to Country Club Drive as shown on the Potential Recreation Projects Plan.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.	Not being provided with this application.
22. TSG conveys Parcel D Lot 651-A in the Meadows Subarea to the TOMV for deed restricted housing.	Concurrent with the TOMV decision to redevelop Parcel C Lot 644 in the Meadows Subarea.	Not being provided with this application
23. TSG conveys public easements to the TOMV for a new pulse gondola, tramway or other similar mass transit system on either: (i) the west side of Chair 10 from the base of Chair 10 to close proximity to Town Hall Plaza; or (ii) the existing chondola or new tramway to the north of such chondola from the base terminal to the top terminal facility in the Mountain Village Center Subarea. Necessary public easements will be provided to and from the terminal facilities to adjoining public spaces and/or right-of-way.	Concurrent with the redevelopment of Parcel E Big Billie's Apartments in the Meadows Subarea into a hotbed site.	n/a
24. TSG conveys required land or permanent exclusive easements (as required by the town) for the construction of gondola cabin storage buildings at Station St. Sophia and Station Village Parking.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.	Not being provided with this application
25. TSG conveys perpetual easements for the recreation activities and facilities outlined on the Potential Recreation Projects Plan.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.	Not being provided with this application
26. Ski Area Capacity Improvements: TSG provides its ski area master plan for Town Council	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned	TMV has a 2016 copy of the ski area's master development plan on file

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.	by the Comprehensive Plan. Timing and triggers to be developed concurrent with the creation of the first PUD agreement or other agreement associated with the first rezoning of TSG open space for hotbed development as envisioned by the Comprehensive Plan.	and the 2017 master development plan is available online.
27. TSG conveys the amount of land necessary for the envisioned community park adjacent to Telluride Apartments.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.	Not being provided with this application

**Additional Community Benefits for Consideration and further discussion**

The applicants are offering a payment to improve portions of the **Village Pond Plaza** that may be consistent with schematic design plans the town commissioned in 2019 in conjunction with MRWM Landscape Architects and team. The town will need to decide a price and scope of improvements prior to the final SPUD submittal.

The town is evaluating associated **public improvements** as part of the development proposal prior to final approval. Public improvements include and are not limited to any necessary easements to access town infrastructure, trail connections, sidewalks, roadway improvements, and/or **public bathrooms**. We are working with our public works and plaza departments along with our engineer to anticipate necessary improvements associated with this development, its impact on Mountain Village Boulevard and/or the plaza areas related to an increase in vehicular, pedestrian and delivery/service vehicles. Public Improvements count as community benefits.

The surface private public parking provided on 161CR and the Pond lots will be displaced by development. The Town Council could consider a parking payment as the development proposal is not providing any public parking spaces within the garage and have otherwise indicated this is not feasible. **A parking payment** could contribute to the Town’s efforts to expand the Gondola Parking Garage. It should be noted that parking spaces are being provided for public use of the restaurant and spa/pool. Valet parking would occur if someone wanted to visit the restaurant and they were not otherwise a patron of the hotel or owner of a condominium or branded residence.

Diversifying **commercial public spaces** is an important plaza amenity and economic driver. The applicants could consider building a shell commercial space of no less than 1,000 square feet and conveying it to the town to own and operate as a community benefit.

**d. GENERAL CONFORMANCE WITH THE COMPREHENSIVE PLAN**

“When a development application is evaluated regarding its general conformance with the Comprehensive Plan, the Town Council and Design Review Board (DRB) should evaluate the application against the entirety of the goals, policies and actions contained in the Comprehensive Plan and need not require compliance with every provision contained therein. Nonetheless, the Town Council and DRB may require that an applicant satisfy any particular

goal, action or policy if such compliance is deemed necessary to attain general conformance.”(p.7, Comp Plan)

Unique to the Mountain Village Comprehensive Plan, General Conformance is also achieved by the combination of the following three elements. *Staff comments are in italic.*

- 1. It [the application] demonstrates its in general conformance with the Comprehensive Plan’s hotbed policies and the hotbed policies of the CDC, including the Condominium-Hotel Regulations. CDC Section 17.3.15.A.**

The applicant has requested to waive the Condominium Hotel Regulations; however, the applicant is guaranteeing a five-star hotel operator and rezoning to the PUD Zone District consistent with the intent of the Hotel Condominium Regulations. Staff believes the applicant is meeting the intent of this general conformance requirement. Details of the management plan will be contemplated in the development agreement for the project and consistent with representations made with the final SPUD application as conditions of approval.

- 2. [the application is] found to be in general conformance with the land use plan policies and Future Land Use Plan Map. CDC Section 17.1.5.C.1.**

The application is in general conformance with the Future Land Use Plan. The Town Council can evaluate general conformance with the land use policies with are noted below.

**Relevant Land Use Plan Policies from the Comprehensive Plan are listed below to satisfy General Conformance.**

**Mixed-Use Center (p. 38-39, Comp Plan)**

Provide a mix of commercial, multiunit, recreational, cultural, deed restricted units and other similar uses in Mountain Village Center.

- Allow a mixture of commercial, multiunit condominiums and hotbed units, recreational and public uses, resort support uses, and amenities that ensure the vitality of Mountain Village.
- Allow a broad range of activities and development that fulfill the goal of creating an active and vital center.
- Allow educational, cultural, medical/wellness, business, professional and other uses.
- Allow expanded conference capabilities.
- Connect the plaza areas together by better wayfinding, retail casting, themes and similar measures.

**Village Center Subarea Goals (p. 50-51, Comprehensive Plan)**

- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project
- Prioritize pedestrian circulation to and within Mountain Village Center.
- Integrate deed restricted dorm units into future hotbed projects
- Provide a coordinated Provide a coordinated, combined development plan between multiple property owners on Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to maximize the number of hotbed units, attract a significant flagship hotel operator and provide enhanced retail, restaurant, open space and recreational amenities
- Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting

- Develop an improved wayfinding program specifically to direct visitors to key activity centers such as Mountain Village Center – coordinate wayfinding with the Town

**3. General Conformance is also demonstrated by the provision of hotbeds, commercial area, workforce housing or the attainment of other subarea plan principles, policies and actions on development parcels identified in a subarea plan development table and are instead [instead of community benefits] required in order to achieve general conformance with the Comprehensive Plan. CDC Section 17.4.12.G.2.**

The applicant is demonstrating commercial space and building heights are consistent with Table 7. (see below). Hot beds are lower, condominiums are in range and workforce housing is lower with this application, although the final deed restricted mitigation and community benefits are not finalized yet. Town Council can evaluate whether the application is in General Conformance with Table 7. Although the application is not in perfect alignment, general conformance with Table 7. is supported by staff.

Table 7. Mountain Village Center Development Table.

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel D Pond Lots <i>FB</i>	78.5	71	9	2	5,000 square feet	82
Parcel E Le Chamonix <i>FB</i>	78.5	51	7	1	12,540 square feet	59
Parcel F Lot 161-CR <i>FB</i>	95.5	242	32	6	6,500 square feet	280
Parcel G Gondola Station <i>FB</i>	68	107	17	5	3,500 square feet	147

General Conformance is also demonstrated by the applicant addressing site specific principles, policies and actions. These are shown below with staff’s evaluation comments.

<b>4. Parcel D Pond Lots Principles Policies and Actions</b>	<b>Staff’s evaluation</b>
<p>a. Encourage the owner of Parcel D Pond Lots to participate in good faith with the owners of the Parcel E Le Chamonix, 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 replat 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, which development pods could be phased and would be tied</p>	<p>The applicants have coordinate development between Parcel D, the Pond Lots and Parcel F 161CR and identified a flag ship hotel operator.</p> <p>Staff recommends coordinating access with La Chamonix is something that should be addressed by the applicant with sketch plan review.</p>

<p>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 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.</p>	
<p>b. Determine if exchange land should be provided for any town-owned Mountain Village Center open space that is included in a development plan.</p>	<p>This is being requested in the amount of .487 acres of Village Center Open Space and will be evaluated by Town Council</p>
<p>c. Only allow for a rezoning of Mountain Village Center open 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.</p>	<p>The Town Council can determine whether a coordinated development plan between two parcels is enough justification to convey town open space land. Staff provides more analysis under Plaza area and use section of the memo</p>
<p>d. 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.</p>	<p>The applicant addressed this in their narrative.</p>
<p>e. Determine the best alignment for Gorrano 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 Gorrano Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.</p>	<p>The applicants intend to enhance the Gorrano Creek area. It will be important to work with a wetland specialist to determine how best to enhance Gorrano Creek and in coordination with the town.</p>
<p>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</p>	<p>The Conceptual PUD plan shows improvements and ownership that benefit the hotel on the northeastern edge of the</p>

<p>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.</p>	<p>pond. The town and applicant need to better determine the fee contribution and requested improvements to this area as cited as a public benefit. A payment is being offered for additional plaza area improvements. Council, staff and the application will need to determine the fee, location and the scope of improvement.</p> <p>The applicants indicate a spa that is open to the public is located adjacent to the Village Pond. The plans provided do not show any public access from the village pond area to the spa, which would contribute to the public pedestrian and plaza vitality in this location.</p>
<p>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.</p>	<p>The applicants show an additional bridge and improvements- bridge width is unknown. The town would expect more specific landscape drawings and plans with Sketch Plan review.</p>
<p>h. Explore the creation of a deck area next to the pond for restaurant and entertainment use.</p>	<p>This has not been explored.</p>
<p>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.</p>	<p>This is not being proposed; however, Westermere’s wall is unfinished because it was intended to be extended with development of the Pond Lots. The applicants indicate that landscape planting will create continuity in the area between buildings. Staff is unclear how best to address the unfinished Westermere wall and whether Town Council seeks this policy to be explored by the applicant.</p>

<p><b>6. PARCEL F LOT 161-CR</b></p>	<p><b>Staff Analysis</b></p>
<p>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 MV 56 coordinated development plan with</p>	<p>The applicants have coordinate development between Parcel D, the Pond Lots and Parcel F 161CR and identified a flag ship hotel operator.</p>

<p>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 replat 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, 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 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. 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 Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station.</p>	
<p>b. Determine the best alignment for Gorrano 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 Gorrano Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.</p>	<p>The applicants intend to enhance the area along Gorrano Creek. We encourage the applicant to work with the town and a wetland specialist to determine the best surface treatment for the path, the types of uses and amenities desired.</p>
<p>c. Strive to keep the Gondola Plaza at the same level as it extends onto the new plaza onto Parcel F Lot 161-CR.</p>	<p>The applicants can better describe what similar grade</p>

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.	means between the gondola plaza and the plaza within the 161CR development. Parking does not extend by an underground garage between parcel D and Parcel F, likely due to grade issues.
d. Continue to provide parking and access for the Ridge project as required by legal agreements.	This is being satisfied
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.	This is not being provided with this application. Areas adjacent to the Gondola are at similar but not the same grade, are noted as public by easement along the edge of the property. The applicants are not proposing town ownership of any public areas proposed to be replat 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 Chamonix and Parcel G Gondola Station.	The town staff did not feel a shared loading dock and trash facility works well for the town.  The application does not satisfy providing multiple points of access to the plaza areas by a coordinated development plan specifically for the public and related to access. This needs to be better addressed by the applicant.
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.	This is being satisfied
h. Provide any parking and access and other facilities for the Ridge project as may be required by legal agreements.	This is being satisfied

Staff recommends that the application better conform with the [Village Center Subarea Goals](#). Town Council can determine whether any specific goal, action or policy is deemed necessary to attain general conformance that are not otherwise being satisfied with this application.

**Mass and Scale**

Design related evaluation is found in the DRB recommendation memo to Town Council.

**Village Center Plaza and Use Considerations**

Lot 161CR and the Pond lots are within the Village Center Zone District. All new developments are required to extend improvements “thirty (30) feet from the building dripline and/or encompass the area of disturbance, whichever is greater.” This is because the integrity and continued maintenance of existing and new plaza areas has always been important to the town’s village center. The central issue is that all improvements 30’ from the drip line of each



building are shown as private improvements. This could be approvable by Town Council as a Variance to the plaza regulations; but should also be discussed how the project is complimenting and completing the North Village Center plaza as a whole.

The CDC requirements are listed below.

**Required Improvements for Adjacent Public Areas. (CDC Section 17.3.4.H.7)**

All new development on lots within the Village Center shall be required to construct improvements that enhance and improve the adjacent open space, town plaza areas and common area, as applicable.

- a) The required improvements shall extend thirty (30) feet from the building dripline and/or encompass the area of disturbance, whichever is greater.
- b) Open space areas shall be enhanced as determined by the review authority by additional landscape plantings, appropriate revegetation and/or the creation of new town plaza areas and/or trails and other improvements as envisioned in the Comprehensive Plan.
- c) Town plaza areas shall be improved with new or repaired paver systems and landscaping as determined by the Town, having as a goal the enhancement and improvement of town plaza areas consistent with the Design Regulations.
- d) Unless otherwise determined by the Town to be unnecessary or unwanted, snowmelt systems shall be required to be installed by the developer and operated and maintained by the subsequent lot owner(s) for all new or improved town plaza areas unless such areas are landscaped with planting beds or other landscaping that does not necessitate snow melting.
- e) Design and construction specifications shall be reviewed and approved by applicable Town departments consistent with this CDC and applicable industry construction standards.
- f) Adjacent plaza area improvements shall be maintained by the development's owners' association. Any such maintenance responsibilities shall be specifically set forth in the development agreement as well as the governing documents of the owners' association.
- g) The developer shall obtain adjacent property owner permission when the adjacent areas to be improved and maintained are owned by a third party, non-Town entity.

The 30' requirement to improve plaza areas is stated also in the landscaping section of the CDC beginning at 17.5.9.D.1.b. cited below

**17.5.9 LANDSCAPING REGULATIONS**

**D. General Landscaping Design Requirements**

**1. Paths and Walkways**

**b. Village Center and Village Center Subarea Plan Development**

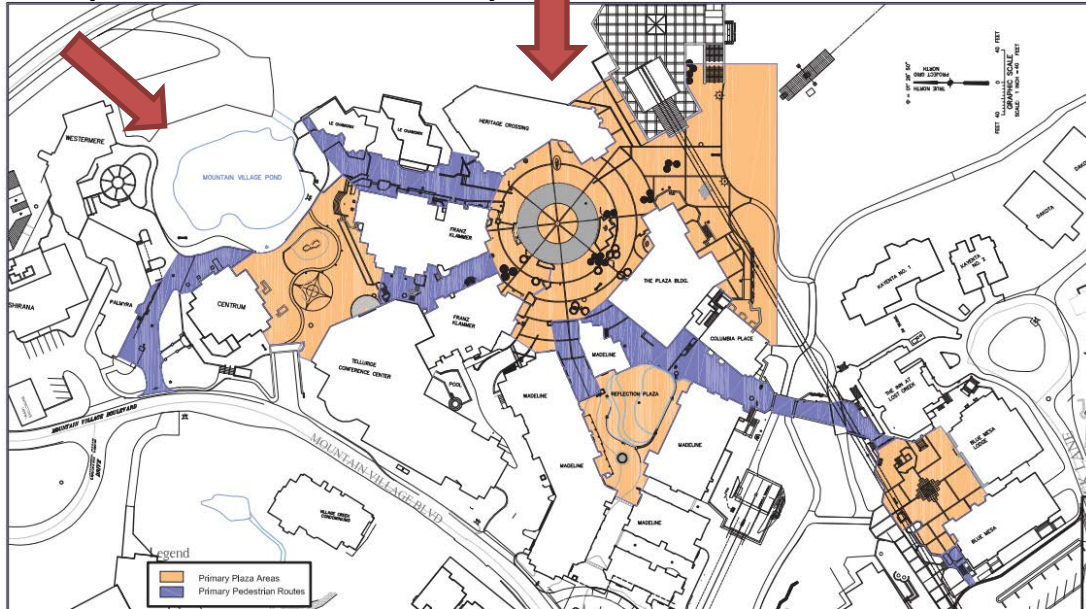
ix. Owners of lots shall be required to develop any and all pedestrian areas and plaza areas to a maximum of thirty feet (30') out from the building footprint and/or the area of disturbance as determined by the review authority at the time of review and approval. The review authority may require additional development of pedestrian areas if, upon review of the completed site, the review authority determines that additional disturbance occurred during construction beyond which was identified at the time of review and approval of the development application.

xi. The review authority shall require the developer of lots to install site furniture and fixtures a maximum of feet (30') beyond the building footprint. Secondary plaza areas shall be furnished and maintained by

the developer and operator of the respective projects for general public use.

With the Silverline approval, the applicants were willing to improve portions of the Gondola Station and expand those improvements consistent with the intent of the language cited above. The development was at the same grade as the Gondola Station to create a seamless transition from the transit platform and hotel/recreation center building. This application includes the Pond lot properties that other than the 109R property, fill the remaining boundary of the North Village Center subarea and zone district in this key location. Consideration to either requiring the village center public plaza and spaces to be developed and integrated into this application or a waiver to these requirements is a central talking point for Council.

### Primary Pedestrian Areas and Primary Pedestrian Routes



Staff recommends the primary pedestrian route (expressed as purple) expand to include the areas marked with red arrows behind Heritage Crossing where the applicants show a pedestrian path and also around the perimeter of the Village Pond. Staff recommend these areas are better identified as public and designed as public areas. The town and SMPA require access around the Village Pond with a minimum width of 10 feet. Staff supports the creation of another loop of primary pedestrian route in this location which can occur by easement or town ownership or a combination of both.

Staff also recommends that public easements connecting to the gondola station and through the building in a few locations be provided. Staff finally recommends more public commercial units facing the Village Center to diversity economic vitality and pedestrian and economic use in the area. These topics are discussed in greater detail below.

### Ownership

The application currently requests that all plaza areas surrounding the building are privately owned and maintained, inclusive of a request to further ownership of .487 acres of town owned Village Center active open space. This proposal would not create an integrated town plaza and project with circulation and active public areas that create a unified plan with the rest of the Village Center. However, private ownership and maintenance subject to public easements could be considered by the Town if the public easement area is to the satisfaction of the Town

Council. This is a central discussion point as part of the conceptual SPUD application. Is the Town Council open to conveying town-owned open space into private ownership? This question and circulation concerns are discussed in greater detail below.

### **Access**

Public access is limited by the design of the current site plan. There are no public pedestrian access points through the property from Mountain Village Boulevard to serve either the public at large or the residents who otherwise would walk into the Village Center who are accustomed to walking through the 161CR or Pond lot sites today. The current plan would require the public to walk down Mountain Village Blvd and around the proposed project with no access afforded to the south near the gondola station. Access for pedestrians, to better connect the project to the Village Center plazas, and better integrate the development should be addressed.

La Chamonix, who had some access via the surface Pond Lot, would have no access with this proposal either for service vehicles, package delivery or pedestrian access. Public comment has been provided by La Chamonix owners.

If the property is built, consistent with build out of our primary pedestrian areas and paths, outlets from the village center through the project would be designed. There is a current pedestrian easement on the Pond Lot, that would be requested to be removed through the subdivision replat. Staff strongly encourages pedestrian easements through the project to create connections rather than a barriers and include access for La Chamonix residents and business owners.

Staff finally encourages a public bathroom location in the North Village Center with this project proposal, even if it is provided as a free-standing facility not attached to the project buildings and located in our around one of our other plaza areas nearby e.g. Wagner Plaza or Conference Center Plaza, or near the Village Pond improvements area.

### **Subdivision Request for town owned Village Center open space**

The applicants are requesting to continue to own the plaza areas and use them for private use except as shown on the exhibit below as A public easement, and acquire additional plaza area from the town. See Conceptual Site Circulation Plan. The applicant cites a site-specific pond lot provision in the Comprehensive Plan, referenced in the narrative, that allows for a rezone and conveyance of town owned open space if a coordinate development plan is provided. The area directly facing the Village Center Pond is shown as private which would preclude public use on two edges of the Village Pond. Hot tubs and private fire pits are also shown in this location and it's unclear how the private and public uses will be buffered (fences, gates, vegetation or retaining walls?). Town Council should discuss their willingness to convey town owned open space for the purposes of private use on the Pond lots and whether the public access easement is acceptable as illustrated or should be amended.

The other portion of town owned open space requested to be conveyed is located between Heritage Crossing and the Gondola. As provided in the business development referral comment and public works comments, the town notes that the area between Heritage Crossing and the Gondola Building is used for plaza use back of house storage and plaza license agreements equipment, inclusive of vending cart storage. There are building egress doors in this general location as well that currently conflict with the applicants proposed landscaping. Although improving formal access through this area and connecting it around the Village Center is important, staff encourages the Town Council to consider the reduced use of plaza areas with this application as proposed. Staff recommends the applicants take advantage of the change of

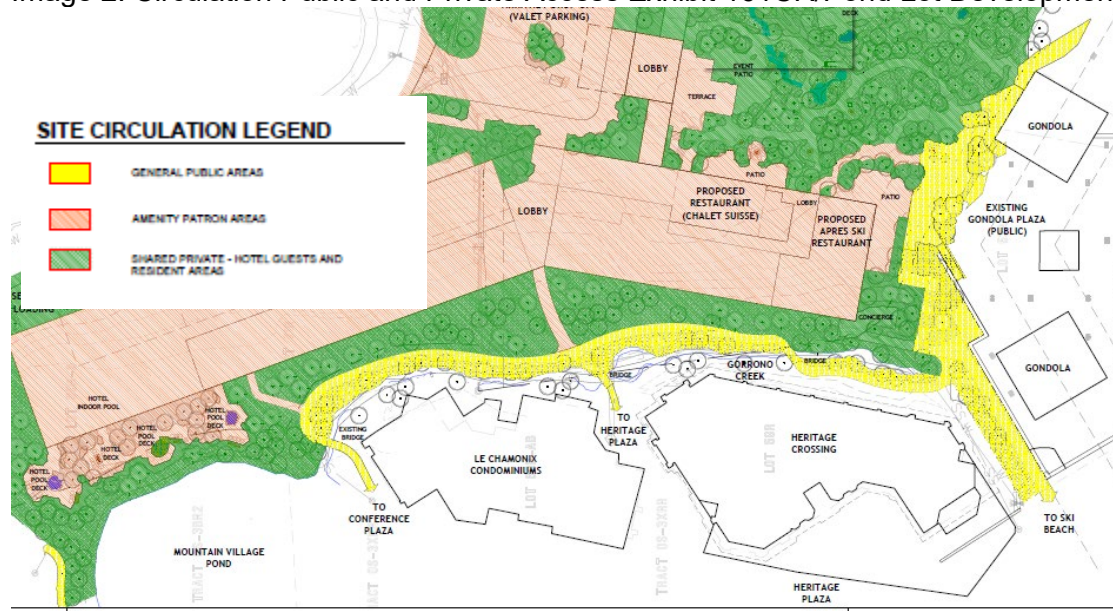
grade in this location and consider building the town storage beneath the proposed stairs (or adjacent) to accommodate the loss of storage that would occur if approved.

**Commercial Vitality**

Finally, staff also recommends discussion of lost circulation and commercial opportunity along the portion of the development fronting and facing the Village Center. The entire building length adjacent to the Village Pond, although the uses are generally allowable (no residences or housing is shown on the ground level), would otherwise be expected to be public store fronts, restaurants, bars, bathrooms, or coffee shops that draw the public up to the property and within in. The town’s plaza use and store front requirements are critical to supporting our village center vitality efforts, economic development, related diversification and expansion of public commercial areas, circulation and businesses.

In summary staff believes that ownership and use of the area between the hotel and branded residence building and the Village Center Pond and plaza, inclusive of public versus private amenities should be discussed in more detail and further revised. Town Council discussion will inform whether the proposed subdivision plat will include the conveyance of town property and whether the Town Council would prefer a fee, for free, or replacement land in exchange for open space land conveyance.

Image 2. Circulation Public and Private Access Exhibit 161CR/Pond Lot Development



**8. CRITERIA AND STANDARDS FOR REVIEW**

The applicants addressed the relevant criteria in their narrative. Below are the criteria and standards restated from the CDC.

**PUD CRITERIA FOR DECISION CDC Section 17.4.12 E. 1-9**

Criteria for Decision

The following criteria shall be met for the review authority to approve a rezoning to the PUD Zone District, along with the associated PUD development agreement:

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;

2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;
3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;
4. The proposed PUD is consistent with and furthers the PUD purposes and intent;
5. The PUD meets the PUD general standards;
6. The PUD provides adequate community benefits;
7. Adequate public facilities and services are or will be available to serve the intended land uses;
8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

**COMPREHENSIVE PLAN PROJECT STANDARDS CDC Section 17.4.12.H.**

Each final SPUD or MPUD plan shall include specific criteria and requirements to satisfy the following:

Comprehensive Plan project standards:

1. Visual impacts shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development.
2. Appropriate scale and mass that fits the site(s) under review shall be provided.
3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table.
4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall be addressed to the satisfaction of the Town.
5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards.

**PUD GENERAL STANDARDS CDC Section 17.4.12.I.8-9**

8. Landscaping and Buffering. The landscaping and public spaces proposed for the PUD shall provide buffering of uses from one another to minimize adverse impacts and shall create attractive public spaces consistent with the character of the surrounding environment, neighborhood and area.

*Staff recommends more detail of the public versus private interface of outdoor areas and uses and how these uses will be buffered from each other as well as the village center plaza areas and pond.*

9. Infrastructure. The development proposed for the PUD shall include sufficient infrastructure, including but not limited to vehicular and pedestrian access, mass transit connections, parking, traffic circulation, fire access, water, sewer and other utilities.

*The applicant provided will serve letters. The town engineer will be reviewing the applicants' materials and provide review comments related to some matters listed above. Utility companies*

*will need to address continued access to their infrastructure in and around this project that could impact their proposed conceptual designs.*

### **DENSITY TRANSFER AND REZONE GENERAL STANDARDS CDC 17.4.10.E.**

- a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
- b. The density transfer meets the density transfer and density bank policies; and The proposed density transfer meets all applicable Town regulations and
- c. standards.

3. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially complies with the density transfer review criteria.

### **ANALYSIS**

The Town Council shall focus its review on the issues associated with a Conceptual SPUD, such as density and use, mass and scale, PUD requests for variances and waivers, community benefits, general conformance with the Comp Plan and village center plaza use and programming and waivers or variances to plaza use standards and intent.

Staff will focus on referral comments and points of concern:

#### Community Benefits

Staff feels there are additional public benefits to be considered as well as finalizing specific financial contributions that need more time to flesh out, understanding that with the conceptual application general commitments are being made related to the Village Center Pond improvements, housing mitigation and public improvements. Consideration of a public bathroom, even if it is provided on the plaza area is important in the North Village Center plaza area. Staff is evaluating associated public improvements and have not completed this analysis in time for the conceptual SPUD, but will continue to work on this as the project moves forward.

#### General Conformance

Staff feels that general conformance would be better achieved if the application conforms more closely to the [village center subarea goals](#). Town Council can also determine whether any additional site specific policies should be satisfied. Staff recommends access considerations for the public be better addressed and with La Chamonix be negotiated.

#### Truck Load and Unload Area issues/circulation

Referral comments expressed concern that the large truck delivery area is shown above grade rather than below grade and in the garage, as the CDC requires. The loading dock/truck area is 10' in length less than the CDC requirement which is also problematic. Finally, the area requires the large trucks to use mountain village to first drive past the area, then back into the area which will block traffic on Mountain Village Blvd. This is not an elegant solution and staff recommends the applicants relook at the design of the service area so it can better meet the CDC requirements.

#### Plaza Use and Vitality

North Village Center will be fully built out with the future development of 109R, the Pond Lots and 161CR. Careful attention to keeping or allowing anticipated plaza areas (around footprint lots) to be developed as buildings or private areas rather than public spaces with commercial public amenities should be considered. The proposed design plan show significant private uses

in areas that are otherwise anticipated to be an extension of the North Village Center plaza pursuant to the CDC.

#### Circulation

This proposal does not allow public access in and through the property in a way that encourages pedestrian access and flow into the Village Center. The intent of the town's regulations is to integrate future development of footprint lots to expand our primary pedestrian plaza areas and allow for multiple points of access in and through the Village Center.

#### Access

Access needs to be coordinated better with La Chamonix as well as the town to better facilitate public access to the village center and enhance the visitor, hotel and resident experience. Access may also be needed for town utilities and infrastructure as well as San Miguel Power Association (SMPA) in and around the pond edge and through the area between the hotel and plaza. SMPA illustrated by referral comment, the need for a 10' easement area for power access which will amend the existing plan provided.

#### Mass and Scale

The Town at large has understood these properties are appropriate for hot bed development. The applicants are asking for heights from 2 levels to 4 levels higher than the zone district limitations. The heights are shown not to exceed the heights indicated in the Comprehensive Plan development table 7. The Madeline is approved at approximately the heights being requested on the Pond Lots. The Peaks are generally the heights being requested for 161CR. If developed as designed, this building will likely become the new tallest feature and point of focus for the Mountain Village, as may be appropriate.

#### Design Variances

Town Council and the DRB must weigh in on the number of proposed design variances as part of this proposal. Height, materials, roof pitch, glazing and the first level building relationship to public spaces and the Village Center are the larger asks. Understanding that our village center design requirements were not updated at the same time our single-family design requirements were updated, staff is comfortable with design variances and waivers, to the extent it results in exceptional architecture in the Village Center.

#### Village Center Open Space Conveyance Request

The applicants further request that a total of .487 acres of Village Center Open Space be conveyed to be used in part for private and in part for private ownership but public access by way of an easement. Town Council can consider whether this be conveyed, purchased or kept in town ownership and the private/public plaza areas and uses can be further discussed with more input and information. The site-specific principle, policy and action 4.d. indicates that the Town should only allow for a rezoning of mountain village open space within parcel D 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 La Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station. Given that Parcel E. La Chamonix is not part of a coordinated development plan but they still need access for deliveries, pedestrian access and shipments through the Pond Lots, minimally staff recommends the applicants work with La Chamonix and work through an access and management plan in order to better justify a conveyances of town owned property.

#### Plaza Use and Requirements

The former Silverline application showed a development that was at Gondola plaza level that included improvements beyond the 30' requirement extending onto the Gondola plaza. The intent of the 30' rule for plaza improvements is not currently being met by the applicants design plan. It doesn't mean the design plan is not approvable, just that the town is not fully benefitting from an enhanced plaza area with additional frontage of public commercial spaces to increase vitality and diversity in the Village Center as proposed. Staff recommends the development compliment the Village Center plaza areas and complete the Village Center plaza areas by adding a primary pedestrian route to the town's primary pedestrian route and area map found in the CDC.

### **STAFF RECOMMENDATION**

Staff has provided a motion to approve and a motion to continue.

*Council should give direction related to the conveyance of town owned open space as part of a proposed motion to approve OR continue so that the applicant can prepare the appropriate replat/subdivision document as part of the final SPUD concurrent review of the subdivision plat.*

If Town Council feels the Conceptual SPUD application is approvable below is a proposed motion:

#### Proposed Motion

*I move to approve an application by Merrimac Fort Ventures, LLC for approval of the conceptual Site Specific PUD for Lots 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y*

[and a request **to** incorporate portions of OS-3BR2 and OS-3XRR owned by the Town of Mountain Village if applicable or **not to** incorporate portions of OS3BR2 and OS-3XRR]

*With the following findings:*

1. The application is in general conformance with the Comprehensive Plan specifically the following:
  - a. The application is in general conformance with the Comprehensive Plan's hotbed policies and the hot bed policies of the CDC including the hotel condominium regulations, unless otherwise varied by the PUD application.
  - b. The application is found to be in general conformance with the land use policies and Future Land Use Plan Map
  - c. General Conformance is also demonstrated by the provision of hotbeds, commercial area, workforce housing or the attainment of other subarea plan principles, policies and actions on development parcels identified in a subarea plan development table and are instead required in order to achieve general conformance with the Comprehensive Plan. CDC Section 17.4.12.G.2.
2. The application provides adequate Community Benefits
3. The length of validity for the Conceptual SPUD approval is 12 months.
4. The applications are consistent with the criteria and standards set forth in the CDC specifically the PUD criteria for decision, the comprehensive plan project standards, the PUD general standards and the density transfer and rezone general standards, unless otherwise asked to be varied by the PUD.
5. Village Center Active Open Space if rezoned, does not require replacement open space pursuant to CDC Section.
6. The proposed PUD zone district is consistent with the CDC requirements for hotbed development.



7. Parking requirements will be met with the consideration of tandem parking by the DRB that will be considered at sketch plan review in more detail.
8. Onsite mitigation housing is subject to the 2006 Mountain Village deed restriction unless otherwise negotiated through the PUD process.
9. Town Council incorporate the DRB's recommended conditions of approval as part of this motion. To the extent there are duplicate conditions, duplications need not be repeated in the approvals.

**And is in General Conformance with the Comprehensive Plan by providing the following as part of the SPUD application:**

1. Rezoning the property to the PUD Zone District
2. Providing at least 50 efficiency lodge units (hotel rooms) that will be maintained in one condominium ownership and disallowed from further condominiumization.
3. Provide at least 37 lodge units and 37 attached efficiency lodge units (at least 37 branded residences), characterized as Branded Residences, held in ownerships of two unit pods, that will include a short term deed restriction when not in use by the owner.
4. Provide 31 condominiums
5. Provide 9 lodge units with associated lock offs that will carry the short term rental restriction.
6. 12,851 square feet of commercial public space consisting of a restaurant spa, pool and fitness area.
7. Table 7. also lists heights of 78.5' and 95.5' feet maximum height which the applicants have indicated they will not exceed.
8. The mix and number of units, except the 50 efficiency lodge units that are restricted as hotel units, may change through the development review process subject to Town Council review and approval.
9. An easement for public use along Gorrano Creek as described in the narrative.

**The applicants are providing the following community benefits:**

1. Enhancement of and incorporation of the existing wetlands into a lush, wetlands walking trail 6 feet in width connecting the Pond/Convention Center Plazas to Heritage Plaza and the Gondola Plaza. There would be an associated public easement within this area for public use.
2. A fixed financial contribution to the Town for revitalization of and improvements to the Village Pond area and adjacent plazas, including pedestrian circulation around the western edge of the Pond, allowing for more intensive improvements and plantings on the eastern edge and connecting the wetlands walking trail from the Pond/Convention Center Plaza to Heritage/Gondola Plaza.
3. Conveyance of two deeded parking spaces within the project's underground parking garage to the Town to be used by Town staff in connection with gondola operations.
4. Construction of a trash compacting facility within the project which will reduce the number of trips over Mountain Village Boulevard by large trash removal trucks and equipment.
5. Community Housing to be determined to what extend housing is provided in excess of the community housing mitigation requirement.
6. Public Improvements. The town is working on what this package would look like with our public works, plaza and engineer.

**In consideration for the following CDC Variances, Waivers, Specific Approvals, Design Variations:**

1. Building Height Limits (CDC 17.3.11 and 17.3.12)  
A request for 78.5' for the Pond Lots and 95.5' for Lot 161CR as a maximum established building height.
2. Town Building Footprint Lots. (CDC 17.3.4.H.6)  
A request to increase the footprint lots (Lot 67, Lot 69R-2, Lot 71R) more than 25%
3. General Easement Setbacks (CDC 17.4.13. F.1.e.) (CDC 17.3.13)  
To request eliminating one 16' general easement along the boundary of Lot 161C-R that is will be replatted into Lot 161C-RR, (which will be shown and reviewed as part of the subdivision plat submittal which will be reviewed concurrently).
4. Required Improvements for Adjacent Public Areas (CDC 17.3.4.H.7)  
*It is unclear to what extent this will be varied but it is being requested to be varied currently.*

To waive the requirement to construct improvements that enhance and improve the adjacent open space, town plaza areas and common areas as applicable extending 30 feet from the building dripline and/or encompass the areas of disturbance, whichever is greater.

- h. Town plaza areas shall be improved with new or repaired paver systems and landscaping as determined by the Town, having as a goal the enhancement and improvement of town plaza areas consistent with the Design Regulations.
  - i. Unless otherwise determined by the Town to be unnecessary or unwanted, snowmelt systems shall be required to be installed by the developer and operated and maintained by the subsequent lot owner(s) for all new or improved town plaza areas unless such areas are landscaped with planting beds or other landscaping that does not necessitate snow melting.
  - j. Design and construction specifications shall be reviewed and approved by applicable Town departments consistent with this CDC and applicable industry construction standards.
  - k. Adjacent plaza area improvements shall be maintained by the development's owners' association. Any such maintenance responsibilities shall be specifically set forth in the development agreement as well as the governing documents of the owners' association.
  - l. The developer shall obtain adjacent property owner permission when the adjacent areas to be improved and maintained are owned by a third party, non-Town entity.
5. Development Review Process, Length of Validity (17.4.3.N.2.)  
From 18 months to a recommended two years. One staff level approval of an additional year. Any additional extension would require Town Council review.
  6. Vested Property Rights (CDC 17.4.17)  
A request from three year to a five-year vested property right period.
  7. Design Regulations (CDC 17.5)
    - Town Design Theme (CDC 17.5.4)
    - Building Siting Design -Village Center Building Siting (CDC 17.5.5.C.1)
    - Building Form (CDC 17.5.6.A)
    - Exterior Wall Form (CDC 17.5.6.B.2b)
    - Building Design (CDC 17.5.6)
      - a. Roof design (CDC 17.5.6 C1) - flat/shed roof design in lieu of emphasized sloped planes, varied ridgelines, and vertical offsets.
      - b. Roof Material (CDC 17.5.6 C3) – Roof material may also be requested as a variation. Consideration will be given to the visibility of the roof from the ski hill, and to adjacent roofing materials. Material selection will be presented to the DRB in the Sketch SPUD application pursuant to 17.4.12.D.1(b)

- c. Exterior Wall Material (CDC 17.5.6.E.4)
- c. Glazing Variance (CDC 17.5.6.G.1.a.- Request to exceed the 40% maximum window area of the total building facade. The building will include wood screening elements (see elevations and renderings) that will emphasize a relationship of solid and void that is appropriate to the contextual architecture and building typology.

This may also include design variances to the following additional glazing requirements:

- CDC Section 17.5.6.G.2. Combinations of windows shall be used to establish a human scale to building facades in the Village Center.
  - CDC Section 17.5.6.G.3. Windows within grounded base forms shall appear to be punched into walls. Window patterns and reveals need to be carefully studied to create interest and variety.
  - All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly.
  - CDC Section 17.5.6.G.4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Transitional details must be provided that clearly describe 130 connection of glazing to walls.
  - CDC 17.5.6.G.5. For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet.
- d. Decks and Balconies Variance (CDC 17.5.6.I) – The building design utilizes semi continuous balconies which are variegated in scale and rhythm by screening wood elements.

Parking Regulations (CDC 17.5.8)

e. Loading Dock Variances (CDC 17.5.8.C.10)

1. *Dimensions of 12' wide x 55' in length with 14' overhead clearance (proposed at 45' in length)*
2. *In the Village Center shall be located within the associated parking garage (not located in an associated parking garage)*

Landscape Regulations (CDC 17.5.9)

g. *Village Center and Village Center Subarea Plan Development (CDC 17.5.9.D.1.b.)*

- ix. Owners of lots shall be required to develop any and all pedestrian areas and plaza areas to a maximum of thirty feet (30') out from the building footprint and/or the area of disturbance as determined by the review authority at the time of review and approval. The review authority may require additional development of pedestrian areas if, upon review of the completed site, the review authority determines that additional disturbance occurred during construction beyond which was identified at the time of review and approval of the development application.

Landscaping Design Requirements, Paths and Walkways (CDC 17.5.9.D1.i)

Walls, Fences and Gates (CDC 17.5.9.D.2.d)

Trash, Recycling and General Storage Areas (CDC 17.5.10)

Lighting Regulations (CDC 17.5.12)

h. Outdoor living space lighting (CDC 17.5.12.C.2.)

*There may be requests to vary outdoor lighting. TBD with sketch plan review*

Commercial, ground level and plaza area design regulations (CDC 17.5.15)

- i. The Commercial frontages will be articulated with covered canopies to lower the scale of these taller floors to a more human scale. Entries will be clearly defined with site elements, lighting, and architectural features that clearly invite guests and patrons in. Restaurant and Commercial spaces will include large sliding walls that connect interior

and exterior spaces to blur the line of indoor and outdoor extending the scale of plaza spaces in the summer and shoulder seasons. *TBD with sketch plan review.*

*There may be variances requested to this CDC section. There are no public commercial uses fronting the Village Center (facing the Village Center Pond), although the uses proposed are otherwise technically allowed. More detail will be provided with the SPUD Sketch Plan application.*

9. Condominium-Hotel Regulations (CDC 17.6.3)  
The applicant requests to waive application of the Condominium Hotel Regulations. However the town will want some management plan and ownership assurances outlined in the Development Agreement.

***And with the following conditions:***

1. Indicate a Maximum Average Height if it is in excess of the CDC requirements for the Village Center Zone District as part of the sketch plan PUD submittal which will be incorporated into the PUD development agreement, for each building.
2. Revise the loading dock area to address Mountain Village Blvd circulation issues and reduce variance requests by either locating the loading bay/dock in the garage and/or provide the CDC required height in area to accommodate an appropriately sized loading area for large vehicles.
  - a. Provide a circulation plan for patron vehicles, service trucks, and trash and deliveries to better understand traffic management on Mountain Village Blvd to be reviewed by the town engineer.
  - b. Revise the loading dock area so that traffic will not be blocked on Mountain Village Blvd.
3. Amend the site plan to show how the development will integrate better with the Village Center inclusive of public access in and through the project that would be accompanied by public easements through the buildings.
  - a. Better address how the public would access the gondola and plazas from Mountain Village Blvd through the project.
  - b. Revise the public access plan to accommodate a 10 foot access easement for town and SMPA utility access.
  - c. Determine whether a primary pedestrian way can be accommodated behind Heritage Crossing and around the Village Pond if directed by Town Council.
  - d. Provide an additional public access point to access the restaurant and bar.
4. In order for the town to consider increasing the footprint lots in excess of 25% and rezoning the open space to PUD zone district, the developers must work through an access and management agreement with La Chamonix to coordinate access through the project to their property for the purposes of minimally pedestrian access for La Chamonix owners and associated deliveries of personal and commercial items consistent with the site specific principle, policy and action 4.c. (p. 54-55 of the Comprehensive Plan)
5. To be provided at sketch plan SPUD review:
  - a. Landscape Plans. Better articulate the private plaza spaces at sketch plan review by showing all site improvements including nature or artificial water features, lighting, retaining walls, gates or fences, landscaping, width of trails and the bridge, materials, surface treatments in color and texture. Also show grade differences, if present, between the gondola station and the 161CR adjacent plaza areas.

- b. Show areas that will be snow melted.
  - c. indicate how the hot tubs and firepits are screened as private use from public trespass if shown with the sketch PUD plan.
  - d. Better define natural water features versus decorative water features and the associated legal and physical water source for decorative features. There are both design and wetland regulations that will apply during the design review process for areas near and adjacent to wetlands e.g. Gorrano Creek and the Village Center Pond. Due to water conservation measures, artificial water features may be prohibited.
  - e. Indicate whether areas that extend 30' beyond the dripline of each building will be improved, or whether this is being requested to be waived consistent with CDC Sections (CDC 17.3.4.H.7. & 17.5.9)
  - f. Revised Snow Storage Plan. Prior to submitting for sketch plan review, the applicant shall provide a snow storage plans to the satisfaction of the Community Development and Public Works Department. The Public Works Department may require the final PUD to include a provision that the Applicant remove snow from Mountain Village Boulevard adjacent to the project due to limited snow storage areas.
  - g. Grading Plan. The sketch plan submittal shall include a grading plan prepared by a Colorado Professional Engineer, and the floor plans and roof ridge points shall include USGS elevation points to determine how the proposed grade relates to the building, drive aisle grade and parking area grade. Bottom-of-wall and top-of-wall heights shall also be shown.
6. Staff recommends the applicants consider the following additional community benefits:
- a. A **public restroom** located in North Village Center that could be accessed from the inside (if attached to a building on property) or outside if located detached from the proposed development and on town land, as there is currently no public restroom located anywhere in the north village center. This can be provided as a payment or constructed at owner cost concurrent with issuance of a building permit and must be completed prior to issuance of a Certificate of Occupancy.
  - b. Consider **storage space** for town equipment like vending carts and associated plaza equipment.
  - c. Consider **an equitable payment or compensation** for Village Center open space of a total of .487 acres, if approved by Council to be utilized for private development use rather than public plaza use.
  - d. Town Council to request a **payment** to replace surface parking that will be displaced by development. The payment would be earmarked for the GPG expansion.
  - e. Consider public easements if needed from adjacent trails through the property for pedestrian public use to access the Village Center.
  - f. Consider a **dedeaded commercial shell** space no less than 1,000 square feet to the Town of Mountain Village facing the Village Pond/Village Center.
7. Consider revising programmatic space to include public commercial space and public access specific to the hotel and branded residence building elevation consistent with plaza use, landscaping and design guidelines.
8. The unit designations identified within the project will conform with the unit designation definitions, or otherwise we would expect waivers or variances to be identified through the PUD process and prior to final SPUD review.
9. The Payment, design and landscaping of the Village Pond and Plaza Improvements will be clearly spelled out in the final PUD plans and, as necessary in the final PUD agreement for the project.

10. The Applicant shall install and maintain the Plaza areas described above as provided for in legal instruments executed for the final PUD.
11. The Applicant shall also pay to install, operate and maintain a Town approved snow melt system in the Plaza areas described above if not already provided.
12. The applicant shall pay to install operate and maintain improvements and a town approved snow melt system along the public easement area and wetland/pedestrian pathway.
13. The two town parking spaces will be conveyed to the town as condominium form of ownership.
14. The Town shall review and approved the final design of the parking garage.
15. The Town's consulting engineer shall review and approve the design of the truck load and unload turnaround and overall project access with sketch plan review submittal.
16. Hotel Management Agreement.
  - a. The Project will consist of Hotel Rooms and Hotel Residences which will be operated by a 5-star luxury hotel brand operator and will be managed in accordance with the standards and criteria required by the flagship operator.
  - b. In lieu of application of the Hotel Condominium Regulations, the Town and applicant will agree to terms and condition of hotel use and management including and not limited to the following to be incorporated into the development agreement:
    - a. The Hotel Rooms will be restricted from being individually condominiumized and will remain as one block of Hotel Rooms, which will remain in common ownership and will carry the short-term rental restrictions in accordance with the definition of Efficiency Lodge Units. The Hotel Residences will be sold in two's with the ability to rent them separately with an associated short term rental deed restriction, when not in use by the owners.
    - b. Staff recommends we include requirements that assure an expected ongoing level of service as described above.
    - c. Establish Hotel operator standards to the satisfaction of Town Council as described above.
    - d. The hotel rooms, amenity spaces and associated required parking are kept in one condominium ownership and cannot be bifurcated from each other. This can be further discussed between conceptual and final SPUD review.
    - e. The hotel rooms cannot be further condominiumized in the future.
    - f. A front desk, lobby, amenity spaces or back of house cannot be further condominiumized in the future or have associated changes of use that compromise the level of service or agreed to hotel amenities, but are required to remain as part of the hotel operations in perpetuity.
    - g. Assure 24 hour valet parking for the project through the PUD agreement.
    - h. Full time front desk designed to meet industry standards for a full service hotel operation.
    - i. Concierge position consistent with the standards for a full service hotel operation
    - j. Standard furnishing package for all the units in the Project required by the Hotel Operator.
    - k. Restaurant and bar for hotel guests that also allows other guests of Mountain Village.
    - l. Room service.
    - m. Hotel fitness center/spa.
    - n. Hotel pool and spa and associated amenities.
    - o. Back of house space for the operation of a full service hotel, associated restaurant and bar, and other hotel operations.

- p. The developer will consider: providing a standard furniture package in Lodge and Efficiency Lodge units in the project
17. Financial Assurance. Staff shall work with the Applicant on appropriate PUD policies concerning financial guarantees for agreed upon public improvements.
  18. Design, Scale and Mass. The Town Council is generally approving the scale and mass of the project knowing that the DRB and Town Council will continue to evaluate the details of the design during the remainder of the PUD process. The Applicant shall not increase the scale and mass approved at the conceptual PUD phase. Therefore, the Council's approval of the conceptual PUD does not bind the decision of the DRB or the Town Council on the project concerning the application of the Design Guidelines. It is anticipated that the design of the project will continue to respond to the boards conditions throughout the PUD process to ensure it meets the community's design expectations emulated in the CDC and the Design Guidelines.
  19. Applicant Representations. The final PUD shall be consistent with the plans submitted and the representations made by the Applicant during the conceptual PUD process.
  20. The final PUD-Development agreement for the project shall reasonably address community housing mitigation and any housing related community benefit in excess of the housing mitigation requirement.

#### ALTERNATIVE MOTION

I move to continue the Conceptual Site-Specific PUD by Merrimac Fort Ventures to the Town Council meeting date of [insert date here] with the following conditions:

1. Revise the site plan to show public pedestrian access points through the project to demonstrate general conformance with the 2011 Comprehensive Plan specifically the village center subarea goals.
2. Revise the site plan to show a new primary pedestrian path connecting this development to the overall Village Center plaza plan.
3. Consider the additional community benefits listed by Town Council as part of the project to better demonstrate the provision of adequate community benefits.
4. Revise the loading dock area to no longer impede traffic on Mountain Village Blvd and meet dimensional requirements.
5. Work with the Town Council and staff to better determine the payment amount, scope and agreement related to the Pond/Plaza improvements, possible public improvements and housing mitigation versus housing community benefit prior to the continued hearing date.
6. Address DRB's design concerns consistent with the recommended conditions provided to Town Council.

*/mbh*

**NARRATIVE**  
**CONCEPTUAL SPUD REVIEW**  
**LOTS 161CR, 67, 69R-2, 71R and OS-3Y**

**JOINT TOWN COUNCIL AND DESIGN REVIEW BOARD REVIEW**

**APPLICANT:** MERRIMAC FORT PARTNERS, LLC

**SUBJECT PROPERTY:** LOT 161C-R

LOTS 67, 69R-2, 71R, OS-3Y

**CURRENT ZONE DISTRICT:** VILLAGE CENTER

**CURRENT OPEN SPACE CLASSIFICATION:** VILLAGE CENTER OPEN SPACE

**CURRENT OWNERSHIP:** LOT 161C-R: CO LOT 161C-R MOUNTAIN VILLAGE, LLC

LOTS 67, 69R-2, 71R, OS-3Y: TSG SKI & GOLF COMPANY, LLC

**AGENCY AUTHORIZATION:**

CO LOT 161C-R MOUNTAIN VILLAGE, LLC AGENCY AUTHORIZATION CONTAINED IN APPLICATION FORM

TSG SKI & GOLF COMPANY, LLC AGENCY AUTHORIZATION CONTAINED IN APPLICATION FORM

**TITLE COMMITMENTS:**

LOT 161C-R ATTACHED HERETO AS ***EXHIBIT A***

LOTS 67, 69R-2, 71R and OS-3Y ATTACHED HERETO AS ***EXHIBIT B***

**SUMMARY OF PROJECT AND DEVELOPMENT TEAM**

**DEVELOPER BACKGROUND**

Merrimac Fort Partners, LLC (MFP) is currently under contract to purchase lot 161C-R from CO Lot 161CR Mountain Village, LLC and Lots 67, 69R-2, 71R and OS-3Y from TSG Ski & Golf Company, LLC. MFP is a joint venture between Merrimac Ventures, led by Managing Partner Dev Motwani, and Fort Partners, led by entrepreneur Nadim Ashi. Merrimac and Fort are partners on the Four Seasons Fort Lauderdale project and both have extensive track records of highly successful real estate and hospitality development, including the Four Seasons Surf Club, to date one of the most successful Four Seasons properties. Fort also owns the Four Seasons Palm Beach, the Four Seasons Brickell and is working on other Four Seasons projects internationally. Nadim, an accomplished skier, has been traveling to Telluride annually for the past 30 years with his family. Merrimac Ventures is an extremely active real estate development company, specializing in prime resort, mixed use and multi-family development. Merrimac is currently involved in over \$3 billion in real estate development projects, including the 27-acre Miami World Center, one of the largest urban core developments in the United States.



## **ARCHITECTS**

### **Olson Kundig: Design Architect**

#### **Philosophy & Principles**

Since the firm's founding more than five decades ago, Olson Kundig has created a body of work that unites culture, nature, art and architecture. We create deliberate and evocative buildings that serve as bridges between people and their environments. We believe the design of great places begins by asking the right questions about a project's context and seeking a balance between the rational and the poetic.

Our ability to create appropriate and high-performance designs in varied cultures and climates across the globe stems from our contextual approach. We believe that all designs should be informed from the very start by research about a site's history, culture, climate and other environmental factors. Through this contextual research, buildings can be integrated thoughtfully with their surroundings, whether urban or rural. In our work, exterior and interior architecture work together cohesively, harmonizing with and taking inspiration from natural features of the site, as well as built and cultural histories.

For us, connecting to place often means collaborating with local craftspeople and artists. These partners help tell the story of the surrounding personal and cultural contexts of our buildings. We frequently work with local fabricators to develop specific building elements, and merge art and architecture to create a seamless spatial experience. The resulting designs possess a quiet, dramatic elegance that is born of collaboration and that inspires with its authenticity.

#### **Mountain Architecture**

Olson Kundig has decades of experience designing projects in extreme climates around the world. Our roots in mountain architecture trace to Tom's youth skiing and climbing, then to his formal architectural training and practice in Alaska and Switzerland. We have a deep appreciation for the mountains and that appreciation manifests in how we design, creating spaces that allow you to seek refuge from the cold, connect to the landscape around you and gain prospect views.

Our architecture seeks to highlight the unique qualities of each place. With a long history of working in Telluride we are familiar with its unique Western aesthetic and deeply rooted local community. We understand the opportunities and challenges of designing in Telluride, both from a community and technical standpoint, and will bring a new perspective to redefine and expand on the architecture of the Mountain Village Core.

### **OZ Architecture: Architect of Record**

At OZ Architecture, we create the spaces and places where life happens. With roots from 1964, we value a pioneering spirit of innovation, an attitude of openness, collaboration and community stewardship. Across geographies, disciplines and project types, we design environments that endure time and precede trends. Places that push the boundaries to enhance the human experience and shape the built environment for the better.

## **PROJECT VISION**

MFP is submitting this Conceptual SPUD Application for consideration to construct a five-star luxury branded resort and residences, with associated amenities, attracting an upscale family-oriented clientele, while providing additional services and amenities to the community. The project will consist of at least 50 traditional Hotel Rooms, branded Hotel Residences and Private Residences, a spa and fitness

center, meeting facilities, après ski and restaurants. Furthermore, the Project will contain a wetlands riparian corridor walking trail, connecting the Gondola Plaza to the Village Pond Plazas, a publicly accessible plaza adjacent to the Gondola Plaza and an additional stairwell connection from the Project to Gondola Plaza. Rather than maximizing site coverage and density and overwhelming the site, the buildings have been carefully located to respect neighboring properties, create open space, view corridors and public areas. The intent is for the buildings to blend into the hillside more naturally. A five-star luxury hotel/resort brand or “flag” will operate and manage the resort and residences in accordance with the goals of the Town’s Comprehensive Plan.

### **HOTEL AND HOTEL RESIDENCES**

The Hotel and Hotel Residences are located adjacent to the Village Pond and behind the Le Chamonix and Heritage Plaza complexes. The Hotel and Hotel Residences consist of a lower, horizontal massing with the façade broken up into two masses: (i) the base and (ii) the upper volume that is further subdivided in plan at the shift in massing North and South. The top Hotel Residence penthouses will be set back so as to minimize their visual impact from the ground.

The base will be made of a substantial material, stone or cultured stone, as per the Design Regulations and will be more solid and weighted than the upper volume. The base will hold all public facing functions of restaurants, meeting rooms and the spa, and will provide much needed energy and activity to the Village Pond and associated plazas.

The upper volume, which will hold the Hotel and Hotel Residences, will be comprised of a frame that will be made of a more refined material that will be lighter in color and echoes the neighboring building’s stucco facades. Screens and balconies will be incorporated into this mass to provide a layered and varied interplay of light and shadow both at night and day.

### **PRIVATE RESIDENCES**

Further up the site, the Private Residences are broken up into two buildings to create separation which will minimize the massing and enable view corridors for neighboring properties. Much like the Hotel and Hotel Residences, the façade is broken up into two masses, the base and the upper volumes with the penthouses set back to minimize visual impact from the ground. The base will be the same material as the Hotel and Hotel Residences, creating a consistent material language that stitches the site and Project together. Much like the Hotel and Hotel Residences, the base will hold all public facing functions of lobby and amenity spaces.

### **LOBBY**

Connecting the two separate program elements will be a single-story Lobby which will serve as a grand arrival point and provide circulation and connection among the Project components. The Lobby will be the jewel box of the Project and will have a distinct architectural expression. It will provide the port cochere for the Project and connect out into the auto-court on one side, while providing a dramatic backdrop and view towards the ski slopes as guests arrive

**INTEGRATED PARCEL FOR THE PROJECT.**

In order to develop the Project and provide a high-quality luxury branded resort and experience, it is necessary to replat Lot 161CR with Lots 67, 69R-2, 71R, OS-3Y into one integrated parcel, Lot 161C-RR, consistent with the Town’s SPUD Regulations and Comprehensive Plan.

This Application includes a request to incorporate approximately 0.487 acres of Village Center Open Space (OS-3BR2 and OS-3XRR) owned by the Town of Mountain Village into the replatted development parcel Lot 161C-RR, in order to provide sufficient land area in the vicinity of the wetlands and the Gorrone Creek riparian corridor to achieve the goals and public benefits set forth in the Town’s Comprehensive Plan for Parcel D (Lots 67, 69R-2, 71R, OS-3Y) and Parcel F (Lot 161C-R) to create a public walking trail that emphasizes the natural features of the wetlands, Gorrone Creek and associated riparian corridors connecting the Village Pond and Heritage Plaza.

A summary of the current lots, parcels, their acreage, density and zoning is set forth in Table 1.

The Conceptual SPUD Plans submitted in this Application provide conceptual internal layout and configuration of the individual units, however, the exact unit counts and internal configurations will continue to be refined as the SPUD Plans progress through the SPUD process. We have included Table 2 as an example of proposed density unit counts and types for the replatted integrated Lot 161C-RR, however, the unit counts and types remain subject to change and further refinement as this SPUD Application moves through the Town process; provided, however, the Applicant shall provide at least 50 “traditional” Hotel Rooms, which will not be individually condominiumized and will remain under common ownership. Additionally, Applicant shall provide at least 35 branded hotel residences (70 lodge units) which shall be restricted to short term occupancy.

**TABLE 1 CURRENT LOTS, PARCELS, ACREAGE AND DENSITY**

LOT/PARCEL	ZONING	ACREAGE	CONDOMINIUM UNITS	HOTEL EFFICIENCY UNITS	EMPLOYEE APARTMENT UNITS
161C-R	Village Center	2.84	33	2	
67	Village Center	0.12	14		
69R-2	Village Center	0.23	12		
71R	Village Center	0.17	9		1
OS-3Y	Village Center Open Space	0.587			
OS-3XRR	Village Center Open Space	2.726			
OS-3BR2	Village Center Open Space	1.969			
<b>Total Current Density Units</b>			<b>68 Units</b>	<b>2 Units</b>	<b>1 Unit</b>
<b>Total Current Density Population (211 Persons)</b>			<b>204 Persons (3 persons per unit)</b>	<b>4 Persons (2 persons per unit)</b>	<b>3 Persons (3 persons per unit)</b>

**TABLE 2 PROPOSED CONCEPTUAL DENSITY (REVISED 2/4/22)**

Project Units	Efficiency Lodge	Lodge Units	Lodge Units	Condominium Units
50 traditional Hotel Room	50 units			
37 Hotel Residences with lock-off units	37 units	37 units		
9 Hotel Residences without lock offs			9 units	
31 Private Residences				31 units
<b>Density Population (171 persons)</b> <b>87 Efficiency Lodge Units</b> <b>46 Lodge Units</b> <b>31 Condominium Units</b>	<b>43.50 persons (0.50 persons per unit)</b>	<b>27.75 persons (0.75 persons per unit)</b>	<b>6.75 persons (0.75 persons per unit)</b>	<b>93 persons (3 persons per unit)</b>

**SPUD APPLICATION COMPONENTS**

**1. REZONE AND DENSITY TRANSFER.** The CDC and the Comp Plan require that parcels included within a SPUD Application be rezoned to the PUD Zone District. A separate Rezone and Density Transfer Application is not required. This Application includes a rezone of the parcels replatted into new Lot 161C-RR (discussed below) from the Village Center Zone District to the PUD Zone District. In addition, this Application proposes to rezone portions of Village Center Open Space to the PUD Zone District and to rezone and transfer both the number and types of density units allocated to the replatted Lot 161C-RR to and from the Town of Mountain Village Density Bank. Table 2 above sets forth conceptual density unit counts and types for the replatted integrated Lot 161C-RR, however, the units counts and types remain subject to change and further refinement as this SPUD Application moves through the Town process; provided, however, the Applicant shall provide at least 50 “traditional” Hotel Rooms. The final density unit counts and types will be achieved by a combination of rezoning of density allocated to the currently platted parcels, transfer of density from the Town’s Density Bank to Lot 161C-RR and transfer of density from the currently platted lots to the Town’s density bank. The density rezone and transfers will be detailed in the Sketch SPUD Application.

**2. SUBDIVISION/REPLAT.**

A. Replat Lot 161CR, Lot 67, Lot 69R-2 and OS-3Y into one integrated platted lot to be designated as lot 161C-RR.

B. Request replat of approximately 0.424 acres of OSP-3XRR and 0.063 acres of OS-3BR, zoned as Village Center Open Space and owned by the Town of Mountain, into proposed replatted Lot 161C-RR in order to provide sufficient area to create a public walking trail connecting Heritage and Village Pond Plazas and enhancement of the Gorrano Creek riparian corridor in accordance with the Comp Plan.

C. Lots 67, 69R-2 and 71 are designated as “Building Footprint Lots” under the CDC. The CDC and Comp Plan recognize the unique classification of Village Center Open Space under the 1999 San Miguel County Settlement Agreement and the 2012 Open Space Agreement between the Town and San Miguel County and does not require “replacement open space” be provided in connection with the rezoning and replatting of Village Center Open Space. CDC Section 17.3.4(H)(6)(a) allows an increase in the area of Building Footprint Lots by 25% as a matter of right. CDC Section 17.3.4(H)(6)(b) allows an increase in the area of Building Footprint Lots by more than 25% in connection with a PUD application.

D. A Subdivision Application will be submitted in connection with Sketch PUD Application to be processed concurrently with the SPUD Application.

2. **DESIGN REVIEW.** The SPUD Regulations do not require a separate Design Review Application be submitted with a SPUD application, rather Design Review of the SPUD shall be processed concurrently with the SPUD application components.

### **TOWN OF MOUNTAIN VILLAGE COMPREHENSIVE PLAN**

In June 2011, the Town of Mountain Village adopted the “Mountain Village Comprehensive Plan” (“**Comp Plan**”). The Comp Plan is an advisory document that sets forth the *Mountain Village Vision* and a way to achieve the visions through principles, policies and actions. The Comp Plan is “intended to direct – the present and future- physical, social and economic development that occurs within the town and define the public interest and the public policy base for making good decisions.”

In accordance with Colorado law, the Comp Plan is advisory and does not have the force and effect of law. While the Comp Plan itself does not have the force and effect of law, the Comp Plan specifically envisions that the Comp Plan can become part of the Town’s laws by amendments to the Town’s land use regulations. In 2013, the Town adopted the Community Development Code (“**CDC**”), which includes a requirement that certain land use applications must be in “general conformance” with the Comp Plan. As stated in the Comp Plan, when evaluating “general conformance” Town Council and DRB should “evaluate an application against the entirety of the goals, policies and actions contained in the Comp Plan and need not require compliance with every provision contained in the Comp Plan”.

### **MOUNTAIN VILLAGE CENTER SUBAREA**

The parcels included in this SPUD Application are located within the Mountain Village Center Subarea as depicted in the Comp Plan. The Village Center Subarea is intended to be the center of tourist accommodations, activity. The key policies, principles and goals incorporated into the Village Center Subarea are focused primarily on the development of hotbeds, flagship hotels and enhancing pedestrian connections throughout the Village Center. While not defined in the Comp Plan, the CDC defines “Hotbed Development” as development that provides lodging/accommodation type units that are available on a nightly basis for short-term rentals and which may be composed of Lodge Units, Efficiency Lodge Units and Hotel Units.

## **DEVELOPMENT TABLE**

The Comp Plan includes a Development Table (Table 7) that intends to further the goal of providing hotbed development and sets forth various parameters for consideration for designated parcels. Per the Comp Plan, “the Development Table is not intended to set in stone the maximum building height or target density, and the 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.”

In evaluating the Development Table for this SPUD Application, MFP strived to design a project that provides a flagship hotbed development that enhances the economic vibrancy of the Village Center, incorporates the components necessary for a high-quality luxury branded resort, while balancing the physical constraints of the site and respecting and complementing neighboring properties.

The Applicant interprets the target densities for Parcel D and Parcel F in the Development Table as maximum limits. The Applicant has spent a significant amount of time discussing the project layout and unit mix with flagship hotel brands and has proposed a unit mix and project design and layout for this specific property that meets the demanding standards of 5-star luxury hotel brands and meets the primary goal of the Village Center Subarea to provide a flagship hotel/resort. While this Application does not approach the maximum quantity of units envisioned by the Development Table, it does strike a balance between quantity and quality, with quality as the determinative factor in accordance with flagship brand standards.

**PUBLIC BENEFITS TABLE**

The Comp Plan includes a Public Benefits Table (Table 6) that sets forth proposals that emerged from the then sitting Town Council’s review of the Comp Plan, but specifically contemplates that future Town Councils may change the proposed public benefits during a specific development review process. The Comp Plan envisions that provisions will be made for the proposed public benefits in connection with a PUD application for a Village Center Subarea Plan parcel listed in the Public Benefits table in connection with the evaluation of the application’s “general conformance” with the Comp Plan.

The following table addresses the specific Public Benefits listed in the Comp Plan Public Benefits Table (Table 6) applicable to the parcels included in this SPUD Application (Parcel D and Parcel F) and establishes that the Application is in “general conformance” with the Public Benefits provisions of the Comp Plan.

PUBLIC BENEFIT TABLE ITEM #	APPLICANT’S RESPONSE
<p>12. The owner of Parcel F 161-CR in the Mountain Village Center Subarea provides utility, vehicular access, and other needed infrastructure easement through Parcel F 161-CR to Parcel G Gondola Station.</p>	<p><i>Investigations and studies were conducted which determined that it was not feasible to provide vehicular access to Parcel G through Parcel F.</i></p> <p><i>In order to attract a 5- star luxury hotel/resort brand, the project site must be self-contained and free from disruption from other properties.</i></p>
<p>13. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots and Parcel G Gondola Station to Parcel F Lot 161-CR to facilitate vehicular access at a lower grade, with the goal of keeping the Gondola Plaza at one level grade as it is extended into Parcel F Lot 161-CR.</p>	<p><i>Parcel D and Parcel F are proposed to be replatted into one integrated parcel, which facilitates vehicular access and continuity of the grade between the Gondola plaza and the project’s plaza areas.</i></p>
<p>14. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots to Parcel E Le Chamonix to facilitate vehicular access to Parcel E Le Chamonix.</p>	<p><i>It is necessary to replat Parcel D, Parcel F and adjacent open space into one integrated parcel in order to provide a site that is able to be developed to the standards required by 5-star luxury hotel/resort brands. It would not be feasible to incorporate vehicular access to Le Chamonix from Mountain Village Boulevard.</i></p>
<p>15. Parcel F Lot 161-CR owner evaluates the technical feasibility of establishing a public loading dock and trash collection facility. If a public loading dock and trash collection facility is feasible, as determined by the town, Parcel F Lot 161-CR owner shall construct such facility and provide necessary delivery/access easements to and from the town’s plaza areas.</p>	<p><i>The standards required by 5-star luxury hotel/resort brands would not allow the incorporation of this type of facility into the project as it would negatively impact the standards and quality of experience demanded by luxury brands.</i></p> <p><i>The project includes a trash compactor which provides a benefit to the community by reducing the number of trips through the Village Center to service the project trash removal requirements.</i></p> <p><i>The project incorporates two parking spaces in the underground parking garage which will be conveyed to the Town. The parking spaces will be located near the gondola plaza and will provide parking for Town staff to access and service the gondola terminal.</i></p>

<p>17. Provision of 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 with additional riparian planting, a footpath, benches and water features, with such stream-lined to the pond to prevent groundwater encroachment in Mountain Village Center. Create more natural creek drainage and a bridge north of Centrum at pond outlet.</p>	<p><b><i>The project incorporates a public walking trail that extends from Heritage Plaza through the site to the Village Pond. The proposed trail and trail improvements, including a bridge, respect and compliment the natural riparian corridor and provide a unique public pedestrian experience within the Village Center. The trail integrates this unique riparian corridor into a unique connection between Heritage and Village Pond plazas. The trail includes a spur that departs the main trail between the Le Chamonix and Heritage buildings providing an additional pedestrian connection to the plaza. The Applicant will evaluate the feasibility of lining Goronno Creek in the Sketch SPUD Review.</i></b></p>
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**SITE SPECIFIC POLICIES.**

The Comp Plan provides that development applications that require “general conformance” with the Comp Plan to address site-specific policies for designated parcels. This SPUD Application includes Village Center Subarea Parcel D and Parcel F. The following tables address the site-specific goals for each of Parcel D and Parcel F and establishes that the Application is in “general conformance” with the applicable site-specific policies of the Comp Plan.

**PARCEL D (Lots 67, 69R-2, 71R, OS-3Y) SITE SPECIFIC POLICIES**

<p><b>SITE SPECIFIC POLICY</b></p> <p>a. Encourage the owner of Parcel D Pond Lots to participate in good faith with the owners of the Parcel E Le Chamonix, 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 replat 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, 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 LeChamonix, 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.</p> <p><b><i>RESPONSE: The Application complies with this policy by proposing to replat Parcel D, Parcel F and adjacent open space into one integrated parcel in order to provide a coordinated development plan that meets the standards required for the development of a 5-star luxury flagship hotel/resort. The Applicant is under contract to purchase both Parcel D and Parcel F which will enable the seamless incorporation of the separate parcels into one integrated development parcel.</i></b></p> <p><b>SITE SPECIFIC POLICY</b></p>
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b. Determine if exchange land should be provided for any town-owned Mountain Village Center open space that is included in a development plan.

**RESPONSE: The Applicant requests the inclusion of approximately 0.487 acres of Village Center Open Space owned by the Town. The boundaries for Parcel D, as depicted on the Village Center Subarea Map in the Comp Plan, specifically includes this open space and is discussed in further detail under Site Specific Policy (C) below.**

**SITE SPECIFIC POLICY**

c. Only allow for a rezoning of Mountain Village Center open 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.

**RESPONSE: The Applicant is proposing a coordinated development plan that includes the entirety of Parcel D and Parcel F. Parcel D includes Village Center Open Space OS-3Y owned by TSG Ski & Golf, LLC and portions of Village Center Open Space OS-3XX owned by the Town. Village Center Open Space is not included within the acreage requirements for Open Space under the 1999 County Settlement Agreement and accordingly does not require the provision of replacement open space. Incorporation of the designated portions of OS-3XX AND OS-3BR2 owned by the Town will allow the developer to fully integrate the desired public trail connection between Heritage and Village Pond plazas and to enhance the Goronno Creek riparian corridor in accordance with Public Benefit #17 discussed above. Rezoning of Village Center Open Space is authorized under CDC Section 17.4.3(H).**

**SITE SPECIFIC POLICY**

d. 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.

**RESPONSE: The Applicant explored this site-specific policy, however, due to the physical constraints of the Westemere parking garage it is not feasible to access the Project through this entry point. Common access would negatively impact the Westemere project and would not provide an arrival point that meets the standards of a 5-star luxury hotel brand.**

**SITE SPECIFIC POLICY**

c. Determine the best alignment for Gorrono 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 Gorrono Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.

**RESPONSE: See Public Benefit #17 discussion above.** The Applicant will evaluate the proposal to line Gorrono Creek in connection with the Sketch SPUD Application.

**SITE SPECIFIC POLICY**

d. 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.

**RESPONSE: The developer proposes to work with the Town to improve the Village Pond and associated plazas by contributing design services and financial contributions towards these public improvements.**

**SITE SPECIFIC POLICY**

e. 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.

<b>RESPONSE: See Public Benefit #17 discussion above</b>
<p><b>SITE SPECIFIC POLICY</b></p> <p>f. Explore the creation of a deck area next to the pond for restaurant and entertainment use.</p> <p><b>RESPONSE: The Project includes a spa near the Village Pond which will be open to the public and incorporates improvements and landscaping along the eastern edge of the Village Pond. Both the spa and the walking trail will provide much needed vibrancy, activity and vitalization of the Village Pond plazas.</b></p>
<p><b>SITE SPECIFIC POLICY</b></p> <p>g. 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.</p> <p><b>RESPONSE: The landscaping for the Project is intended to provide integration with the Westermere building.</b></p>

**PARCEL F (Lot 161C-R) SITE SPECIFIC POLICIES**

<p><b>SITE SPECIFIC POLICY</b></p> <p>a. Site Specific Policy (a) are identical for both Parcel D and Parcel F.</p> <p><b>RESPONSE: The Application complies with this policy by proposing to replat Parcel D, Parcel F and adjacent open space into one integrated parcel in order to provide a coordinated development plan that meets the standards required for the development of a 5-star luxury flagship hotel/resort. The Applicant is under contract to purchase both Parcel D and Parcel F which will enable the seamless incorporation of the separate parcels into one integrated development parcel and common ownership.</b></p>
<p><b>SITE SPECIFIC POLICY</b></p> <p>b. Determine the best alignment for Gorrano Creek through Parcel F 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 Gorrano Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.</p> <p><b>RESPONSE: See Public Benefit #17 discussion above.</b></p>
<p><b>SITE SPECIFIC POLICY</b></p> <p>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.</p> <p><b>RESPONSE: The replatting of Parcel D and Parcel F into one integrated development parcel enables the construction of an underground garage to serve the project. The grades of the plazas within the Project adjacent to Gondola Plaza are at a similar grade to the Gondola Plaza.</b></p>
<p><b>SITE SPECIFIC POLICY</b></p> <p>d. Continue to provide parking and access for the Ridge project as required by legal agreements.</p> <p><b>RESPONSE: The Project has incorporated all parking and access facilities for the Ridge project as required under the 2019 Settlement Agreement that encumbers Lot 161C-R.</b></p>
<p><b>SITE SPECIFIC POLICY</b></p>

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

***The Application proposes to provide publicly accessible plazas adjacent to Gondola Plaza as designated in the SPUD Conceptual Plans. The Gondola Plaza is owed by TSG Ski & Golf, LLC. The Town and TMVOA are the beneficiaries of an easement on Gondola Plaza. The developer proposes to provide an easement to the Town on the designated public plazas within the Project, which would be granted by the owners' association for the Project.***

**SITE SPECIFIC POLICY**

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 Chamonix and Parcel G Gondola Station.

***RESPONSE: It is not possible to incorporate this type of facility in the Project. These facilities would generate significant levels of activity and disruption during all hours of the day. It would not be possible to engage a 5-star luxury flagship brand if this type of facility was required to be included within the Project.***

**SITE SPECIFIC POLICY**

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.

***RESPONSE. The Conceptual SPUD Plans demonstrate the efforts to provide viewsheds for Lot 97. No vertical improvements are proposed for Parcel F1. This was primarily accomplished by creating two separate buildings which provide strategic separation between the buildings in order to preserve Lot 97's view corridor. Additionally, we met with the owner of Lot 97 and consulted with him throughout design to preserve his views. In order to accomplish this goal and meet the other requirements of the Project required by a luxury flagship hotel brand it is necessary to increase the height of each private residence building so the footprints of the buildings do not intrude into Parcel F1.***

**SITE SPECIFIC POLICY**

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

***RESPONSE: The Project has incorporated all parking and access facilities for the Ridge project as required under the 2019 Settlement Agreement that encumbers Lot 161C-R.***

**SPUD CRITERIA AND STANDARDS.**

In addition to achieving “general conformance” with the Comp Plan, the CDC sets forth specific criteria and standards for SPUD applications. These criteria and standards have been incorporated into the Conceptual SPUD Plans submitted with this Application and are discussed in further detail below. These criteria and standards will be addressed in further details as the Conceptual SPUD Plans are refined through the SPUD Process.

**CDC SECTION 17.4.12.E CRITERIA FOR DECISION**

**G. Criteria for Decision**

The following criteria shall be met for the review authority to approve a rezoning to the PUD Zone District, along with the associated PUD development agreement:

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;

***Response: The PUD generally conforms with the policies, principles and standards set forth in the Comprehensive Plan as discussed in detail above.***

2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;

***Response: The parcels included in this SPUD Application are located in the Village Center Zone District. This Application complies with the Village Center District standards, except as specifically identified in the requests for variances and/or variations discussed in further detail below.***

3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;

***Response: The replatting of Parcel D and Parcel F into one integrated parcel provides sufficient land area to allow the developer to provide a development plan and project that meets the demanding standards of 5-star luxury hotel brands. The increase in land area allows the project components to be disbursed on the site and provides amenities for the PUD residents and additional amenities that are available for use by both the PUD residents as general public such as a spa, restaurants and plaza areas. While the CDC allows for 100% lot coverage, the developer creatively used height to disburse the buildings on the site to preserve major view corridors and to create light and space as opposed to a single monolithic slab structure. The proposed project utilizes height where it is required to preserve significant open space, allowing for extensive open areas on the site. Furthermore, the developer is utilizing a creative approach to the plaza area between the buildings, using a landscaping approach which will bring the fauna and terrain of the surrounding mountain cascading through the plaza, combining rock, water and plant life to create an amazing mountain oasis.***

4. The proposed PUD is consistent with and furthers the PUD purposes and intent;

***Response: Further detail to be provided in the Sketch SPUD application pursuant to 17.4.12.D.1(b)***

5. The PUD meets the PUD general standards;

***Response: The project is consistent with the General Standards set forth in CDC Section 17.4.12.I. All fee title owners of the contiguous real property included in the application have provided written consents. The density for the project is greater than 10 units. Density will be transferred from Density Bank Certificates #38 and #42. Landscaping and public spaces are included in the project and create an attractive and welcoming environment for the project, as well as surrounding properties and the Village Center. The project will include sufficient infrastructure to serve the project. In addition, enhanced pedestrian walkways and access through the Village Center plazas are integrated into the project. The project will not be phased.***

6. The PUD provides adequate community benefits;

***Response: Please see the detailed discussion regarding community public benefits below.***

7. Adequate public facilities and services are or will be available to serve the intended land uses;

***Response: Adequacy of public facilities and services have been verified with the Town and utility providers.***

8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

***Response: The proposed PUD dramatically improves pedestrian circulation, creating a wetlands walking trail to connect the Gondola Plaza to the Village Pond Plaza. Additionally, it provides a and additional stair connection to the Gondola Plaza to ease pedestrian traffic up the existing stairs to the Gondola Plaza from Heritage Plaza. Lastly, trash and service deliveries will be made to the far northern corner of the project and will be fully enclosed and will include an internal trash compactor. Vehicular traffic to the project is routed off of Mountain Village Blvd and queued internal to the property.***

9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

***Response: The PUD is consistent with the Town's regulations and standards but is seeking the variances and variations identified in this narrative.***

#### **CDC SECTION 17.4.12.H COMPREHENSIVE PLAN**

##### **H. Comprehensive Plan Project Standards**

Each **final** SPUD or MPUD plan shall include specific criteria and requirements to satisfy the following Comprehensive Plan project standards:

1. Visual impacts shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development.

***Response: Developer has made every effort to minimize visual impacts. This project will be an iconic architectural structure; however, the west building is comparable in mass and scale to the neighboring properties in the Village Center, allowing for a smooth transition between structures. Furthermore, Developer has studied the visual impact of the site from Heritage Plaza and designed in a way to minimize the views of the project. Lastly, the Private Residences buildings have been recessed from the lot lines to provide spacing from the neighbors and to improve the view corridors. Rather than maximizing density, the developer has designed a project that will minimize visual impact while accomplishing appropriate density necessary for a 5-star luxury hotel brand to be developed.***

2. Appropriate scale and mass that fits the site(s) under review shall be provided.

**Response: See response to #1**

3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table.

**Response: Developer has engaged geotechnical and environmental experts who are intimately familiar with the Town of Mountain Village and the subject sites. Developer will actually be improving the existing wetlands as part of its plan.**

4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall be addressed to the satisfaction of the Town.

**Response: Further detail to be provided in the Sketch SPUD application pursuant to 17.4.12.D.1(b). Trash facilities are located at the far northern end of the main structure and internal to the building and will include a trash compactor.**

5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards.

**Response: The project will have no adverse impact on ski runs.**

#### **CDC SECTION 17.4.12.G PUD COMMUNITY BENEFITS**

##### **G. PUD Community Benefits**

1. One or more of the following community benefits shall be provided in determining whether any of the CDC requirements should be varied or if the rezoning to the PUD Zone District and concurrent (for SPUD) or subsequent (for MPUD) rezoning, subdivision, or density transfer request should be granted for a PUD:

a. Development of, or a contribution to, the development of public benefits or public improvements, or the attainment of principles, policies or actions envisioned in the Comprehensive Plan (unless prohibited under number 2 below), such as benefits identified in the public benefit table.

#### **RESPONSE:**

The SPUD Regulations require SPUD applications to provide adequate “community benefits.”

Community Benefits are defined in the CDC as follows:

“The dedications, conveyances, public improvements, exactions and conditions required to ensure that the impacts of a development project are adequately mitigated. Community benefits include, without limitation: additional affordable or employee housing; conveyance of land or easements for public purposes; construction and/or land, material or financial contribution to the construction of public

facilities, such as public parking and transportation facilities, pedestrian improvements, streetscape improvements, lighting, public cultural facilities, parks, conference centers, public buildings and features; and other public facilities determined by the Town Council to meet the requirement for community benefit as set forth in the PUD Regulations.”

The Comp Plan includes a Public Benefits Table (Table 6) that sets forth specific Public Benefits desired for Parcel D and Parcel F. The Public Benefits Table has been discussed in detail above.

In addition to the Public Benefits discussed above, this SPUD Application provides the following Community Benefits that support the rezoning, subdivision, density transfers, variances and variations requested in this Application:

- A. Publicly accessible plaza areas connecting to the public Gondola Plaza and provision of additional amenities for skier and public use, including a proposed restaurant and seating areas. The plaza will be extensively planted to maintain the natural landscape as it flows through the site.
- B. Enhancement of and incorporation of the existing wetlands into a lush, wetlands walking trail 6 feet in width connecting the Pond/Convention Center Plazas to Heritage Plaza and the Gondola Plaza.
- C. A fixed financial contribution to the Town for revitalization of and improvements to the Village Pond area and adjacent plazas, including pedestrian circulation around the western edge of the Pond, allowing for more intensive improvements and plantings on the eastern edge and connecting the wetlands walking trail from the Pond/Convention Center Plaza to Heritage/Gondola Plaza.
- C. Improvements to alleyway between Tracks and the Gondola station, creating a more pedestrian friendly connection between Heritage Plaza, the wetlands trail and a stairwell access to the Gondola Plaza and station.
- D. Conveyance of two deeded parking spaces within the project’s underground parking garage to the Town to be used by Town staff in connection with gondola operations.
- E. A fixed financial contribution to the Town for Employee Housing to be determine in connection with processing of this SPUD Application and adoption of the Town’s pending employee housing regulations.
- G. Construction of 36 dedicated parking spaces for owners within The Ridge at Telluride development.
- H. Construction of a loading/unloading zone for the owners within The Ridge at Telluride development.
- I. Construction of an additional stair access to the Gondola Plaza to facilitate new pedestrian circulation routes through the Project, to and from the Village Pond Plazas and to facilitate access from the parking spaces provided for the owners within the

Ridge at Telluride. This additional stair access will reduce pedestrian and skier congestion on the sole existing stair access to the Gondola Plaza.

G. Construction of a trash compacting facility within the project which will reduce the number of trips over Mountain Village Boulevard by large trash removal trucks and equipment.

H. Incorporation of snowmelt within the Project's plaza areas and the roofs of the buildings in order to minimize the amount of snow shedding and snow removal from the project and reduce the number of trips over Mountain Village Boulevard by large trucks and snow removal equipment.

### **VARIANCES REQUESTED**

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

For the Village Center, the CDC limits the maximum building height to 60' and the maximum average building heights to 48'. However, the Mountain Village Comprehensive Plan, last edited on February 15, 2018, establishes the target max building height to 78.5' for the Pond Lots and 95.5' for Lot 161C-R. The proposed development currently exceeds the limitations set forth in the CDC but falls within the target values stated in the MVCP. The Developer has intentionally placed buildings on the site so as to maximize view corridors and open space, while minimizing the impact to neighbors and the views from Heritage Plaza.

B. **Condominium-Hotel Regulations (CDC 17.6.3)**

Waiver of the Condominium-Hotel Regulations.

The Project will consist of Hotel Rooms and Hotel Residences which will be operated by a 5-star luxury hotel brand operator and will be managed in accordance with the standards and criteria required by the flagship operator.

The Hotel Rooms will be restricted from being individually condominiumized and will remain as one block of Hotel Rooms, which will remain in common ownership and will carry the short-term rental restrictions in accordance with the definition of Efficiency Lodge Units. The Hotel Residences will be a mix of Lodge Units including lock-off units.

### **CDC AND DESIGN REGULATION WAIVERS AND VARIATIONS**

The Conceptual SPUD plans are in general conformance with the specific design regulations in the CDC; provided, however, that since this Application is currently at the Conceptual SPUD Review stage, the SPUD plans are conceptual and will be further refined as this Application moves through the SPUD process.



### **Building Design (CDC 17.5.6)**

The building design generally complies with CDC 17.5.6, exemplifying a simplified form, grounded base, and materiality that reflects the surrounding architectural and natural language. Variations are requested for the following design elements:

**Roof design (CDC 17.5.6 C1)** - Request to go with a simplified and clean shed roof design in lieu of emphasized sloped planes, varied ridgelines, and vertical offsets.

**Roof Material (CDC 17.5.6 C3)** – Roof material may also be requested as a variation. Consideration will be given to the visibility of the roof from the ski hill, and to adjacent roofing materials. Material selection will be presented to the DRB in the Sketch SPUD application pursuant to 17.4.12.D.1(b)

**Glazing Variance (CCDC 17.5.6.G)** - Request to exceed the 40% maximum window area of the total building facade. The building will include wood screening elements (see elevations and renderings) that will emphasize a relationship of solid and void that is appropriate to the contextual architecture and building typology.

**Decks and Balconies Variance (CCDC 17.5.6.I)** – The building design utilizes semi-continuous balconies which are variegated in scale and rhythm by screening wood elements. These balconies emphasize views and solar exposure per CDC guidelines.

### **Lighting regulations (CDC 17.5.12)**

The proposed development intends to comply with the Lighting regulations. Including, as noted, a separate variation for Section 17.1.11(E)(5), Section 17.5.12(A) and the Lighting Design Requirements provided at Section 17.5.12(F) during the building-specific design review process.

### **Parking regulations (CDC 17.5.8)**

Parking will be addressed in greater detail as part of the Sketch SPUD Application. A total of 137 parking spaces will be required based on the following requirements from CDC 17.5.8 Table 5-2:

- 31 Condominiums at a 1.0 ratio = 31 spaces
- 50 Hotel Rooms (Efficiency Lodge and Lodge Units) at a 0.5 ratio = 25 spaces
- 46 Residences (83 Lodge Units) at a 0.5 ratio = 42 spaces
- 6,024 Restaurant Space (high intensity) @ 1 space/500 SF = 13 spaces
- 6,829 Spa/Pool/Fitness (low intensity) @ 1 space/1,000 SF = 7 spaces
- **Total required = 118 spaces**
- Additional 36 Ridge Parking Spaces (not required for the proposed project, but required under the Settlement Agreement)
- Additional 2 parking spaces for the Town per public benefits above
- Total of 156 parking spaces

The current design submittal includes:

- 75 Spaces provided for condominium units
- 80 Spaces provided for Hotel/Lodge Units and Commercial parking

- 36 Spaces provided for Ridge Residents
- 2 spaces provided for the Town
- 58 Spaces provided for Hotel Operations
- Total provided = 251 spaces

Tandem parking spaces, where indicated in plan, shall be either valet parked or organized in the manner described in CDC 17.5.8 C.7, subject to review authority authorization as noted.

**Density (CDC 17.3.7 and 17.3.8)**

Discussed in further detail above and subject to change and refinement as the SPUD Application moves through the SPUD process and the SPUD Plans are refined.

**Workforce Housing (CDC 17.3.9)**

As the Town of Mountain Village is in the process of revising its workforce housing code, it is impossible to identify the plan for this component at this time. Under the current code, there is one workforce housing unit assigned to lot 71-R to be constructed in the project. Given the constraints of the program, MFP will need to fulfill workforce housing offsite through mitigation and will work with the Town to develop a plan to address this issue.

**Maximum Lot Coverage (CDC 17.3.13)**

There is no lot coverage limit for the Village Center Zone District due to the high-density nature of this zone in the Comprehensive Plan.

**General Easement Setbacks (CDC 17.3.13)**

A 16’ general easement exists along the property line of Lot 161C-R at Lots 97, 98, 100, 101, and Tract OS-3U. The remainder of Lot 161C-R and all Pond Lots indicate 0’ lot lines. The 16’ general easement along the boundary of Lot 161C-R that is will be replatted into Lot 161C-RR will be vacated.

**Building Siting Design (CDC 17.5.5)**

The proposed development intends to comply with the Building Siting Design standards. At grade walls will have a rhythm of solid and glazing that will create vertical proportions throughout that reinforces overall building compositions and architectural languages.

Lower-level walls will be of a different material in scale and color to differentiate between residential spaces above.

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

The proposed development intends to comply with the Grading and Drainage Design standards.

**Landscaping regulations (CDC 17.5.9)**

The proposed development intends to comply with the landscaping regulations.

### **Trash, recycling and storage areas (CDC 17.5.10)**

The proposed development intends to comply with the Trash, recycling and storage areas design standards. Trash and recycling will be part of the loading dock/service area, located on the north end of the hotel, and will contain a trash compactor within the building, accessed via an overhead door.

### **Sign regulations (CDC 17.5.13)**

The proposed development intends to comply with the sign regulations and will be detailed in the Sketch SPUD Application.

### **Commercial, ground level and plaza area design regulations (CDC 17.5.15)**

The Commercial frontages will be articulated with covered canopies to lower the scale of these taller floors to a more human scale. Entries will be clearly defined with site elements, lighting, and architectural features that clearly invite guests and patrons in. Restaurant and Commercial spaces will include large sliding walls that connect interior and exterior spaces to blur the line of indoor and outdoor extending the scale of plaza spaces in the summer and shoulder seasons.

The Lower levels of the project will be constructed out of a distinct material which will differentiate their uses from the upper floors. The canopies, lighting, landscape elements, and large sliding walls will further distinguish the retail and commercial storefronts from the hotel, hotel residences and private residences above.

### **Utilities (CDC 17.5.11)**

Existing utilities that currently run through the site will be rerouted around the proposed building footprint with exception of the water line, which will be routed through the parking garage.

## **SITE CIRCULATION AND PUBLIC ACCESS**

A site circulation diagram is attached to illustrate the proposed circulation within the Project. The following narrative describes the preliminary site circulation intent:

The site circulation has been divided into 3 categories – General public, Amenity patrons (paying public to the hotel), and Shared Private - hotel guests and residents. The general public will be limited to the perimeter of the Project, primarily along the west and south sides. A public trail (6' wide) has been provided along the west side that connects through to adjacent community amenities of Conference Plaza to northwest, Heritage Plaza to west, Ski Beach and beyond to southwest, and Gondola Plaza to the south. Gorrone Creek will be improved to create an aesthetic amenity for all who travel or view this corridor while also maintaining (and improving if necessary) its functionality.

Within the Project, there are two levels of access. Along the eastern side it is primarily private for the residents who will be contained within the two resident buildings. The western building will be primarily hotel-oriented (however it will also contain some private residences) so will cater to both hotel guests but also paying public patrons of the hotel that may patronize the lobby, two restaurants (Chalet Suisse

and Apres Ski Restaurant) and Spa amenities. The central garden space (highlighted in green) will be shared private and for the hotel guests and residents. Access to this area will be via a key card. All proposed hot tubs and fire pits, with the exception of the fire pit to the north of Gondola Plaza (for general public) and the private hot tubs and fire pits adjacent to the resident buildings, will be for amenity patrons.

On the southwest corner of the hotel, a concierge will be provided for hotel guests and residents to facilitate outdoor-oriented equipment.

All vehicular arrivals to the Project will be via the auto-court on the north side with valet parking for residents, hotel guests and amenity patrons. Some residents may desire to self-park which will be permitted with elevators and stairs available for them to circulate to lobby spaces.

Elevators and stairs within the lobby spaces of the western hotel building and eastern resident tower buildings will facilitate vertical circulation to the various outdoor amenity spaces when at grade passage is not possible.

Any proposed outdoor landscape lighting associated with the site circulation or amenity spaces will be safety related (e.g., at steps, ramps, egress doors, etc.) only and dark-sky compliant.

All proposed exterior walking surfaces will be slip-resistant and ADA accessible where required.

**REZONE AND DENSITY TRANSFER CRITERIA AND STANDARDS (CDC 17.4.9 AND 17.4.10)**

The Sketch SPUD Application will address these criteria and standards in detail.

**SUBDIVISION CRITERIA AND STANDARDS (CDC 17.4.13)**

The Sketch SPUD Application will address these criteria and standards in detail.

**VESTED PROPERTY RIGHTS CRITERIA AND STANDARDS (CDC 17.4.17)**

The Sketch SPUD Application will address these criteria and standards in detail.

**Conceptual Renderings:**



\*These are conceptual renderings which are subject to further change and modification.

**SUPPLEMENT TO NARRATIVE  
CONCEPTUAL SPUD REVIEW  
LOTS 161CR, 67, 69R-2, 71R and OS-3Y**

**JOINT TOWN COUNCIL AND DESIGN REVIEW BOARD REVIEW  
FEBRUARY 17, 2022**

**APPLICANT:** MERRIMAC FORT PARTNERS, LLC

Please note new mailing address for Applicant: 17 NE 4<sup>th</sup> Street, Fort Lauderdale, FL 33301

**SUBJECT PROPERTY:** LOT 161C-R  
LOTS 67, 69R-2, 71R, OS-3Y  
OS-3XRR and OS-3BR2

**CURRENT ZONE DISTRICT:** VILLAGE CENTER

**CURRENT OPEN SPACE CLASSIFICATION:** VILLAGE CENTER OPEN SPACE

**CURRENT OWNERSHIP:** LOT 161C-R: CO LOT 161C-R MOUNTAIN VILLAGE, LLC  
LOTS 67, 69R-2, 71R, OS-3Y: TSG SKI & GOLF COMPANY, LLC  
OS-3XRR and OS-BR2: TOWN OF MOUNTAIN VILLAGE

Applicant submits this Supplement to Narrative to address questions from the Town of Mountain Village received after submittal of the SPUD APPLICATION on January 17, 2022, in accordance with the appendices set forth below.

<b>ITEM</b>	<b>APPENDIX #</b>
Will Serve Letters	1
Subdivision Application and Criteria	2
Density Transfer and Rezone Criteria	3
Hotel Residence Sample Conceptual Floorplan	4
Square Footage Chart for Project	5
Building Footprint Lots Additional Information	6
Project Lighting Narrative	7
PUD Purposes	8
Materials	9
Water features water supply	10
Wetlands and Gorrano Creek Additional Information	11
Revised Public/Private Areas Diagram <sup>1</sup>	12

<sup>1</sup> A Revised Public/Private Areas Diagram will be submitted by no later than February 8, 2022



February 4, 2022

Dale Reed  
Chief Operating Officer  
Merrimac Ventures  
2434 E Las Olas Blvd  
Fort Lauderdale, FL 33301

To whom it may concern,

This letter is to inform you that Black Hills Energy has the intent and capability to serve the full build out of the project at 43.9 BTUs as presented.

Black Hills Energy and persons associated with this project, are currently working together to come up with a safe and compliant location for Regulator station, the meter or service line.

Please feel free to contact me with any questions or concerns.

Thanks,

*Brien Gardner*  
Supervisor  
Colorado Gas  
970-417-9972  
970-865-2351  
[Brien.Gardner@blackhillscorp.com](mailto:Brien.Gardner@blackhillscorp.com)



Date: 2-2-22

To whom it may concern:

I have done a site visit.

SMPA will be the electric service provider for Lot 161 CR. in Mountain Village and has sufficient capacity and ability to provide 3 phase electrical service subject to the provisions of the Service Connection and Line Extension Policy as found in SMPA's Rules, Regulations, and Policies. 2 three phase transformers will be required along with all needed fused switches located on the property with all needed easements signed in order to achieve required amperage.

SMPA has approved the proposed metering location.

If you have any questions, please feel free to contact me at our Telluride office.

Best regards,

Byrd Williams  
*Service Planner*  
Office: 970.626.5549 x567  
Email: [bwilliams@smpa.coop](mailto:bwilliams@smpa.coop)



**From:** [Dale Reed](#)  
**To:** [Stephanie L. Fanos](#)  
**Subject:** Fwd: Lot 161 CR - Utility "Will Serve" Letter  
**Date:** Thursday, February 3, 2022 11:24:14 AM

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Will serve email from Finn for water and sewer.

Dale Reed  
Chief Operating Officer

Merrimac Ventures  
17 NE 4th ST  
Fort Lauderdale, FL 33301

Direct: 954-591-6272  
Email: [dale@merrimacventures.com](mailto:dale@merrimacventures.com)

----- Forwarded message -----

**From:** **Finn KJome** <[FKJome@mtnvillage.org](mailto:FKJome@mtnvillage.org)>  
**Date:** Thu, Feb 3, 2022 at 1:16 PM  
**Subject:** RE: Lot 161 CR - Utility "Will Serve" Letter  
**To:** David Ballode <[dballode@msn.com](mailto:dballode@msn.com)>  
**Cc:** Dale Reed <[dale@merrimacventures.com](mailto:dale@merrimacventures.com)>

Hi Dave,  
Yes the Town will serve this project with water and sewer.  
Finn

Finn KJome  
Public Works Director  
Town of Mountain Village

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

**From:** David Ballode <[dballode@msn.com](mailto:dballode@msn.com)>  
**Sent:** Thursday, February 3, 2022 11:04 AM  
**To:** Finn KJome <[FKJome@mtnvillage.org](mailto:FKJome@mtnvillage.org)>  
**Cc:** Dale Reed <[dale@merrimacventures.com](mailto:dale@merrimacventures.com)>  
**Subject:** Lot 161 CR - Utility "Will Serve" Letter

Finn -

As we discussed, the Mountain Village permit language seems to indicate that we need Will Serve letters from all utility providers, including sewer and water.

If you reply to this e-mail stating that the Town will service this project with sewer and water services, it would be greatly appreciated.

Please cc Dale Reed (Owner) on your reply.

Thank you -

David Ballode

**APPENDIX 3  
DENSITY TRANSFER AND REZONING CRITERIA**

**REZONING CRITERIA**

1. The following criteria shall be met for the review authority to approve a rezoning development application:

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

*Response: Rezoning the parcels from Village Center Zone District to PUD Zone District is required under the Comp Plan and CDC when processing a SPUD Application.*

- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;

*Response: The Project is in full compliance with the Zoning and Land Use Regulations for the Village Center Zone District and the PUD Zone District.*

- c. The proposed rezoning meets the Comprehensive Plan project standards;

*Response: Rezoning to the PUD Zone District is required for these parcels under the Comp Plan and CDC.*

- d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

*Response: Rezoning to the PUD Zone District does not require or limit health and safety issues. Those standards remain the same whether or not the parcels are rezoned to the PUD Zone District.*

- e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

*Response: Not applicable as the rezoning to PUD Zone District is required by the CDC and is not optional.*

- f. Adequate public facilities and services are available to serve the intended land uses;

*Response: See SPUD Criteria response*

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

*Response: See SPUD Criteria response*

- h. The proposed rezoning meets all applicable Town regulations and standards.

*Response: See SPUD Criteria response*

1. **Ordinance Required for Change in Density or Zoning Designation.** Any change to the density or zoning designation assigned to a lot shall be by duly adopted ordinance that shall be recorded in the records of the San Miguel County Clerk and Recorder.

- a. To the extent multiple recorded resolutions and/or ordinances exist with respect to the zoning designation of a lot, the most recently recorded resolution or ordinance shall prevail and shall have the effect of voiding all prior recorded resolutions and ordinances.
- b. **Zoning on Plats.** If the current, recorded plat for the lot(s) affected by the rezoning lists either the zone district, zoning designation and/or associated density, the rezoning ordinance shall include a statement that the zoning set forth in the rezoning ordinance shall prevail over any inconsistent plat notations on all validly recorded plats for the lots affected by such rezoning.
- c. In development applications that propose removing density from a Village Center and multi-family lot, the applicant must prove the existence of a practical difficulty that prohibits the build out of the platted density. Financial hardship or expense shall not be considered a practical difficulty for the purpose of this section.

*Response: See responses under Density Transfer Criteria*

#### **DENSITY TRANSFER CRITERIA**

- 2. **Class 4 Applications.** The following criteria shall be met for the Review Authority to approve a density transfer:
  - a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
 

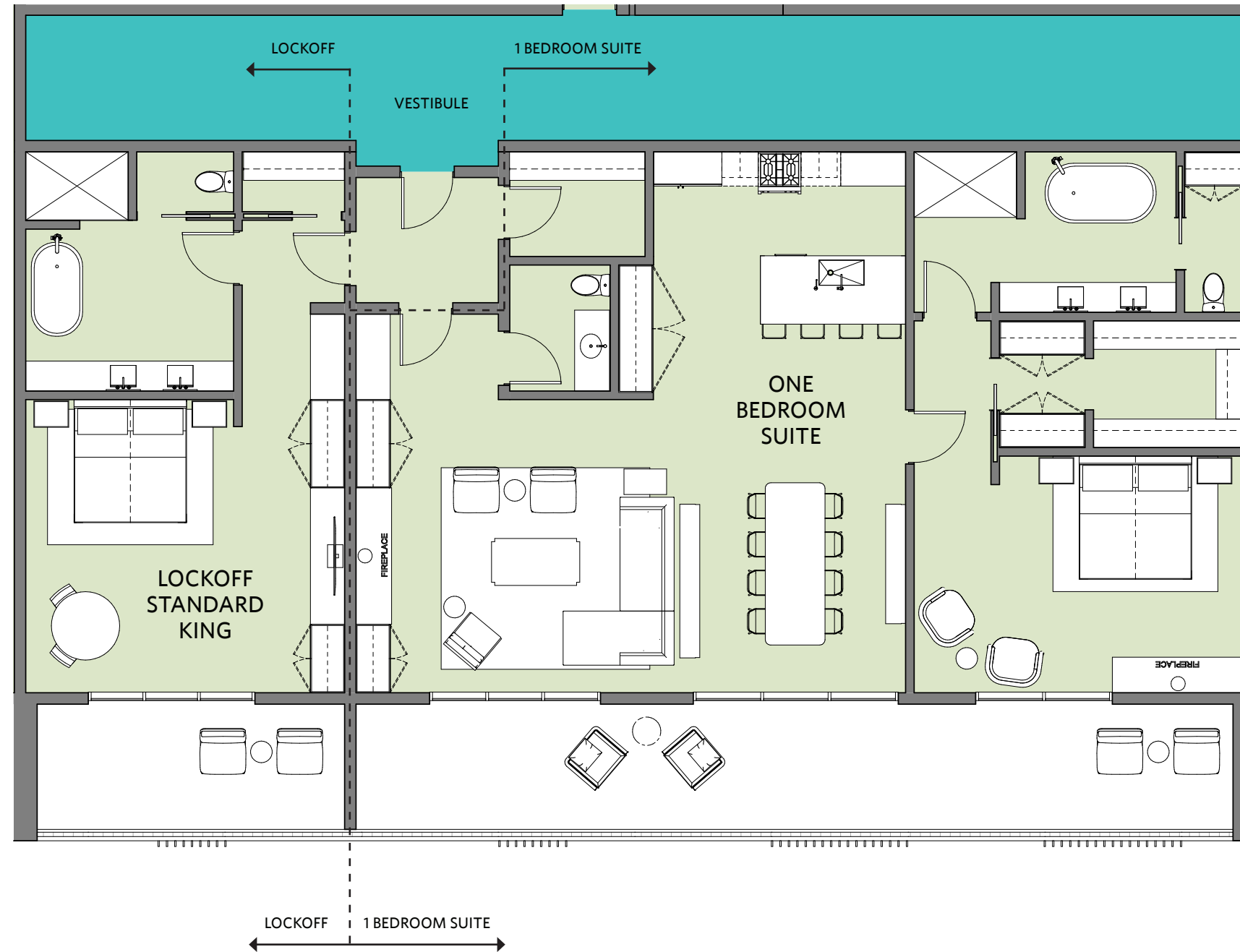
*Response: The Application includes concurrent density transfer and rezoning requests.*
  - b. The density transfer meets the density transfer and density bank policies; and
 

*Response: The Applicant is in compliance with the density transfer and density bank policies. The Applicant has beneficial ownership of density held in the Town of Mountain Village Density Bank that is required for the Application.*
  - c. The proposed density transfer meets all applicable Town regulations and standards.
 

*Response: The transfer of density onto the parcels from the density bank and the transfer of density from the parcels to the density bank are in compliance with all applicable Town regulations and standards and achieve the Comp Plan vision for the Project sites.*
- 3. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the density transfer review criteria.
 

*Response: See SPUD Criteria and full Narrative*

# APPENDIX 4



2 BEDROOM HOTEL RESIDENCE



This is a conceptual layout and will be subject to modification as the design evolves.

## Appendix 5

<b>Mountain Village Luxury Hotel and Residences Program</b>	
<b><u>Program Area</u></b>	<b><u>Approximate Sq Ft</u></b>
Hotel/Hotel Residences/Amenities	200,000
Back of House	25,000
Private Residences	120,000
Commercial	12,000

\*Internal configurations are being continually updated as we progress through the design phase. These estimates are subject to change as plans are revised.

## APPENDIX 6

### BUILDING FOOTPRINT LOTS

When the Telluride Mountain Village was originally approved and platted under the jurisdiction of San Miguel County, several lots were designated as “Building Footprint Lots” and carried the designation of “TF” on the plats for these lots.

The majority of the Building Footprint Lots are located within the Village Center Zone District. They were primarily platted to follow or resemble the foundation of the structure that would or could ultimately be constructed on the entirety of the Building Footprint Lot.

In addition, certain open space parcels that are located within the Village Center Zone District were and are designated as “Village Center Open Space”. Village Center Open Space is a unique class of open space and was specifically *not* included in the Open Space acreage requirements set by San Miguel County in the approvals for the Telluride Mountain Village and the 1999 Settlement Agreement.

The designation of Building Footprint Lots and Village Center Open Space were designed to work together to provide flexibility for the development of Building Footprint Lots. The platted square footage of Building Footprint Lots can be increased by incorporating Village Center Open Space into a replatted Building Footprint Lot without requiring replacement open space to be provided in an amount equal to the Village Center Open Space incorporated into the replatted lot.

CDC Section 17.3.10 specifically provides that “[a]ctive and passive open space within the Original PUD Boundary as depicted on the 2012 Open Space Map shall not be less than sixty percent (60%) of the total acreage within the Original PUD Boundary, *excluding village core open space* unless such open space has otherwise been provided as Replacement Open Space as provided for in Section 1.5.” CDC Section 17.3.4.H.6 authorizes the increase of the platted square footage of Building Footprint Lots by up to 25% using Village Center Open Space.

The CDC identifies Village Center Open Space parcels and Building Footprint Lots as follows:

**Village Center Open Space or Village Core Open Space:** OS3-A, *OS3-BR-2*, OS3-CRR, OS-3D, OS-3ER, OS-3F, OS-3J, OS-3K, OS-3L, OS-3V, open space on Lot 38-50-51R that does not have a legal description, *OS-3XRR*, *OS-3Y*, OS-3W, OS-4, OS-8A

**Building Footprint Lots:** The following are undeveloped Lots that have been designated as TF on their respective plats: Lots *67*, *69R2*, *71R*, 122 and 123

The SPUD Application specifically proposes to include Village Center Open Space parcel OS-3Y, currently owned by TSG Ski & Golf Company, LLC, into integrated Lot 161CR-R. In addition, the Applicant is requesting to incorporate small portions of Village Center Open Space parcels OS-3XRR and OS-3B-R2 owned by the Town of Mountain Village. While the square footage of integrated Lot 161CR-R is in excess of 125% of the platted square footage of Building Footprint Lots 71R, 69R-2 and 67 (“**Pond Lots**”), the Applicant is not proposing to construct vertical improvements on the entirety of integrated Lot 161CR-R as customarily would be pursued in connection with a replatted Building Footprint Lot.

The portions of Town owned Village Open Space Parcels OS-3XRR and OS-3BR2 proposed to be incorporated into integrated Lot 161CR-R will remain “open” and will be primarily used to enhance the riparian corridor and the wetlands walking trail contemplated by the Comprehensive Plan. The orientation of the footprint of the building as shown in the SPUD Plans and on *Diagram 1* below, is setback further

from Village Pond, Mountain Village Boulevard, Le Chamonix and Westemere than would be allowed under the Pond Lots configurations as currently platted. The incorporation of Village Center Open Space combined with the siting of the building footprint facilitates the development of a significantly enhanced riparian area and walking trail in accordance with item 17 in the Comprehensive Plan Public Benefits Table 6.

*17. Provision of 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 with additional riparian planting, a footpath, benches and water features, with such streamlined to the pond to prevent groundwater encroachment in Mountain Village Center. Create more natural creek drainage and a bridge north of Centrum at pond outlet.*

The total platted square footage of the Ponds Lots is approximately 22,734 square feet. A 25% increase in the platted square footage of the Pond Lots would equal 28,417 square feet. The total square footage of the footprint of the building to be constructed on the portion of the replatted Lot 161CR-R that was previously the platted Pond Lots is approximately 25,168 square feet, which is approximately a 10% increase in the currently platted Pond Lots square footage, well below the 25% increase allowed under CDC Section 7.3.4.H.6.a.

It should be noted that the Village Center Subarea Map included in the Comprehensive Plan specifically includes all or portions of these Village Center Open Space parcels within the boundaries of Parcel D and Parcel F. **See Diagram 2.** The strategic incorporation of Village Center Open Space in concert with the orientation of the building allows the Applicant to achieve the Site Specific Policies for Parcel D and Parcel F set forth in the Comprehensive Plan.

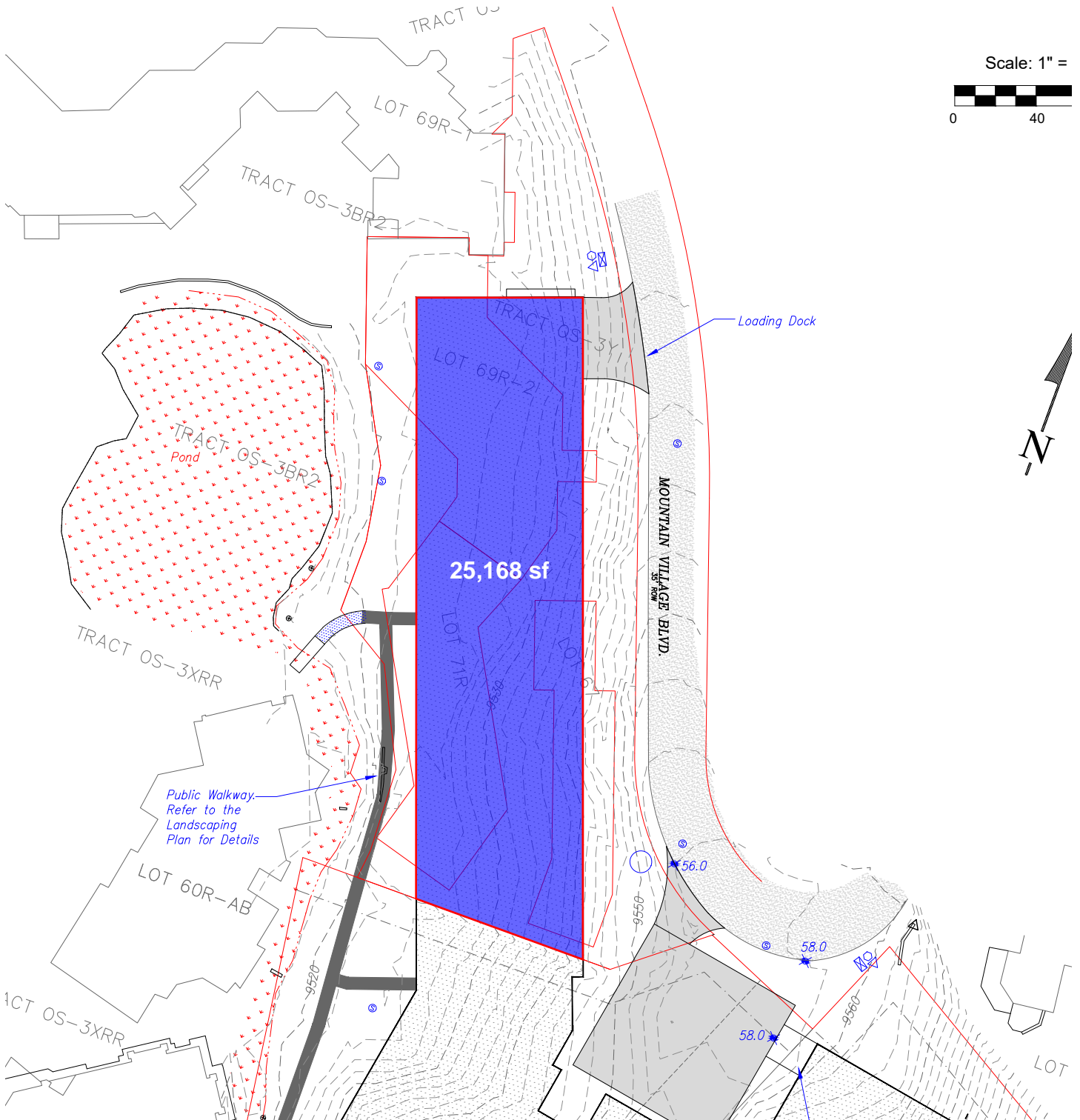
*Only allow for a rezoning of Mountain Village Center open space within Parcel D Pond Lots and conveyance of such open space from the town to the developer of Parcel D Pond Lots if such property provides a coordinated development plan through a PUD or development agreement with Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station.*

*Determine the best alignment for Gorrone 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 Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek. 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.*

*Explore the creation of a deck area next to the pond for restaurant and entertainment use.*



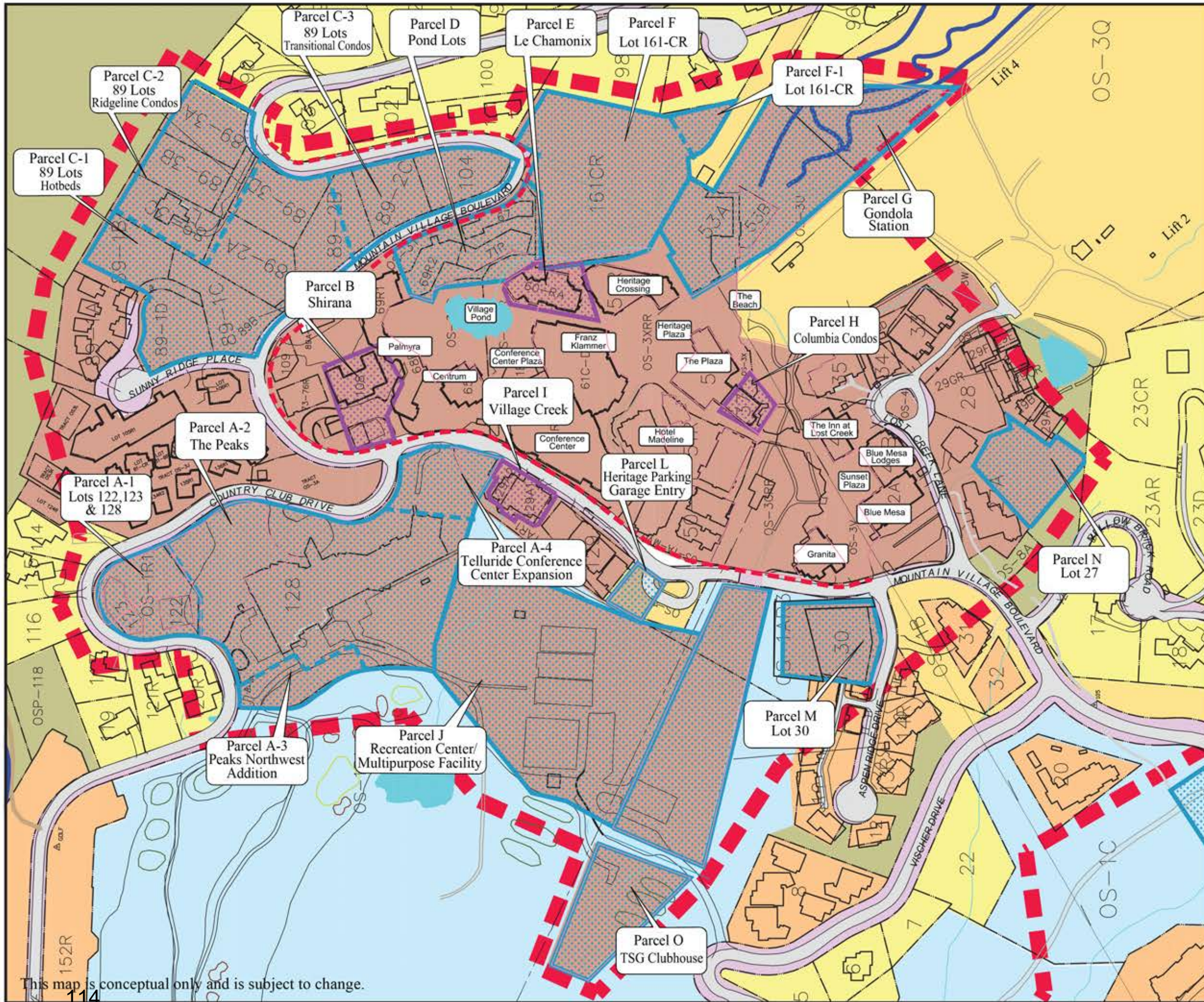
# DIAGRAM 1



THE BUILDING LOT COVERAGE OF THE PROJECT ON THE POND LOT IS 25,168 SF

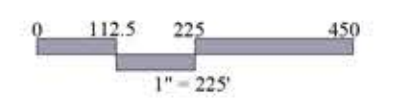
# DIAGRAM 2

## Mountain Village Center Subarea Plan Map



### Legend

- Redevelopment Site
- Subarea Parcel Boundary
- Civic
- Mixed-Use Center
- Multiunit
- Municipal Public Works
- Single-Family and Duplex
- Passive Open Space
- Limited Use Golf Course Active Open Space
- Full Use Ski Resort Active Open Space
- Limited Use Ski Resort Active Open Space
- Resource Conservation Active Open Space
- Right-of-Way and Access Active Open Space
- Existing Trail
- Proposed Trail
- Existing Sidewalk
- Proposed Sidewalk
- Subarea Boundary



This map is conceptual only and is subject to change.

**APPENDIX 7**  
**PROJECT LIGHTING NARRATIVE**

Proposed exterior site lighting in the Project will be provided for the safety and security of the residents, guests and visitors/patrons. Exterior lighting will be located at building ingress/egress doors, pedestrian walkways, ramps and stairs, plaza and public areas, signs, address identification or monuments, driveway, auto court, and swimming pools, spas, and water features and designed in accordance with the CDC lighting standards for the Village Center.

The Project will not include architectural lighting nor landscape up lights and any proposed exterior lighting will be full cut-off (Dark Sky), high-efficiency, and color temperature, height, and illumination level compliant. Any exterior lighting associated with exterior amenity areas, such as outdoor dining and seating areas, that fall outside the CDC lighting standards will request a design variation as shall be detailed in connection with the Sketch SPUD Application.

Any exterior lighting adjacent to property boundaries or sensitive areas (e.g., wetlands) will comply with the CDC lighting standards to avoid glare and light spill over/trespass to the maximum extent possible, while providing necessary lighting for safety purposes along the pedestrian trail.

Lighting design plans for the Project will be prepared by a certified lighting design professional and submitted with the Sketch SPUD Application.

## APPENDIX 8 PUD PURPOSES

One of the criteria set forth under the SPUD Criteria for Decision is as follows:

4. The proposed PUD is consistent with and furthers the *PUD purposes and intent*;

After discussion with Town staff, it was determined that this specific criteria pertains the *purpose and intent* of the Planned Unit Development Regulations as set forth below.

### 17.4.12 PLANNED UNIT DEVELOPMENT REGULATIONS

#### **Purpose and Intent**

The purpose and intent of the Planned Unit Development (“PUD”) Regulations is to:

1. Permit variations from the strict application of certain standards of the CDC in order to allow for flexibility, creativity and innovation in land use planning and project design;

*Response: The SPUD Application includes requests for variations as set forth in detail in the Narrative. The variations enable the Applicant to meet the vision and goals of the Comprehensive Plan for the Project parcels—Parcel D and Parcel F.*

2. Allow for a creative planning approach to the development and use of land and related physical facilities to produce a better development;

*Response: The SPUD Application combines individual parcels in order to provide a cohesive integrated development project that meets the demanding criteria of 5-star luxury/ hotel brands in accordance with the vision and goals of the Comprehensive Plan for Parcel D and Parcel F.*

3. Provide for community benefits;

*Response: The SPUD Application provides community benefits as set forth in detail in the Narrative.*

4. Promote and implement the Comprehensive Plan;

*Response: The SPUD Application is consistent with and implements the Comprehensive Plan as described in detail in the Narrative.*

5. Promote more efficient use of land, public facilities and governmental services; and

*Response: The SPUD Application combines individual parcels in order to provide a cohesive integrated development project that meets the demanding criteria of 5-star luxury/ hotel brands.*

6. Encourage integrated planning in order to achieve the above purposes.

*Response: The SPUD combines individual parcels in an integrated development in order to deliver a 5-star luxury flagship hotel/resort as envisions in the Comprehensive Plan.*

# MATERIALS

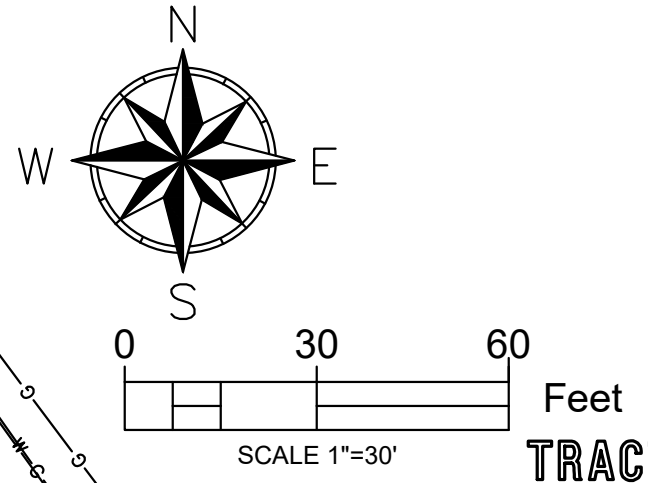


## MATERIAL PALETTE

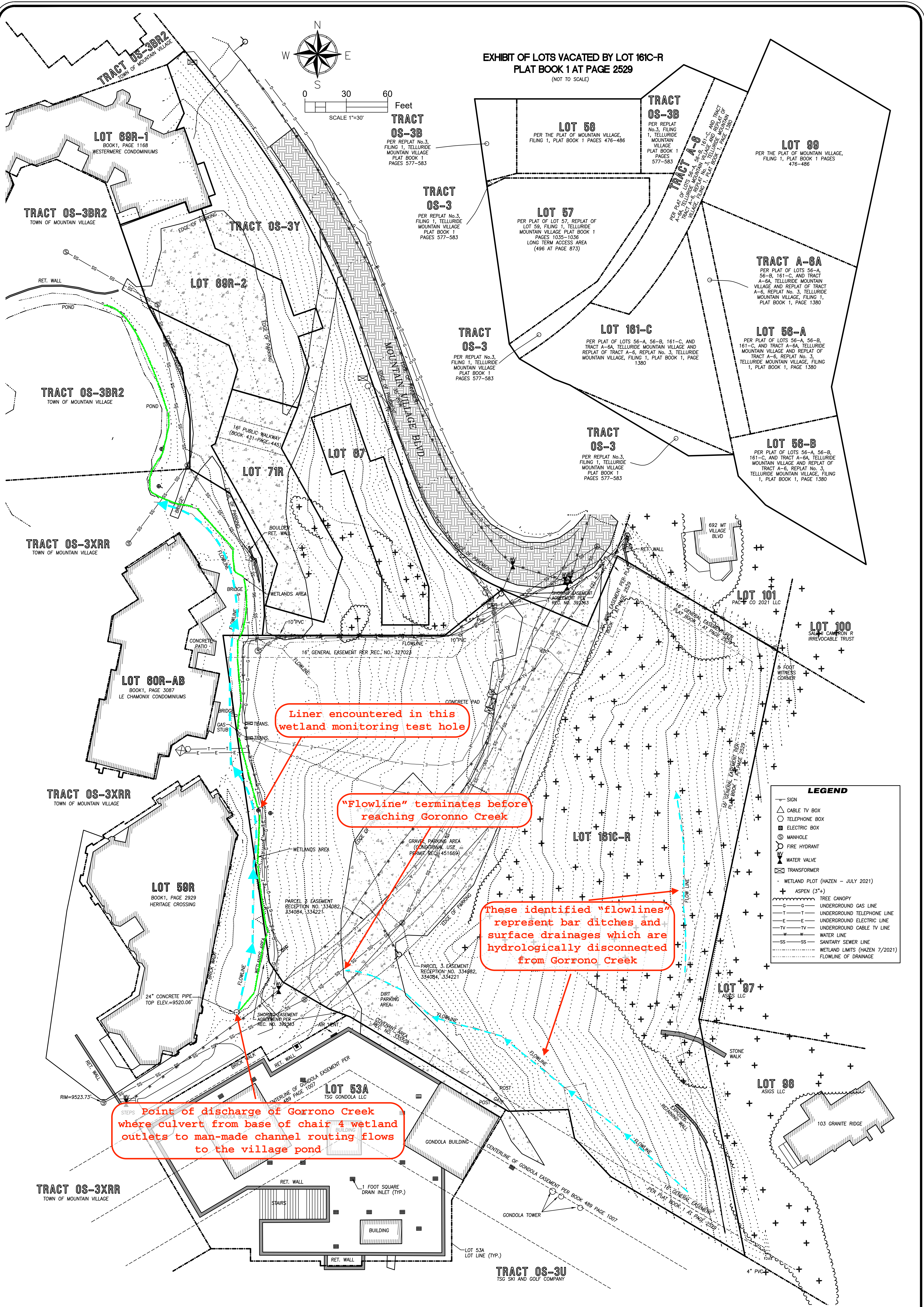
1. STONE
2. STACKED STONE
3. WOOD ACCENT
4. BRONZE
5. GLASS
6. METAL MESH
7. PAINTED METAL

**APPENDIX 10**  
**WATER FEATURE WATER SUPPLY**

The project contains a water feature which is an 85-foot brook, four feet in width that crosses the central courtyard area of the project. This water feature will be supplied from the potable water supply and will utilize a float switch. The projected volume of water in the brook is 1,800 gallons. The feature will be able to be turned off during any drought periods and will only fill when the float switch is activated by evaporative loss of water in the feature. Furthermore, the water feature will be inactive during the winter months when the temperatures are below freezing.



**EXHIBIT OF LOTS VACATED BY LOT 161C-R  
PLAT BOOK 1 AT PAGE 2529  
(NOT TO SCALE)**



Liner encountered in this wetland monitoring test hole

"Flowline" terminates before reaching Gorrono Creek

These identified "flowlines" represent bar ditches and surface drainages which are hydrologically disconnected from Gorrono Creek

Point of discharge of Gorrono Creek where culvert from base of chair 4 wetland outlets to man-made channel routing flows to the village pond

**LEGEND**

—	SIGN
△	CABLE TV BOX
○	TELEPHONE BOX
□	ELECTRIC BOX
⊙	MANHOLE
⊕	FIRE HYDRANT
⊖	WATER VALVE
⊞	TRANSFORMER
WETLAND PLOT (HAZEN - JULY 2021)	
ASPN (3"+)	TREE CANOPY
—G—G—	UNDERGROUND GAS LINE
—T—T—	UNDERGROUND TELEPHONE LINE
—E—E—	UNDERGROUND ELECTRIC LINE
—TV—TV—	UNDERGROUND CABLE TV LINE
—W—W—	WATER LINE
—SS—SS—	SANITARY SEWER LINE
---	WETLAND LIMITS (HAZEN 7/2021)
---	FLOWLINE OF DRAINAGE

Ramesh Acquisitions, LLC 2434 E. Las Olas Blvd. Fort Lauderdale FL 33301	<b>Lots 67, 69R-2, 71R, 161C-R and Tract OS-3Y Town of Mountain Village San Miguel County, Colorado</b>
DATE: August 27, 2021	
PROJECT NUMBER 21057	

**ALTA/NSPS Land Title Survey**

**SURVEYOR'S CERTIFICATE:**

To LAND TITLE GUARANTEE COMPANY, RAMSEY ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TSS ASSET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TSS SKI AND GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 (#1,000,000) of Table A. The field work was completed on August 02, 2021.

Date:



Digitally signed by David Bulson  
Date: 2022.01.14 11:50:14 -07'00'

David R. Bulson

PLS 37862

**LEGAL DESCRIPTION:**

- LOT 67, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, COUNTY OF SAN MIGUEL, STATE OF COLORADO.
- LOT 69R-2, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE REPLAT OF LOT 69R-1 AND LOT 69R-2 RECORDED SEPTEMBER 5, 1991 IN PLAT BOOK 1 AT PAGE 1164, COUNTY OF SAN MIGUEL, STATE OF COLORADO.
- LOT 71R, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE REPLAT AND RE-ZONING OF LOT 71R OF REPLAT NO. 3 RECORDED DECEMBER 2, 1991 IN PLAT BOOK 1 AT PAGE 1208, COUNTY OF SAN MIGUEL, STATE OF COLORADO.
- TRACT OS-3Y, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF TRACT OS-3Y OS-3R, OS-3Q & OS-3E RECORDED JULY 14, 2004 IN PLAT BOOK 1 AT PAGE 3325, COUNTY OF SAN MIGUEL, STATE OF COLORADO.
- LOT 161C-R, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED APRIL 2, 1999 IN PLAT BOOK 1 AT PAGE 2529, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**NOTES:**

- 1. Easement research and property description according to Land Title Guarantee Company, Order Number ABS86011705, dated June 10, 2021 at 5:00 P.M. as to Lot 67, Lot 69R-2, Lot 71, and Tract OS-3Y.
- 2. The Land does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency ("FEMA"). According to the Flood Insurance Rate Maps for San Miguel County, Colorado, Community Panel 08113002870, dated 09/30/1992 this property lies in Zone X, areas determined to be outside of the 500 year flood plain.
- 3. BASIS OF BEARINGS. The bearing along the western boundary of Lot 161C-R, was assumed to be S89°03'05"W according to the plat recorded April 2, 1989 in Plat Book 1 at page 2529, County of San Miguel, State of Colorado. The end points of said western boundary are as monumented and described herein.
- 4. Lateral units represented herein are shown in U.S. Survey Feet or a decimal portion thereof.
- 5. This survey is valid only if a print has original seal and signature of surveyor.
- 6. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class 2 (2) misdemeanor pursuant to C.R.S. 18-4-508.
- 7. The word "certify" as used herein means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- 8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unmonumented person or parties without an express statement by the surveyor naming said entities.
- 9. According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.
- 10. There is no evidence of this lot being used as a solid waste dump, sump, or sanitary land fill.
- 11. There is no evidence of earth moving or building construction within recent months on these lots.
- 12. There is no observable evidence of recent street or sidewalk construction or repairs.
- 13. Utilities shown herein are according to best available records and site specific locations. The surveyor makes no assurance as to the accuracy or completeness of the information. Prior to any construction or site disturbance, the contractor is required to call the Utility Location Center of Colorado ("811") for a site specific Utility locate.

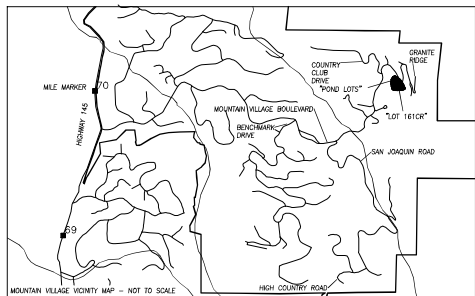
**TITLE COMMITMENT NOTES:**

- Land Title Guarantee Company, Order Number ABS86011705, dated June 10, 2021 at 5:00 P.M. as to Lot 67, Lot 69R-2, Lot 71, and Tract OS-3Y "Pond Lots"
- Schedule B-2 (TITLE EXCEPTION RESPONSE/CLARIFICATION)
- 1. Site Inspection and Survey performed by Bulson Surveying conditions shown hereon.
- 2. There are portions of the surveyed property being used for paid and permitted parking although there were no Easements, liens or encumbrances, or claims thereon, not shown by the Public Records brought to the attention of this Surveyor during the course of this Survey.
- 3. Site Inspection and Survey performed by Bulson Surveying conditions are as shown hereon.
- 4. Not survey related.
- 5. Not survey related.
- 6. Not survey related.
- 7. (a) Based upon a search of the USBLM public records, there are no unpatented mining claims affecting the subject property. (b,c) The patent from the United States of America number 131878 dated May 23, 1910 subjects the Land to "any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States". There is no evidence of ditches or water storage structures located within the area of this survey.
- 8. The are portions of the Pond Lots being used for public access and permit parking. There have been no off-record leases or tenancy agreements brought to the attention of Bulson Surveying during the course of preparing this ALTA/NSPS Survey.
- 9. The Plats noted within this exception pertain to the Town of Mountain Village as a whole and were not acknowledged or approved by the owner of the Subject Property at the time. It is the opinion of the Surveyor that they do not create any easements relevant to the property. It is beyond the scope of this survey to determine whether there are Conditions, Covenants, Restrictions or Notes contained within these Plats that affect the Property.
- 10. Restrictive Covenants for the Mountain Village noted within this exception are blanket in nature and affect the Pond Lots.
- 11. The Top Fee Assignment and Assumption Agreement recorded March 8, 1999 under reception No. 324840 affects Lot 69R2 and Lot 71R and is blanket in nature.
- 12. The Underground Parking Amendment recorded July 21, 1989 in Book 455 at page 550 references a Lot 152, Telluride Mountain Village and does not appear to affect the property being surveyed, but the document speaks for itself as to its relevance to the subject property.
- 13. The Facilities, Water Rights and Easements noted within this exception affect the Pond Lots and are blanket in nature.
- 14. The Town of Mountain Village Employee Housing Restrictions noted within this exception affect Lot 71R and is blanket in nature.
- 15. All easements noted on the Plats cited in this exception are shown and labeled on this ALTA/NSPS Survey, with the exception of easements that have been altered or eliminated by subsequent plats or other legal instruments. Revised easements are shown according to the locations cited in the most current documentation.
- 16. The Telluride Company reserved the rights to minerals and oil, gas, and other hydrocarbons located on, in, or under Lot 67 according to the deed recorded November 5, 1993 in Book 411 at page 903 and located on, in, or under Lot 69R-2 and Lot 71R according to the deed recorded March 8, 1999 under Reception Number 324838. There is no visible evidence of mining activity on the subject property.
- 17. According to the Warranty Deed recorded at Book 520, page 23 relating to Lot 67, there were reservations numbers 13 and 14 which noted a limitation on the used allowed on Lot 67. It is unclear as to the relevance of this reservation and the document speaks for itself.
- 18. According to the Warranty Deed recorded at Reception 324838 and relating to Lot 69R-2 and Lot 71R, there were reservations numbers 10-15 which noted a limitation on the used allowed on the Lot 71R. It is unclear as to the relevance of this reservation and the document speaks for itself.
- 19. The Right-of-Way Easement noted within this exception is blanket in nature and affects Tract OS-3Y.
- 20. The Promissory Note recorded in Book 474 at pages 66-67 is blanket in nature and affects Lot 69R-2.
- 21. The Resolution recorded in Book 482 at page 171 is blanket in nature and affects Lot 69R-2.
- 22. The Resolution recorded in Book 485 at page 259 is blanket in nature and affects Lot 71R.
- 23. The Resolution recorded at reception numbers 318369 and 318449 are blanket in nature and affect Lot 71R.
- 24. The Utility Easement Agreement noted within this exception is blanket in nature and affects Tract OS-3Y.
- 25. The San Miguel Power Association Notice cited within this exception is blanket in nature and affects the Pond Lots.
- 26. The Easement Agreement noted within this exception is blanket in nature and affects Tract OS-3Y.
- 27. The Mountain Village OpenSpace list noted within this exception is blanket in nature and affects Tract OS-3Y.

**TITLE COMMITMENT NOTES:**

- Land Title Guarantee Company, Order Number ABS86011452 dated April 02, 2021 at 5:00 P.M. as to Lot 161C-R, Town of Mountain Village Lot 161C-R"
- Schedule B-2 (TITLE EXCEPTION RESPONSE/CLARIFICATION)
- 1. Site Inspection and Survey performed by Bulson Surveying conditions shown hereon.
- 2. There are portions of Lot 161C-R being used for paid and permitted parking although there were no Easements, liens or encumbrances, or claims thereon, not shown by the Public Records brought to the attention of this Surveyor during the course of this Survey.
- 3. Site Inspection and Survey performed by Bulson Surveying conditions are as shown hereon.
- 4. Not survey related.
- 5. Not survey related.
- 6. Not survey related.
- 7. (a) Based upon a search of the USBLM public records, there are no unpatented mining claims affecting the subject property. (b,c) The patent from the United States of America number 131878 dated May 23, 1910 subjects the Land to "any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States". There is no evidence of ditches or water storage structures located within the area of this survey.
- 8. The are portions of the Lot 161C-R being used for public access and permit parking. There have been no off-record leases or tenancy agreements brought to the attention of Bulson Surveying during the course of preparing this ALTA/NSPS Survey.
- 9. The United States Patent recorded June 08, 1918, in Book 99 at page 142 relates to a right for ditches and canals constructed by the Authority of the United States. There is a ditch located on the western side of Lot 161C-R as depicted hereon. It is beyond the scope of this Survey to determine if it was constructed under the Authority of the United States.
- 10. The Plats noted within this exception pertain to the Town of Mountain Village as a whole and were not acknowledged or approved by the owner of the Subject Property at the time. It is the opinion of the Surveyor that they do not create any easements relevant to the property. It is beyond the scope of this survey to determine whether there are Conditions, Covenants, Restrictions or Notes contained within these Plats that affect the Property.
- 11. Restrictive Covenants for the Mountain Village noted within this exception are blanket in nature and affect the Lot 161C-R.
- 12. The Water and Sewer Tap Fee notice and agreements noted within this exception do not make specific reference to Lot 161C-R. It is beyond the scope of this survey to how these notices and agreements affect the Property.
- 13. The Underground Parking Amendment recorded July 21, 1989 in Book 455 at page 550 references a Lot 152, Telluride Mountain Village and does not appear to affect the property being surveyed, but the document speaks for itself as to its relevance to the subject property.
- 14. The Right-of-Way Easement noted within this exception cites a blanket easement over Tract OS3, a portion of which has been included within Lot 161C-R, pursuant to the plat recorded according to the plat recorded April 2, 1999 in plat Book 1 at page 2529. The portion of Lot 161C-R which is subject to this easement is noted hereon.
- 15. The Facilities, Water Rights and Easements noted within this exception affect Lot 161C-R and are blanket in nature.
- 16. There is a 16' General Easement along the perimeter of Lot 161C-R as indicated hereon. The Agreements noted within this exception relate to this area on Lot 161C-R and affect the locations cited in the most current documentation.
- 17. The Town of Mountain Village Employee Housing Restrictions noted within this exception affect Lot 161C-R and are blanket in nature.
- 18. All easements noted on the Plats cited in this exception are shown and labeled on this ALTA/NSPS Survey, with the exception of easements that have been altered or eliminated by subsequent plats or other legal instruments. Revised easements are shown according to the locations cited in the most current documentation.
- 19. The deeds listed within this exception cite restrictions on future development of portions of Lot 161C-R. These restrictions are noted within each of the deeds and they pertain to previously platted lots which were combined to create Lot 161C-R as depicted hereon. This survey depicts the areas of each of the previous lots and indicates the original deed conveyance for each sub-parcel of Lot 161C-R.
- 20. The Termination of Title Exceptions listed within this exception remove restrictions on future development of portions of Lot 161C-R which were originally imposed by the deeds cited in Exception 19. These Termination of Title Exceptions pertain to previously platted lots which were combined to create Lot 161C-R as depicted on plat recorded April 2, 1999 in plat Book 1 at page 2529. This survey depicts the areas of each of the previous lots and indicates the original deed conveyance for each sub-parcel of Lot 161C-R.
- 21. The San Miguel Power Association Notice cited within this exception is blanket in nature and affects Lot 161C-R.
- 22. The Resolution recorded under reception number 325408 is blanket in nature and affects Lot 161C-R.
- 23. This exception notes a deed restriction pertaining to wetland areas. A delineation was performed by Terra Firm, Chris Hazen during July of 2021 and is depicted hereon.
- 24. This exception notes a 16' General Easement along a portion of the northern boundary of Lot 161C-R as depicted hereon.
- 25. This exception has been intentionally deleted.
- 26. This exception has been intentionally deleted.
- 27. The Station Mountain Village Covenant contains a defined "Covenant Area" which allows for the future removal of a portion of an existing or proposed construction. This Covenant Area is along the southern boundary of Lot 161C-R and is depicted hereon.
- 28. The Resolutions cited in this exception pertain to allowable development density previously assigned to Lot 161C-R to other property within the Mountain Village.
- 29. The Communication Line easement is not located within Lot 161C-R, nor does it appear to benefit Lot 161C-R.
- 30. The Density Assignment and Transfer cited within this exception does not contain reference to Lot 161C-R and it is unclear whether this density has been assigned to a specific property.
- 31. The Density Assignment and Transfer cited within this exception does not contain reference to Lot 161C-R and it is unclear whether this density has been assigned to a specific property.
- 32. The Shoring Easement Agreement noted within this exception allows for the placement of shoring along a portion of the southwestern property line of Lot 161C-R at the location as depicted hereon.
- 33. The Density Assignment and Transfer cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.
- 34. The Easement noted within this exception is not located within Lot 161C-R, nor does it appear to benefit Lot 161C-R.
- 35. The Density Assignment and Transfer cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.
- 36. A portion of Lot 161C-R is being used for a surface graveled parking lot as depicted hereon. This exception cites a Conditional Use Permit associated with this parking lot.
- 37. The Density Assignment and Transfer cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.
- 38. The Settlement Agreement and Mutual Release cited in this exception is blanket in nature and affects Lot 161C-R.
- 39. The Resolution noted within this exception is blanket in nature and affects Lot 161C-R.
- 40. The Memorandum of Reservation cited within this exception burdens the future development of Lot 161C-R but does contain any defined location and is therefore not depicted.
- 41. The Memorandum of Reservation cited within this exception burdens the future development of Lot 161C-R but does contain any defined location and is therefore not depicted.
- 42. Bill of Sale cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.
- 43-50 The Memorandum of Reservation cited within these exceptions burden the future development of Lot 161C-R but do not contain any defined locations and are therefore not depicted.

**VICINITY MAP**  
(NOT TO SCALE)



**EXISTING DENSITY**  
(ACCORDING TO 08/26/2021 RECORDS OF TOWN OF MOUNTAIN VILLAGE)

Lot Number	Zoning Designation	Units	Person Equivalent Density
67	CONDO	14	42
69R2	CONDO	12	36
71R	CONDO	9	27
71R	EMF-PART	1	1
161CR	CONDO	33	99
161CR	HOTEL EFF	2	4

**SHEET INDEX:**

- 1. Certifications/Notes/Density
- 2. Lot Dimensions/Recorded Easements
- 3. Topography and Existing Improvements

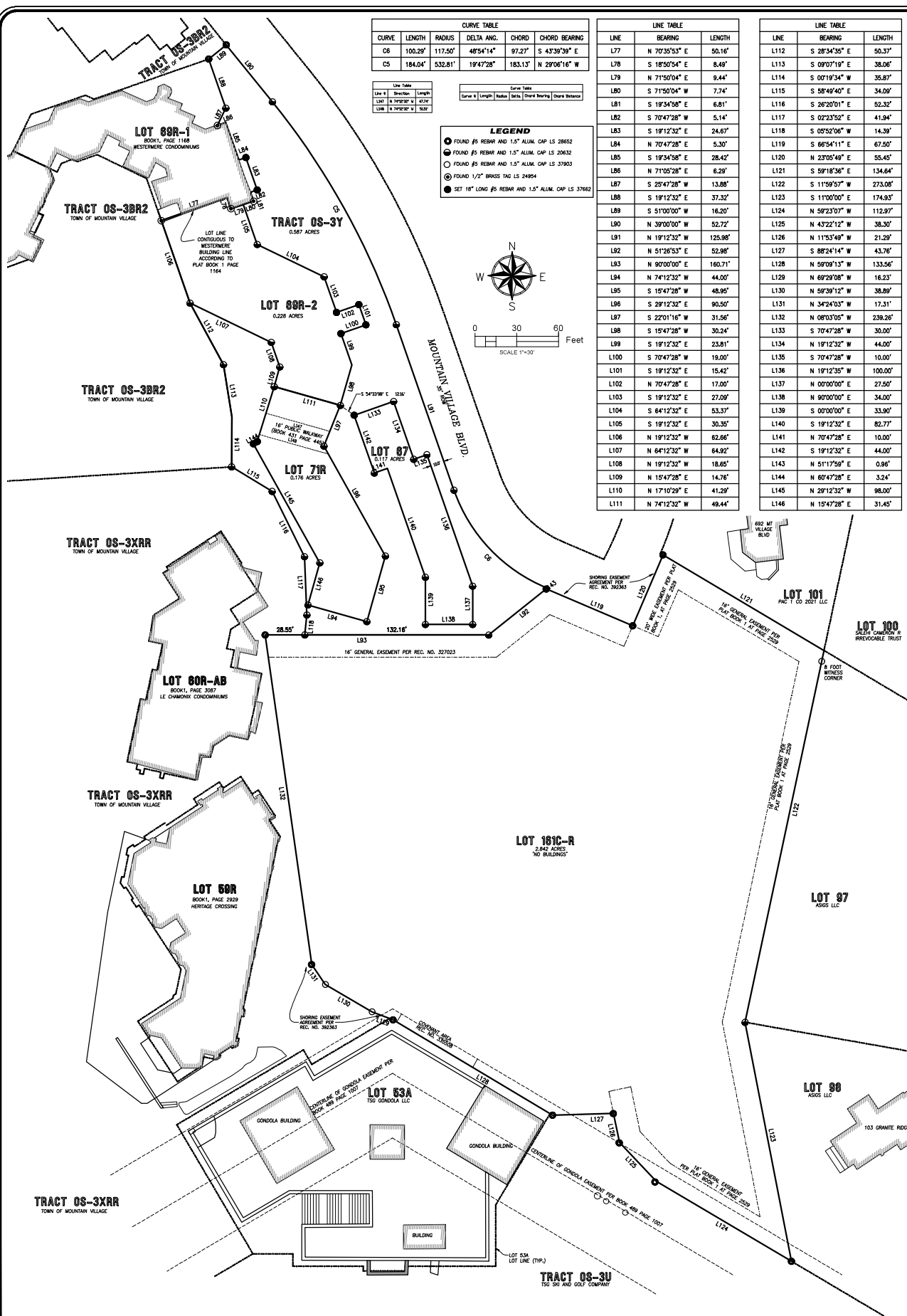
Ramsey Acquisitions, LLC  
2434 E. Las Cajas Blvd.  
Fort Lauderdale FL 33301

DATE: August 27, 2021  
PROJECT NUMBER: 21057

**BULSON SURVEYING**

**Lots 67, 69R-2, 71R, 161C-R and Tract OS-3Y  
Town of Mountain Village  
San Miguel County, Colorado**





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD	CHORD BEARING
C6	100.25'	117.50'	48°54'14"	97.21'	S 43°39'38" E
C5	184.04'	532.81'	19°47'28"	183.13'	N 29°06'16" W

Line Table			Curve Table		
Line #	Direction	Length	Curve #	Radius	Delta
L101	N 19°12'32" E	15.42'			
L102	N 70°47'28" E	17.00'			

- LEGEND**
- FOUND #5 REBAR AND 1.5" ALUM. CAP. L.S. 28652
  - FOUND #5 REBAR AND 1.5" ALUM. CAP. L.S. 20632
  - FOUND #5 REBAR AND 1.5" ALUM. CAP. L.S. 37903
  - FOUND 1/2" BRASS TAG L.S. 24954
  - SET 18" LONG #5 REBAR AND 1.5" ALUM. CAP. L.S. 37862

LINE TABLE		
LINE	BEARING	LENGTH
L77	N 70°35'53" E	50.16'
L78	S 18°50'54" E	8.49'
L79	N 71°50'04" E	9.44'
L80	S 71°50'04" W	7.74'
L81	S 19°34'58" E	6.81'
L82	S 70°47'28" W	5.14'
L83	S 19°12'32" E	24.67'
L84	N 70°47'28" E	5.30'
L85	S 19°34'58" E	28.42'
L86	N 71°05'28" E	6.29'
L87	S 25°47'28" W	13.88'
L88	S 19°12'32" E	37.32'
L89	S 51°00'00" W	16.20'
L90	N 39°00'00" W	52.72'
L91	N 19°12'32" W	125.98'
L92	N 51°28'53" E	52.98'
L93	N 90°00'00" E	160.71'
L94	N 74°12'32" E	44.00'
L95	S 15°47'28" E	48.95'
L96	S 29°12'32" E	90.50'
L97	S 22°01'16" W	31.56'
L98	S 15°47'28" W	30.24'
L99	S 19°12'32" E	23.81'
L100	S 70°47'28" W	19.00'
L101	S 19°12'32" E	15.42'
L102	N 70°47'28" E	17.00'
L103	S 19°12'32" E	27.09'
L104	S 64°12'32" E	53.37'
L105	S 19°12'32" E	30.35'
L106	N 19°12'32" E	62.66'
L107	N 64°12'32" W	64.92'
L108	N 19°12'32" W	18.65'
L109	N 15°47'28" E	14.76'
L110	N 17°10'29" E	41.29'
L111	N 74°12'32" E	49.44'

LINE TABLE		
LINE	BEARING	LENGTH
L112	S 28°34'35" E	50.37'
L113	S 09°07'19" E	38.06'
L114	S 00°19'34" W	35.87'
L115	S 58°49'40" E	34.09'
L116	S 26°20'01" E	62.32'
L117	S 29°23'52" E	41.94'
L118	S 05°52'06" W	14.39'
L119	S 65°41'11" E	67.50'
L120	N 23°05'49" E	55.45'
L121	S 59°18'36" E	134.64'
L122	S 11°59'57" W	273.08'
L123	S 11°00'00" E	174.93'
L124	N 59°22'07" W	112.97'
L125	N 43°22'12" W	38.30'
L126	N 11°53'49" W	21.29'
L127	S 88°24'14" W	43.76'
L128	N 59°09'13" W	133.56'
L129	N 69°29'08" W	16.23'
L130	N 59°38'12" W	38.89'
L131	N 34°23'03" W	17.31'
L132	N 08°03'05" W	239.26'
L133	S 70°47'28" W	30.00'
L134	N 19°12'32" W	44.00'
L135	S 70°47'28" W	10.00'
L136	N 19°12'35" W	100.00'
L137	N 09°00'00" E	27.50'
L138	N 90°00'00" E	34.00'
L139	S 09°00'00" E	33.90'
L140	S 19°12'32" E	82.77'
L141	N 19°12'32" E	10.00'
L142	S 19°12'32" E	44.00'
L143	N 51°17'59" E	0.96'
L144	N 60°47'28" E	3.24'
L145	N 29°12'32" E	98.00'
L146	N 15°47'28" E	31.45'

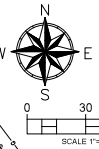
# ALTA/NSPS Land Title Survey

Ramoth Acquisitions, LLC  
2434 E. Las Cumbres Blvd.  
Fort Lauderdale, FL 33301

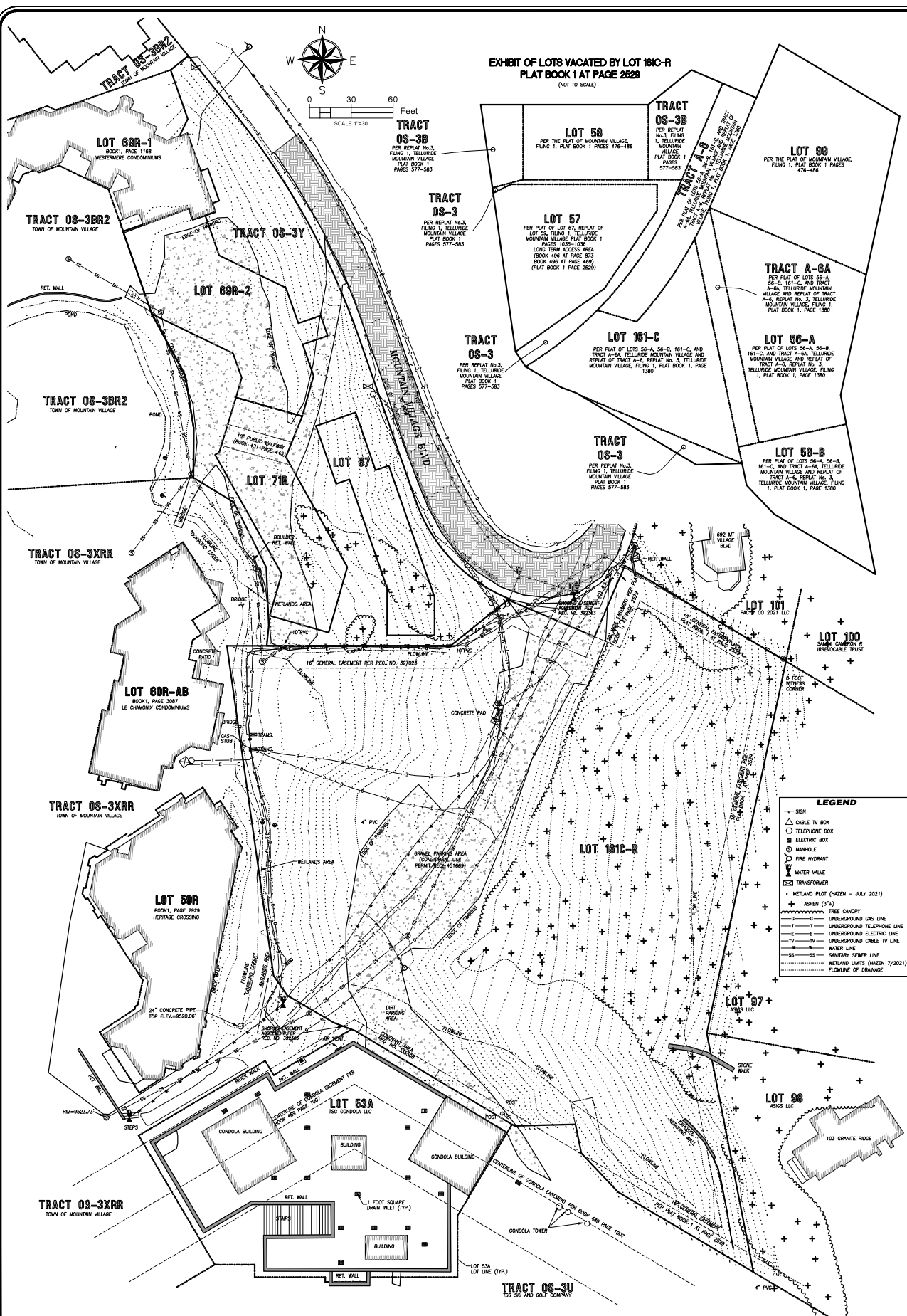
DATE: August 27, 2021  
PROJECT NUMBER: 21057

**Lot 67, 69R-2, 71R, 161C-R and Tract OS-3Y**  
Town of Mountain Village  
San Miguel County, Colorado

**BULSON SURVEYING**



**EXHIBIT OF LOTS VACATED BY LOT 161C-R  
PLAT BOOK 1 AT PAGE 2529**  
(NOT TO SCALE)



**LEGEND**

- SIGN
- △ CABLE TV BOX
- TELEPHONE BOX
- ELECTRIC BOX
- ⊖ MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊠ TRANSFORMER
- METLAND PLOT (HAKEN — JULY 2021)
- ✦ ASPEN (5'±)
- ✦ TREE CANOPY
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- TV LINE
- WATER LINE
- SS — SS SANITARY SEWER LINE
- METLAND LIMITS (HAKEN 7/2021)
- - - FLOWLINE OF DRAINAGE

**ALTA/NSPS Land Title Survey**

Ranch Acquisitions, LLC  
2434 E. Lap Ciba Blvd.  
Fort Lauderdale FL 33301

DATE: August 27, 2021  
PROJECT NUMBER:  
2107

**Lots 67, 69R-2, 71R, 161C-R  
and Tract OS-3Y**  
Town of Mountain Village  
San Miguel County, Colorado

**BULSON  
SURVEYING**

SHEET 3  
122

**ALTA/NSPS Land Title Survey**



Fort Partners | Merrimac Ventures  
Telluride, Mountain Village, CO

NOT FOR CONSTRUCTION | 01/14/2022

## COVER SHEET

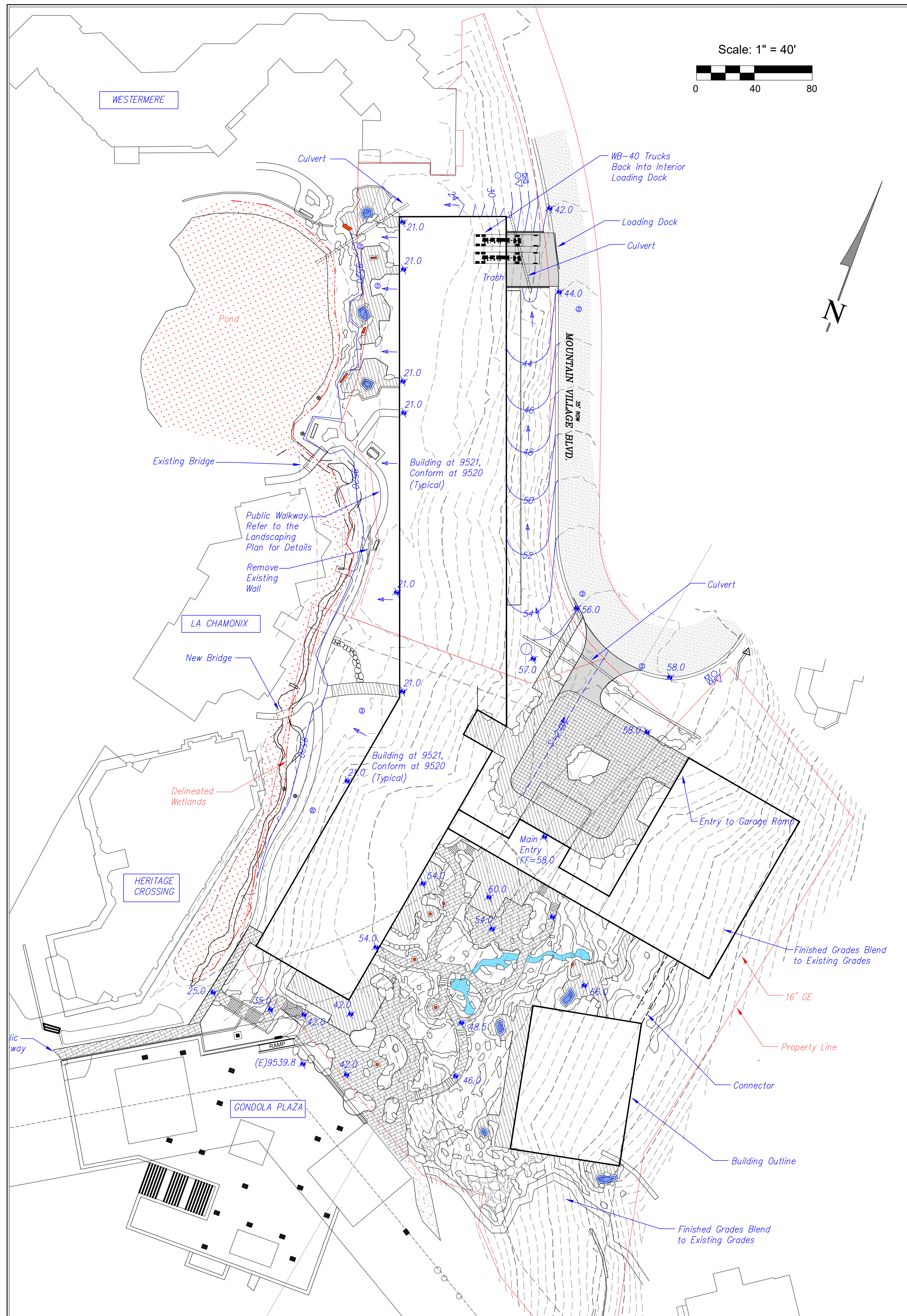
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Olson Kundig

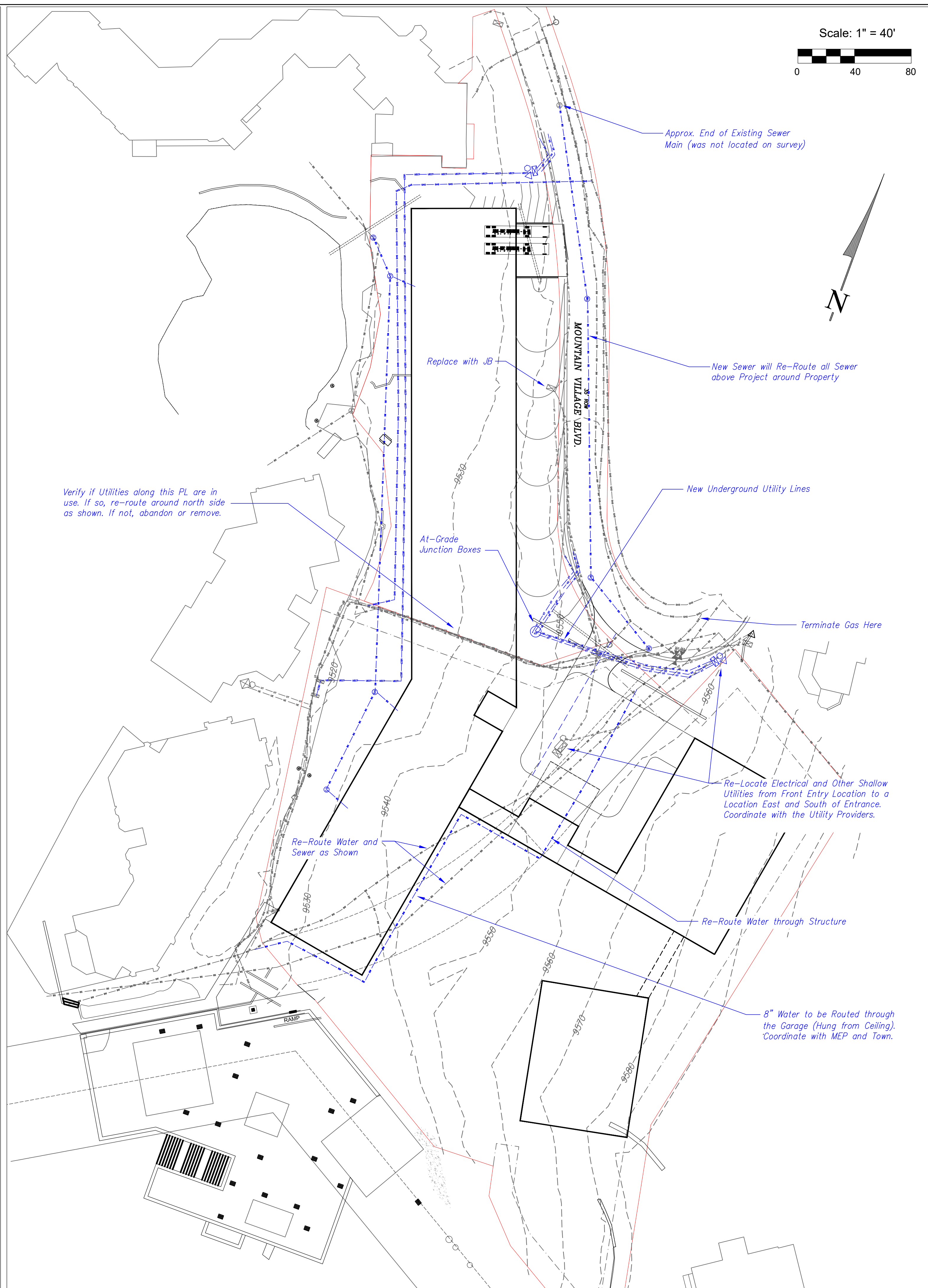
159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN



Site Grading



Utility Plan

Scale: 1" = 40'

0 40 80

Uncompahgre Engineering, LLC

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

SUBMISSIONS:  
SUBMITTAL 2022-01-05

Lot 161 CR  
Mtn. Village, CO

NOT FOR CONSTRUCTION

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

Combined  
Conceptual  
Site Grading  
and  
Utility Plan

C1



LOT 161 CR  
 TELLURIDE MOUNTAIN VILLAGE, CO  
 SPUD SUBMITTAL | 1.12.22

# CONCEPTUAL SITE PLAN

L1.01

Olson Kundig





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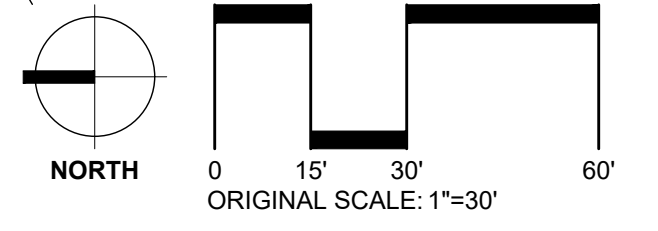
DESIGNWORKSHOP



ARCHITECTURE  
 URBAN DESIGN  
 INTERIOR DESIGN

**PLANTING LEGEND**

-  PROPOSED EVERGREEN TREE
-  PROPOSED DECIDUOUS TREE
-  PROPOSED GROUND COVER (NATIVE GRASS/ WILDFLOWERS)
-  PROPOSED PLANTING AREA (DECIDUOUS & EVERGREEN SHRUBS/ PERENNIALS/ ORNAMENTAL GRASS/ GROUND COVER PLANTS)



LOT 161 CR  
TELLURIDE MOUNTAIN VILLAGE, CO  
SPUD SUBMITTAL | 1.12.22

**CONCEPTUAL LANDSCAPING PLAN**

L1.02

Olson Kundig

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Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

**SITE CIRCULATION LEGEND**

- GENERAL PUBLIC AREAS
- AMENITY PATRON AREAS
- SHARED PRIVATE - HOTEL GUESTS AND RESIDENT AREAS



LOT 161 CR  
TELLURIDE MOUNTAIN VILLAGE, CO  
SPUD SUBMITTAL | 1.12.22

**CONCEPTUAL SITE CIRCULATION PLAN**

L1.03

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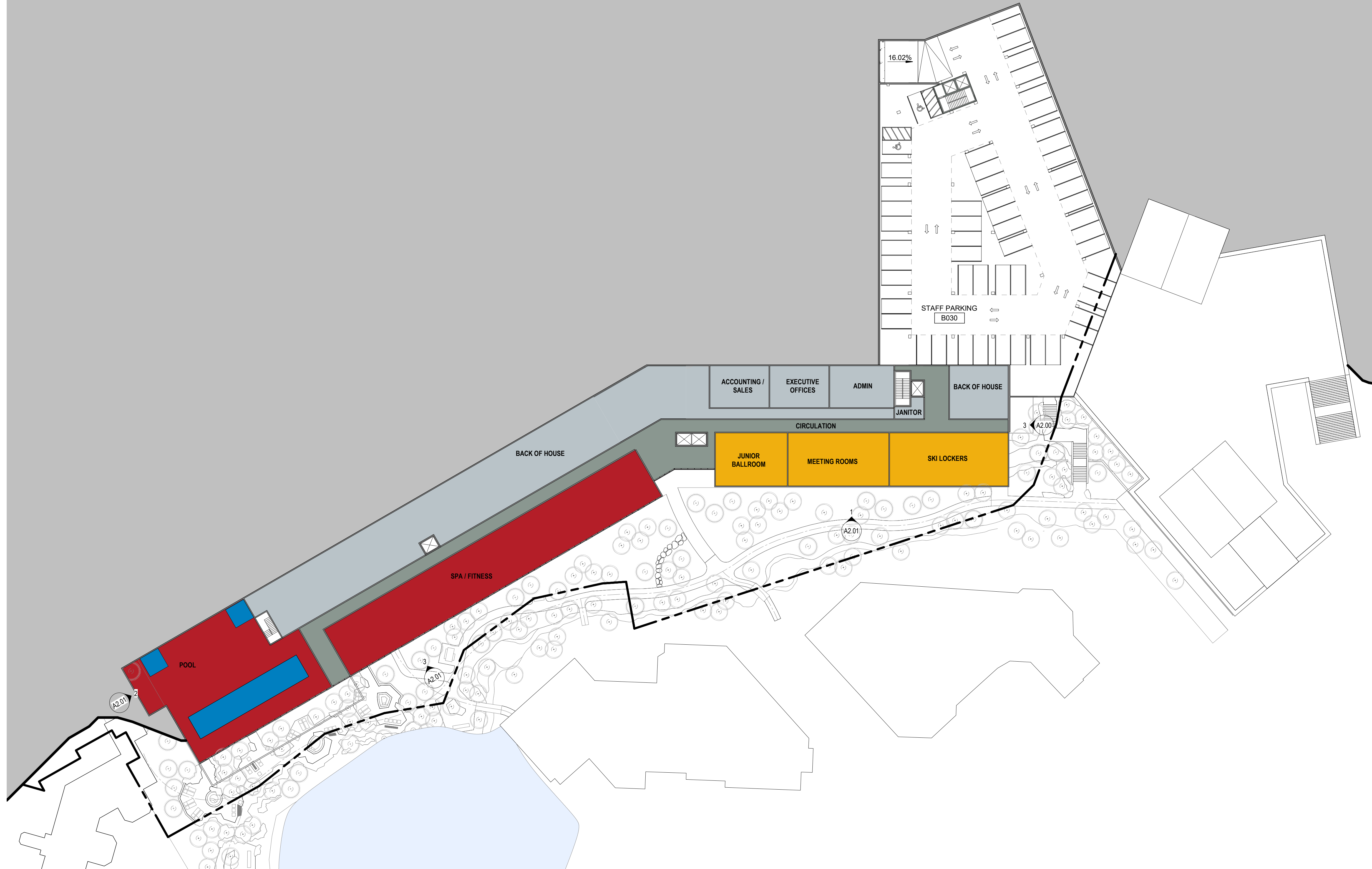
**DESIGNWORKSHOP**



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

PROGRAM TYPE

- BACK OF HOUSE
- CIRCULATION
- HOTEL AMENITY
- PARKING
- SPA / FITNESS



1 OVERALL - B3  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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Telluride, Mountain Village, CO

# OVERALL PLAN - B3

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ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

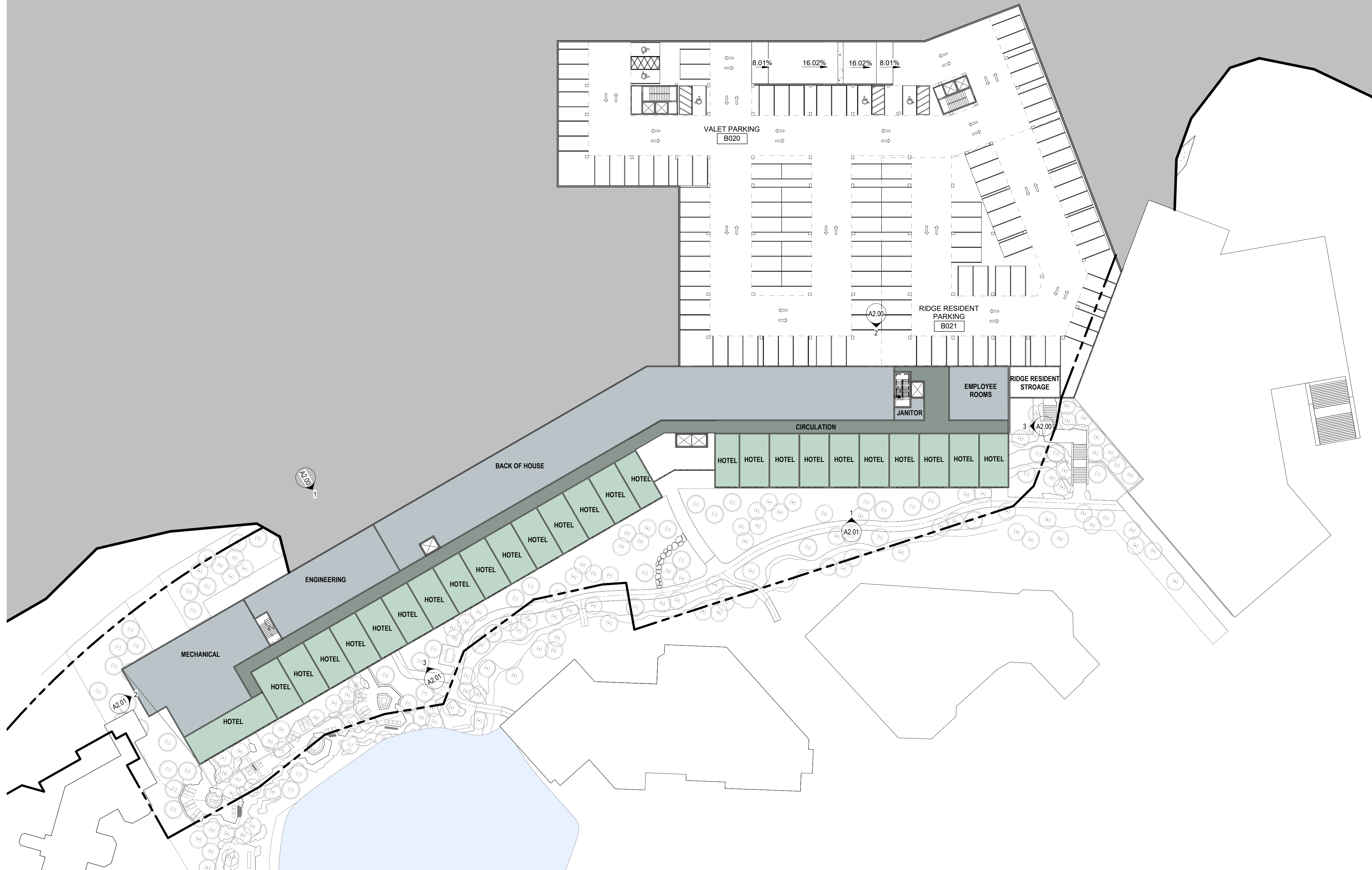
NOT FOR CONSTRUCTION | 01/12/2022

A1.11



PROGRAM TYPE

- BACK OF HOUSE
- CIRCULATION
- HOTEL
- PARKING



1 OVERALL - B2  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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Telluride, Mountain Village, CO

# OVERALL PLAN - B2

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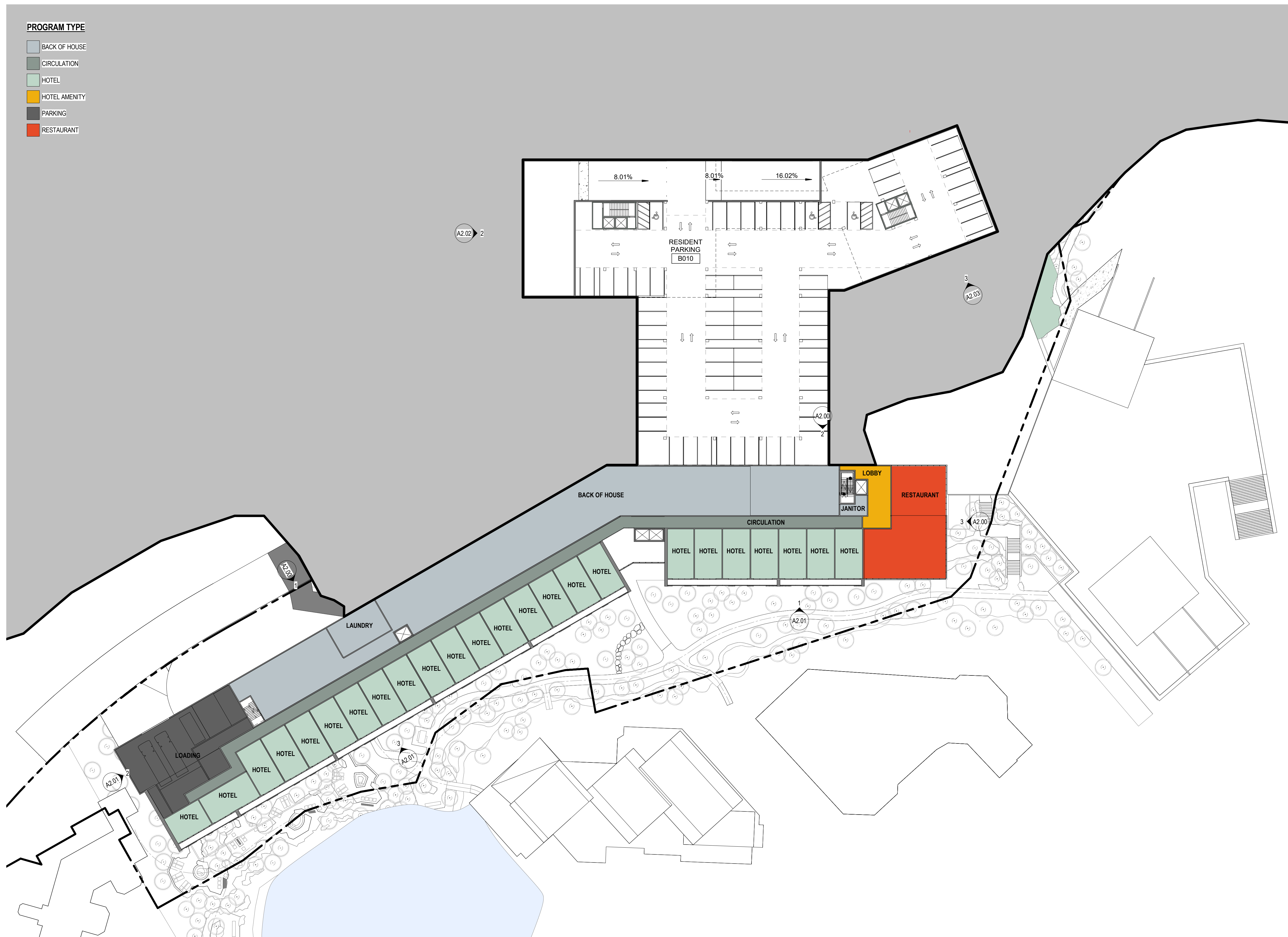
ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

NOT FOR CONSTRUCTION | 01/12/2022

A1.12

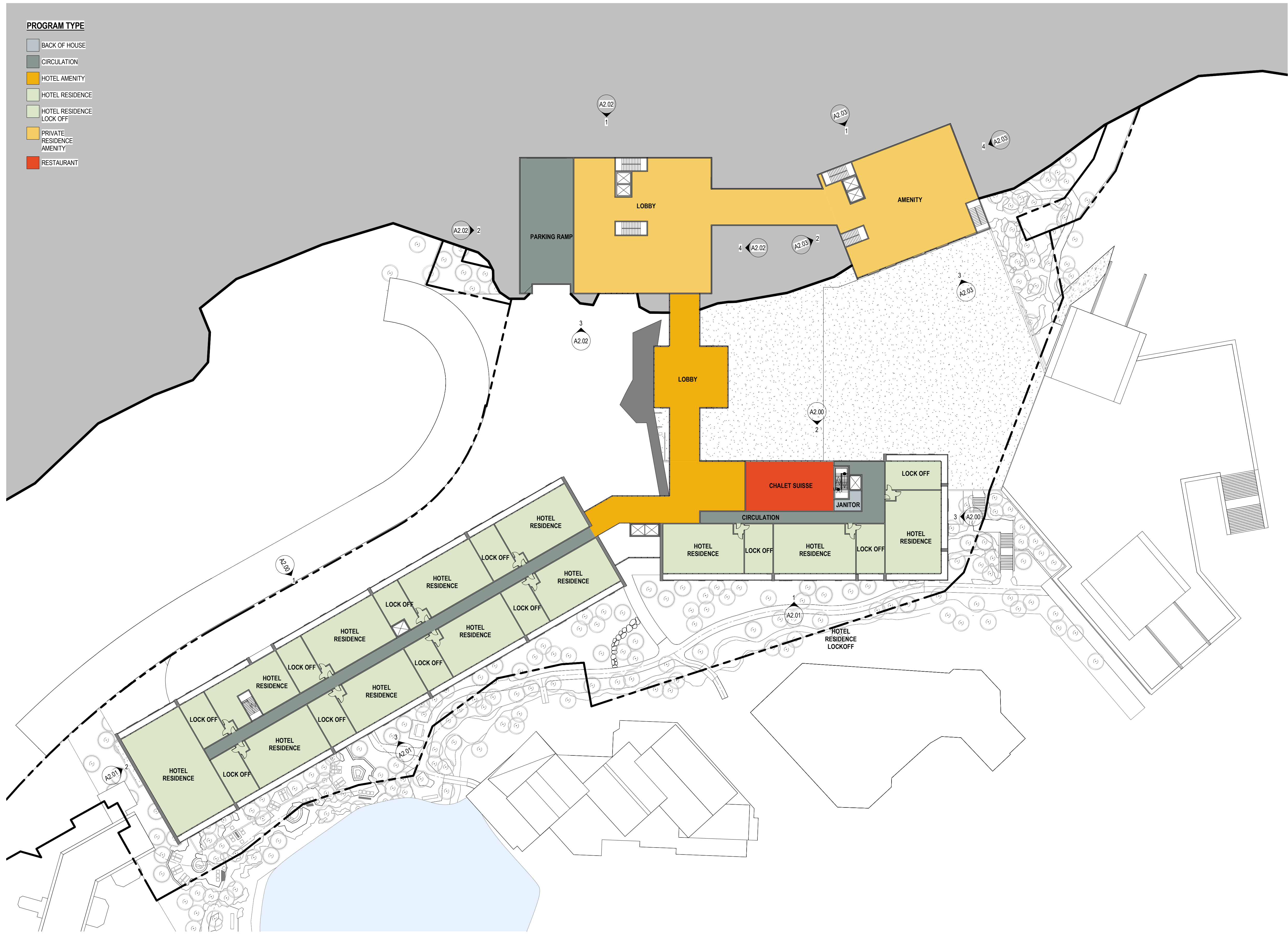
PROGRAM TYPE

- BACK OF HOUSE
- CIRCULATION
- HOTEL
- HOTEL AMENITY
- PARKING
- RESTAURANT



1 OVERALL - B1  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'



1 OVERALL - L1  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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Telluride, Mountain Village, CO

OVERALL PLAN - LEVEL 1

Olson Kundig

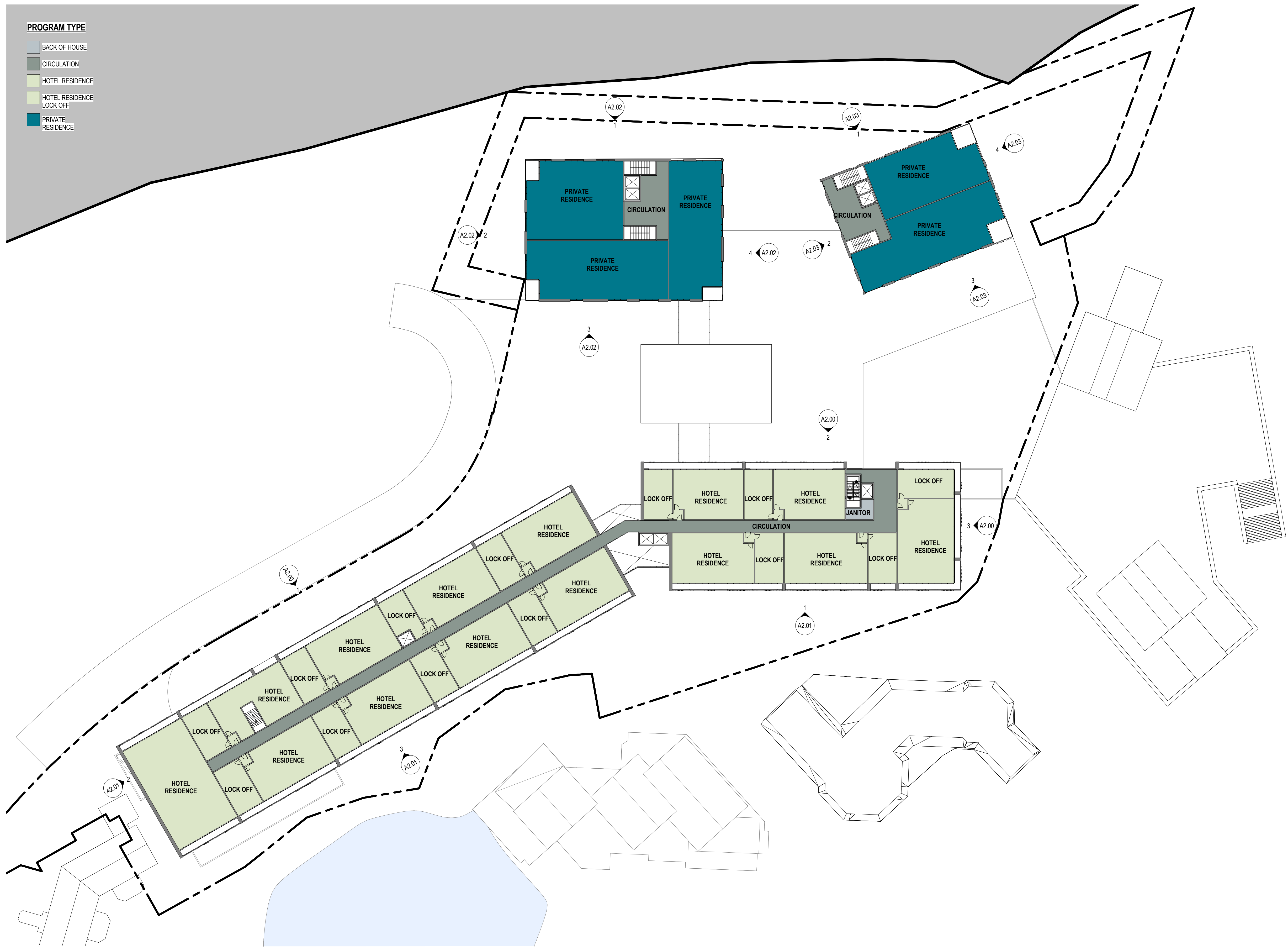
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ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

NOT FOR CONSTRUCTION | 01/12/2022

A1.14



1 OVERALL - L2  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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Telluride, Mountain Village, CO

OVERALL PLAN - LEVEL 2

Olson Kundig

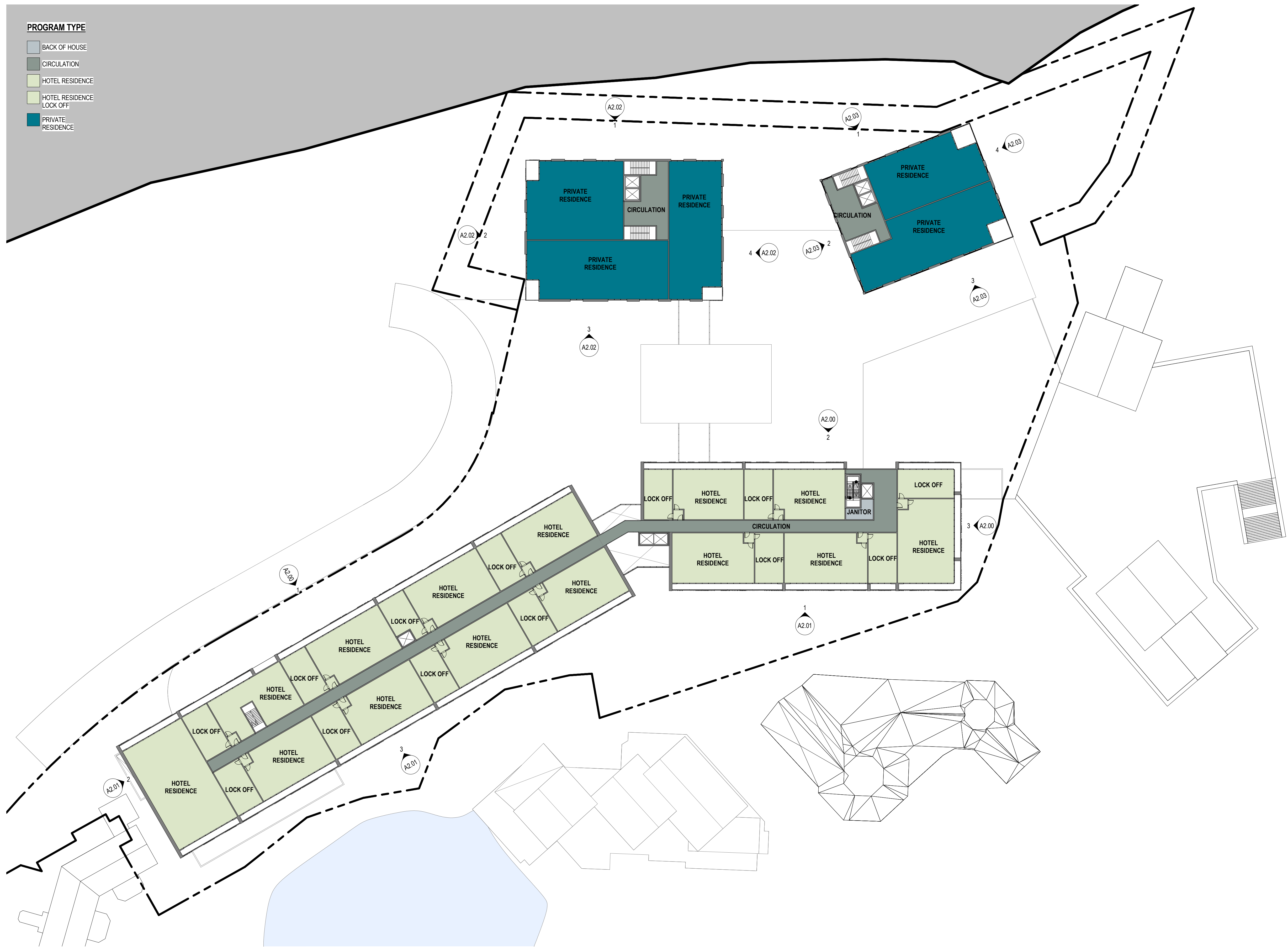
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ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

NOT FOR CONSTRUCTION | 01/12/2022

A1.15



1 OVERALL - L3  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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Telluride, Mountain Village, CO

OVERALL PLAN - LEVEL 3

Olson Kundig

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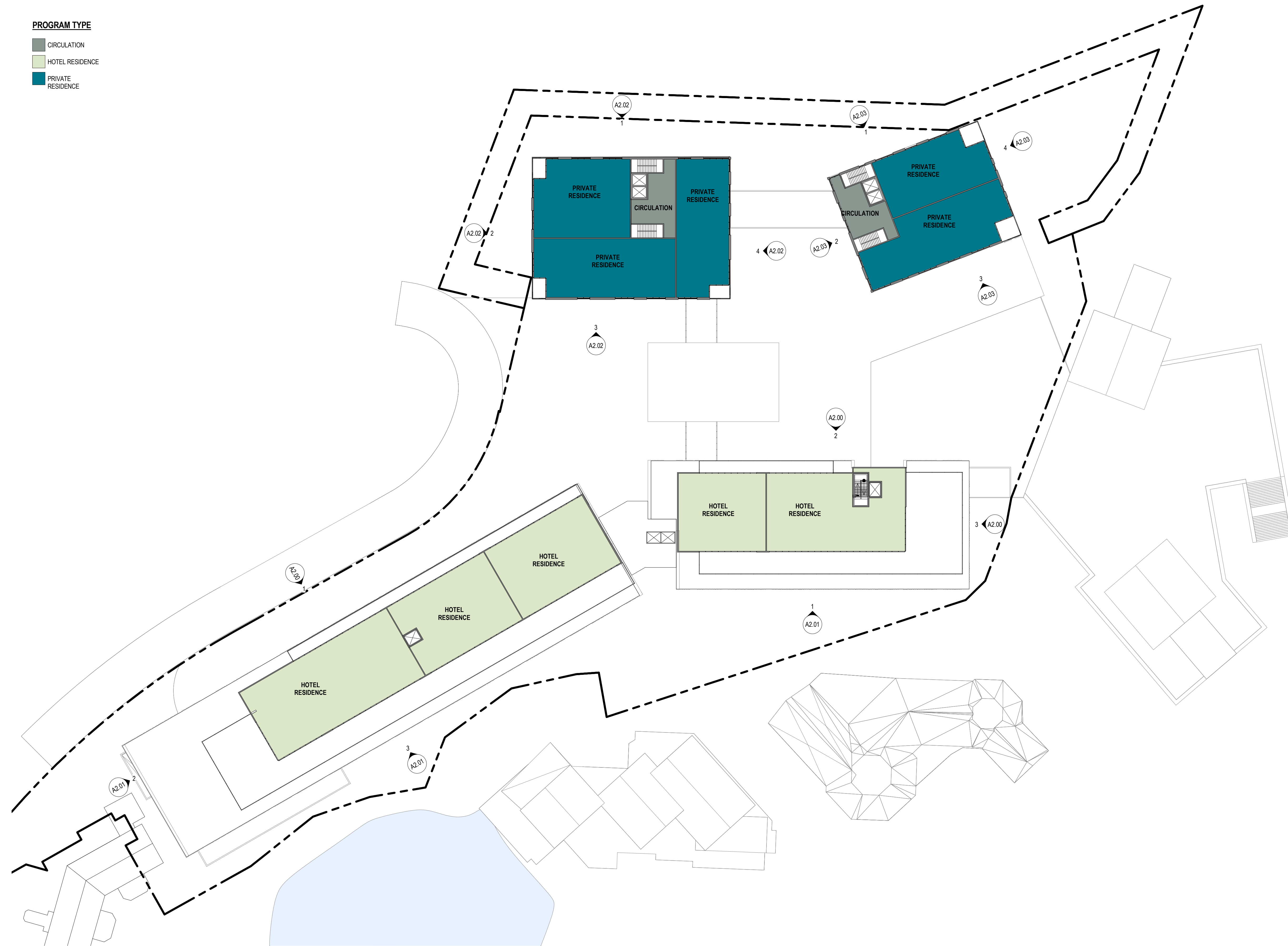
ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

NOT FOR CONSTRUCTION | 01/12/2022

A1.16

**PROGRAM TYPE**

- CIRCULATION
- HOTEL RESIDENCE
- PRIVATE RESIDENCE



1 OVERALL - L4  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
Telluride, Mountain Village, CO

# OVERALL PLAN - LEVEL 4

Olson Kundig

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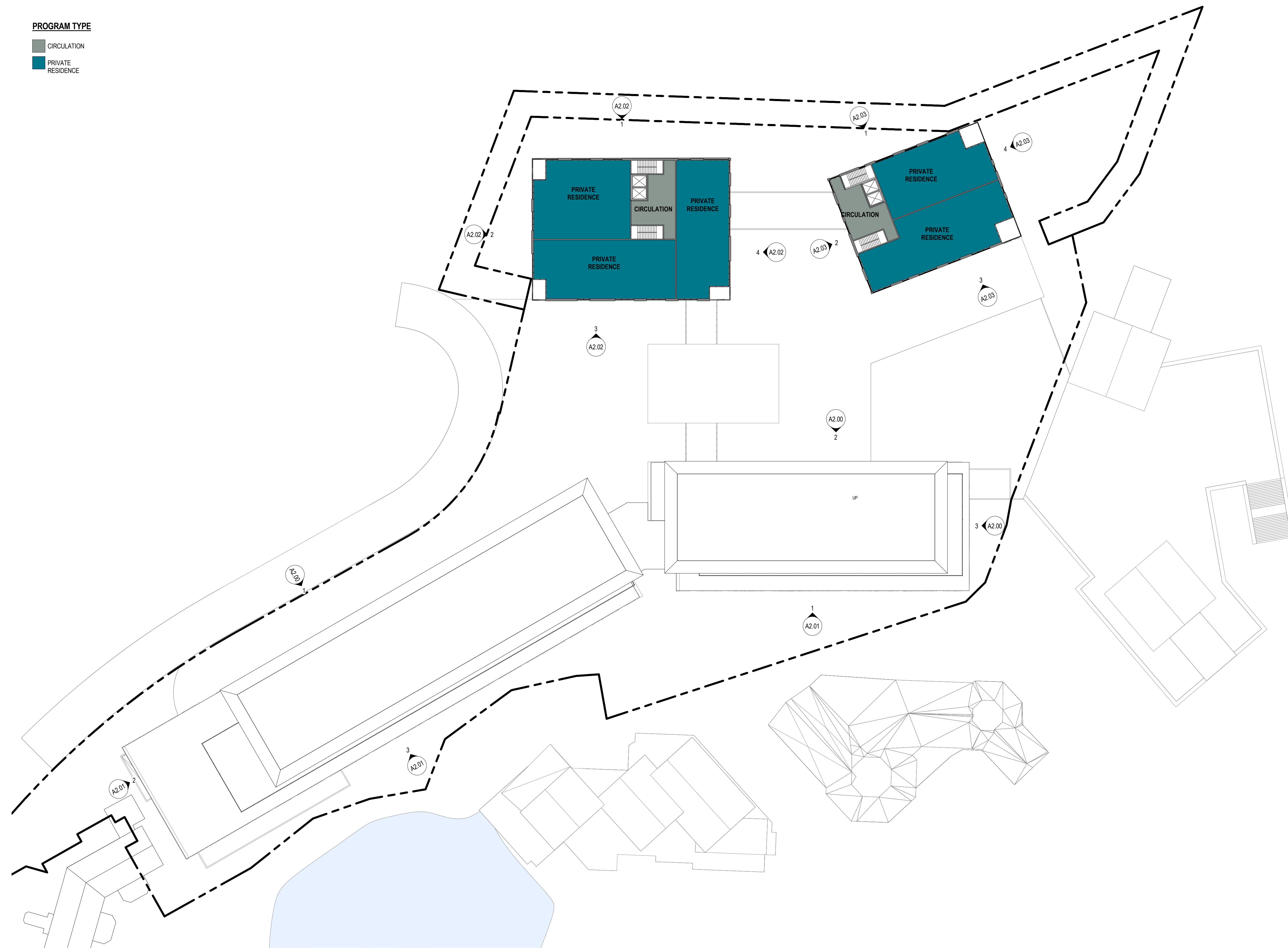
ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

NOT FOR CONSTRUCTION | 01/12/2022

A1.17

PROGRAM TYPE

- CIRCULATION
- PRIVATE RESIDENCE



1 OVERALL - L5  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
Telluride, Mountain Village, CO

# OVERALL PLAN - LEVEL 5

## Olson Kundig

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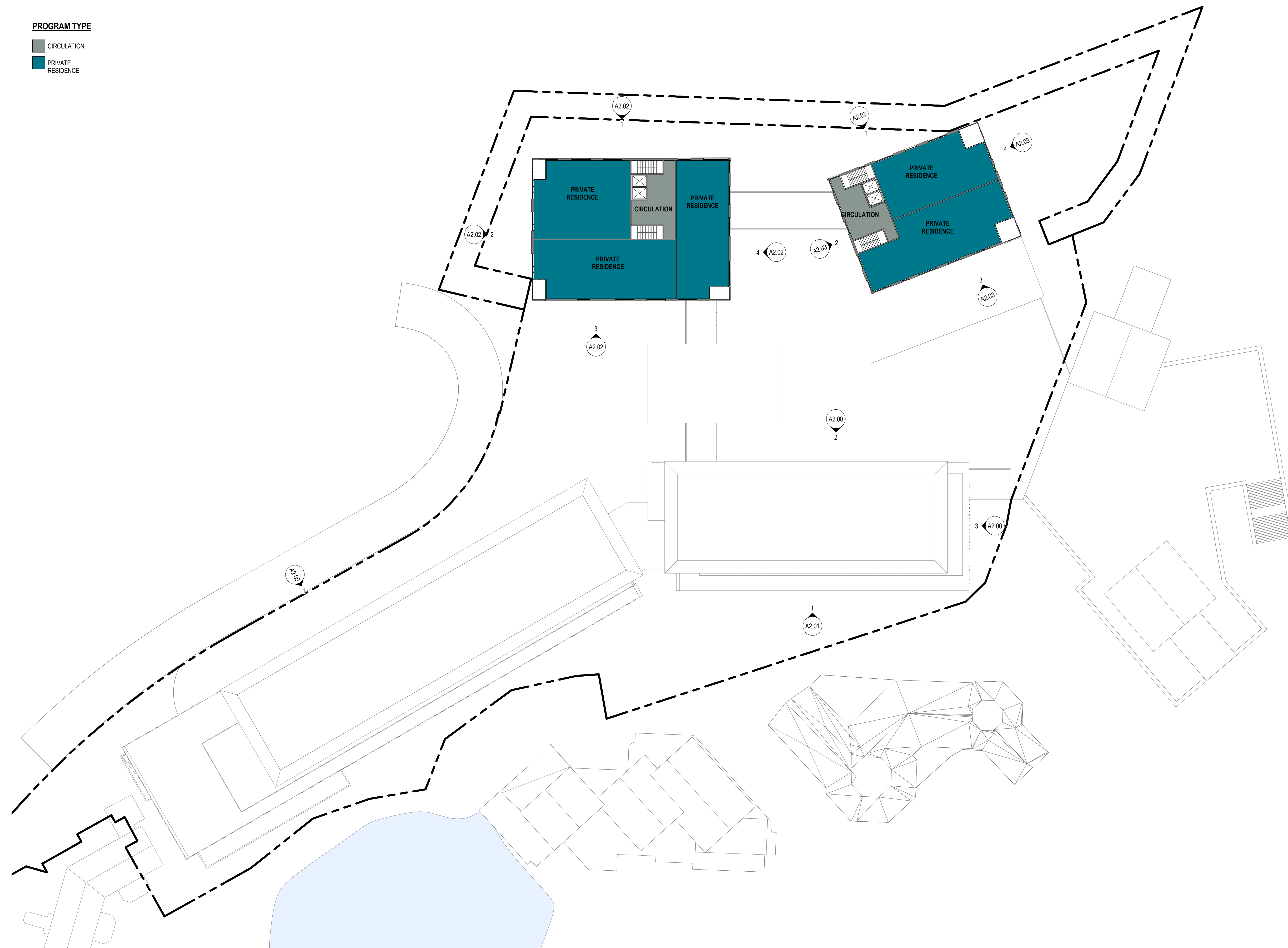
ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

NOT FOR CONSTRUCTION | 01/12/2022

A1.18

PROGRAM TYPE

- CIRCULATION
- PRIVATE RESIDENCE



1 OVERALL - L6  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
Telluride, Mountain Village, CO

# OVERALL PLAN - LEVEL 6

## Olson Kundig

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ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

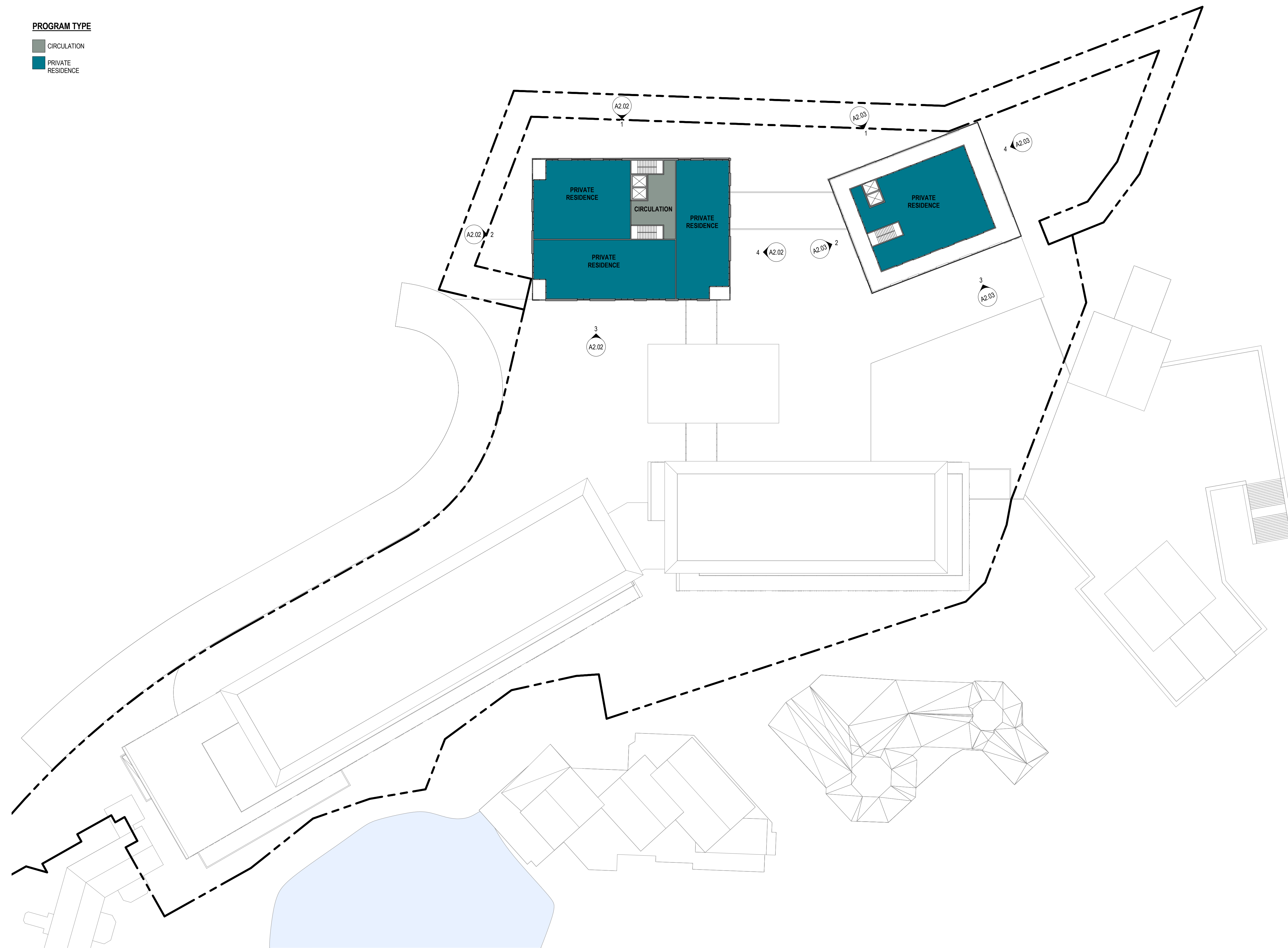
NOT FOR CONSTRUCTION | 01/12/2022

A1.19



PROGRAM TYPE

- CIRCULATION
- PRIVATE RESIDENCE



1 OVERALL - L7  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
Telluride, Mountain Village, CO

# OVERALL PLAN - LEVEL 7

## Olson Kundig

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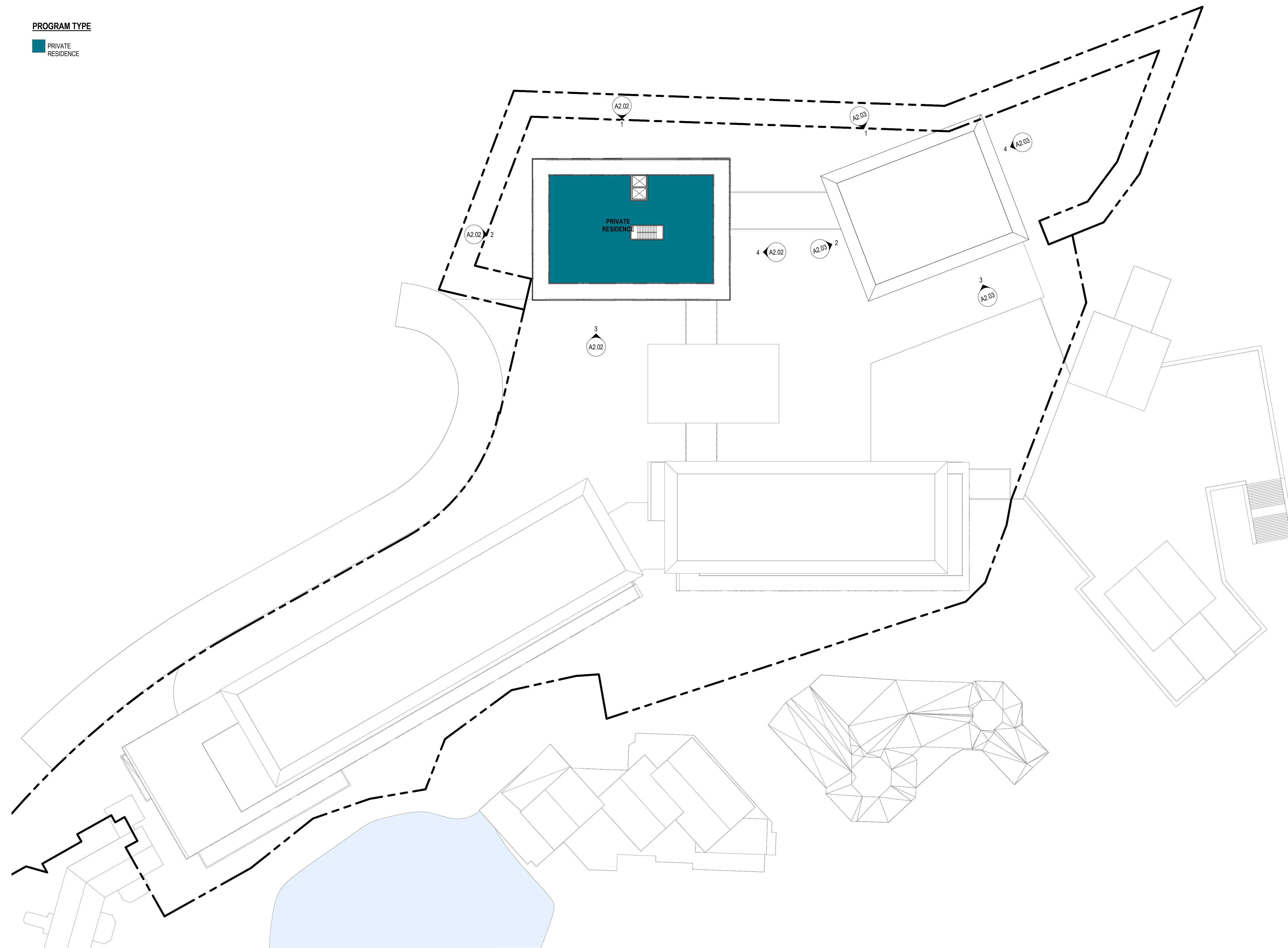
ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

NOT FOR CONSTRUCTION | 01/12/2022

A1.20

PROGRAM TYPE

PRIVATE RESIDENCE



1 OVERALL - L8  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
Telluride, Mountain Village, CO

NOT FOR CONSTRUCTION | 01/12/2022

# OVERALL PLAN - LEVEL 8

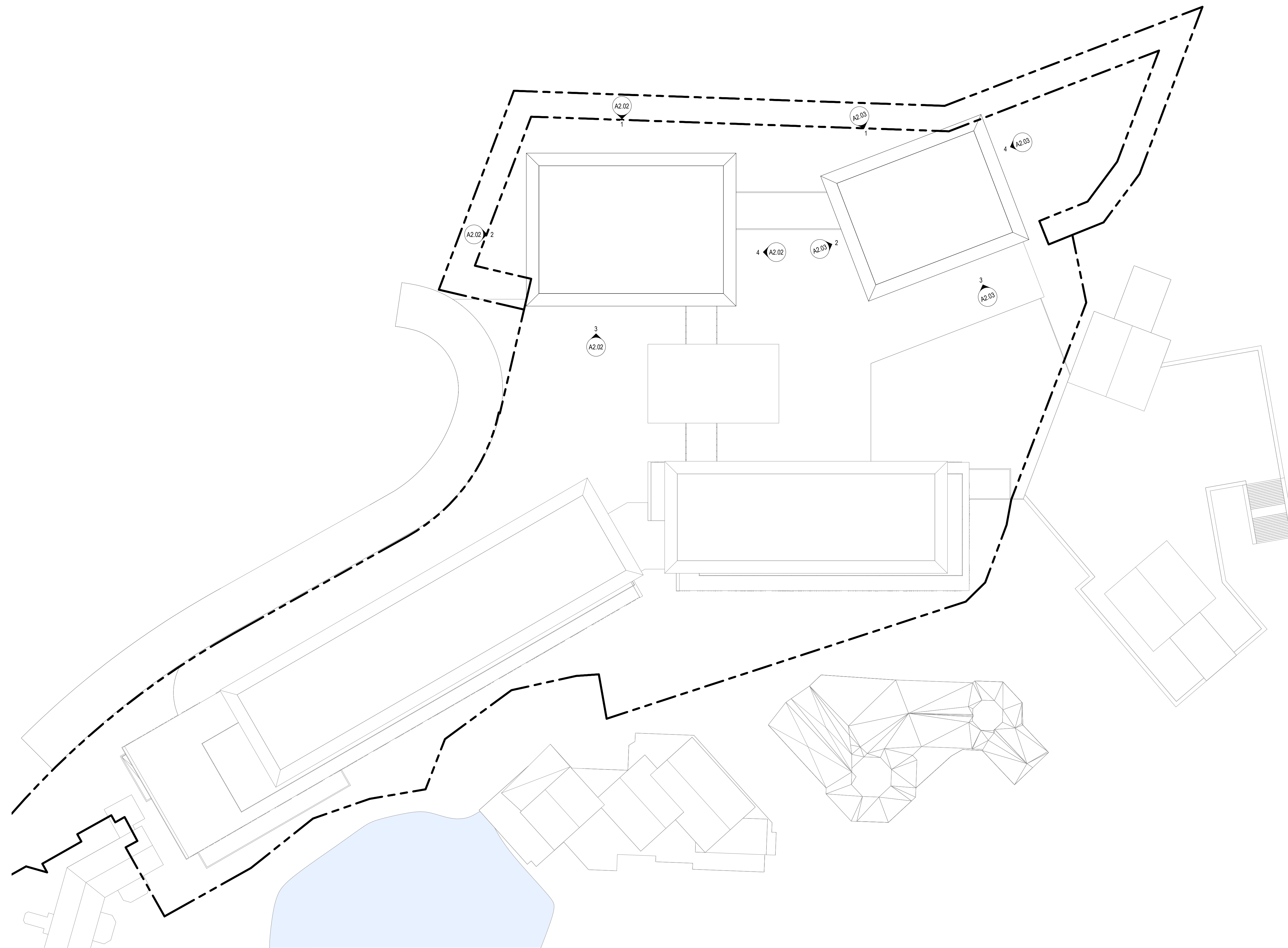
A1.21

## Olson Kundig

159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN



1 OVERALL - ROOF PLAN  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
Telluride, Mountain Village, CO

# OVERALL PLAN - ROOF PLAN

Olson Kundig

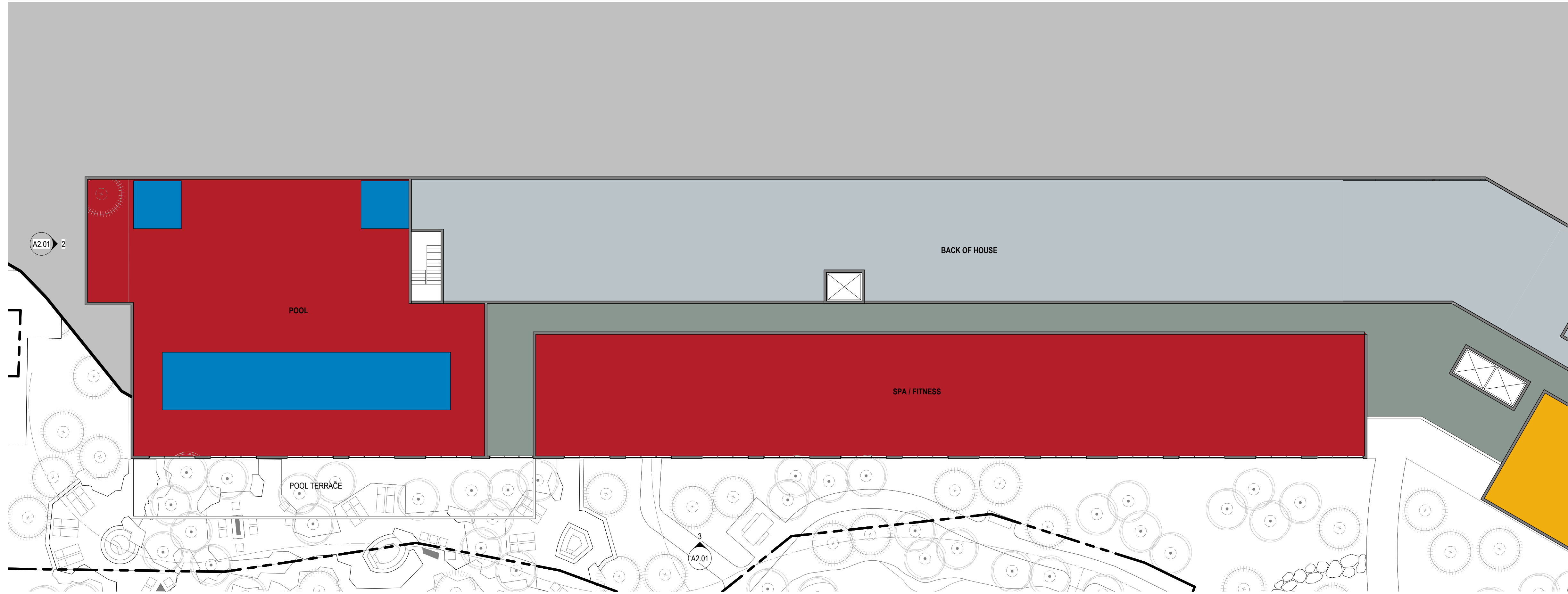
159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



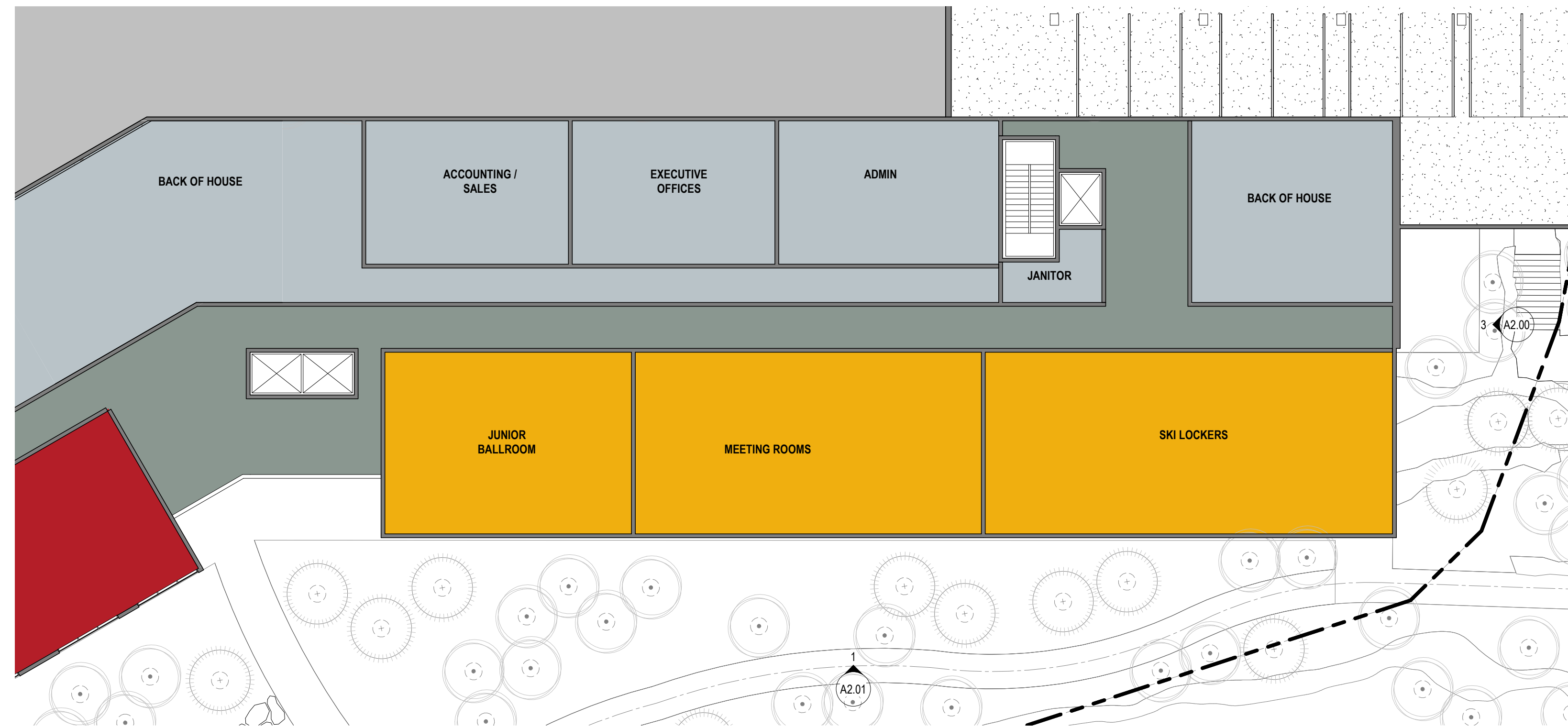
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INTERIOR DESIGN

NOT FOR CONSTRUCTION | 01/12/2022

A1.22

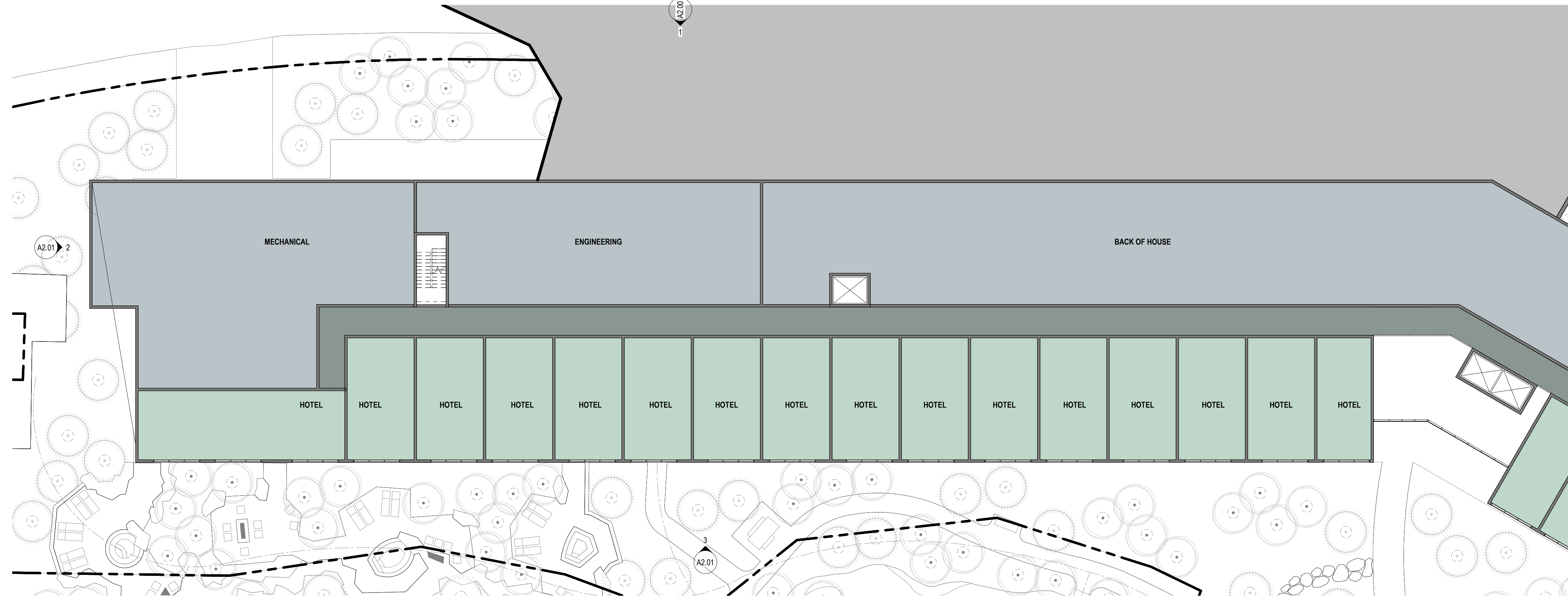


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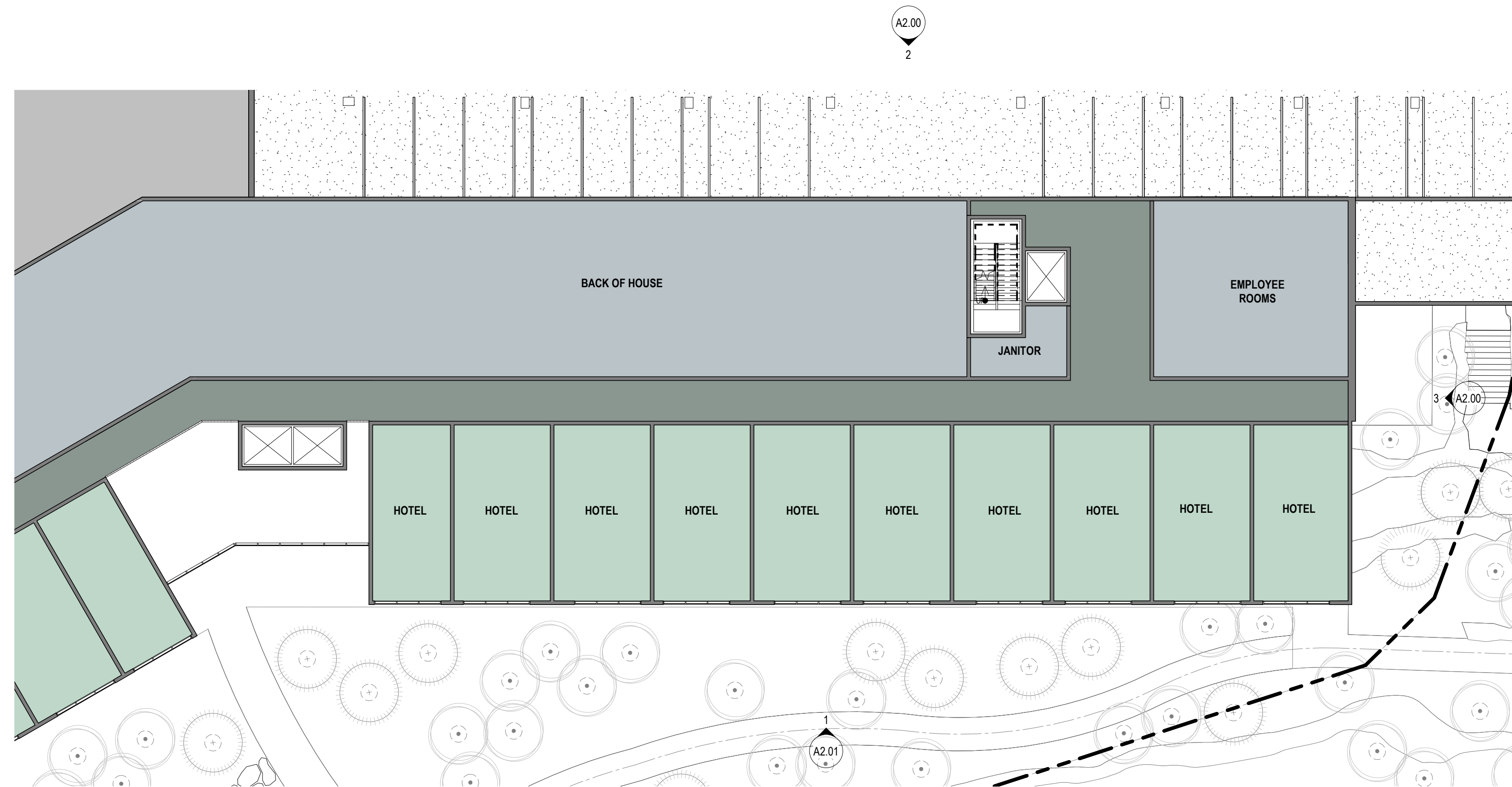


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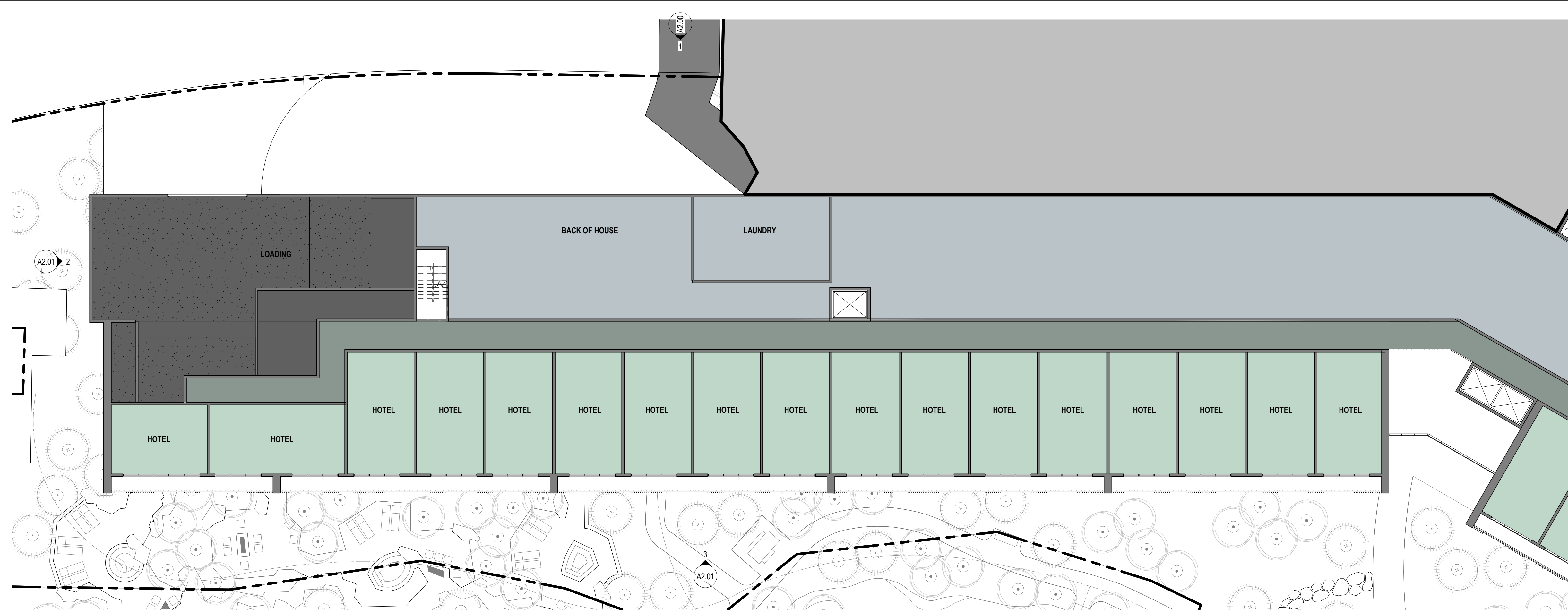


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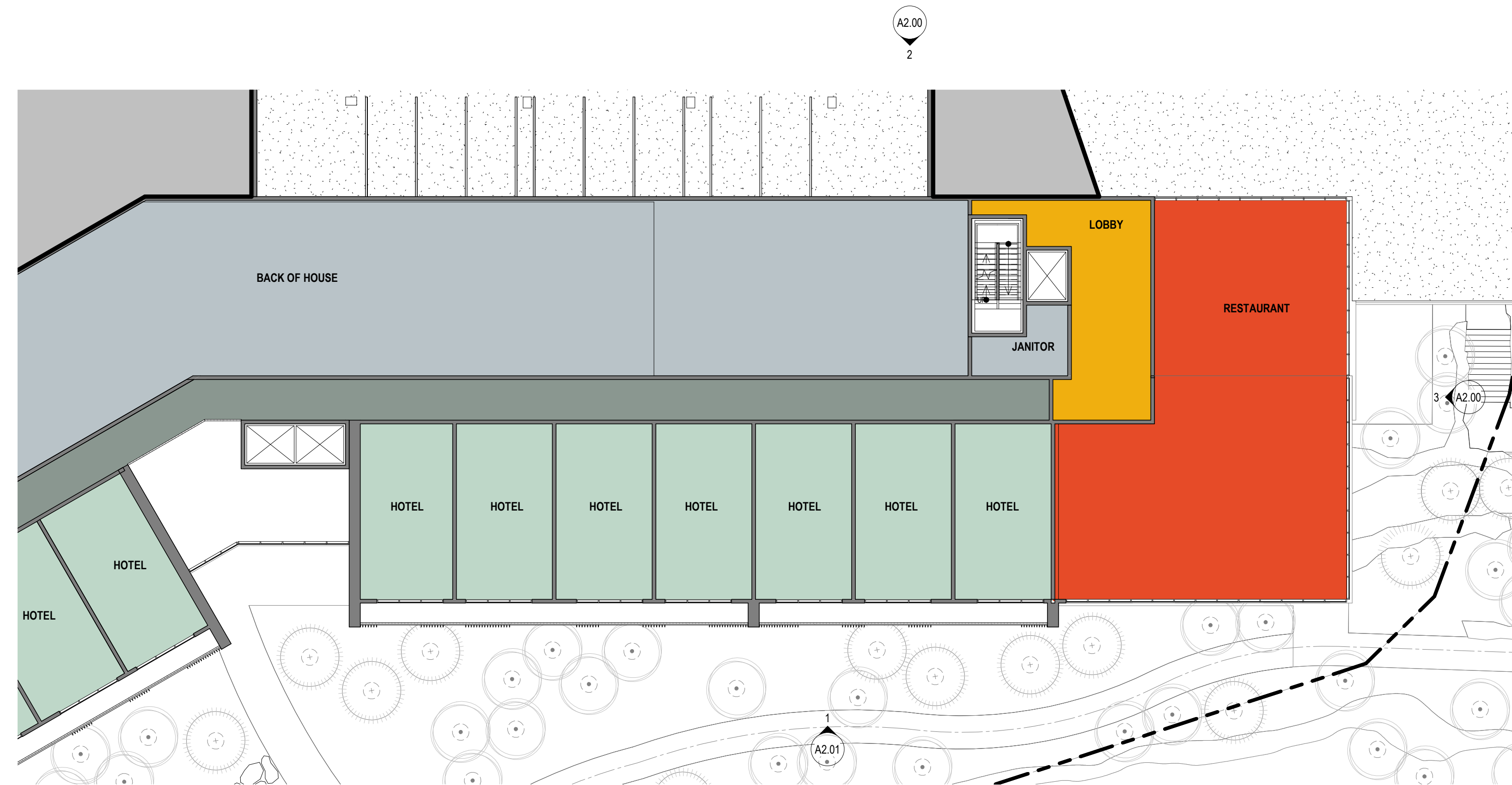


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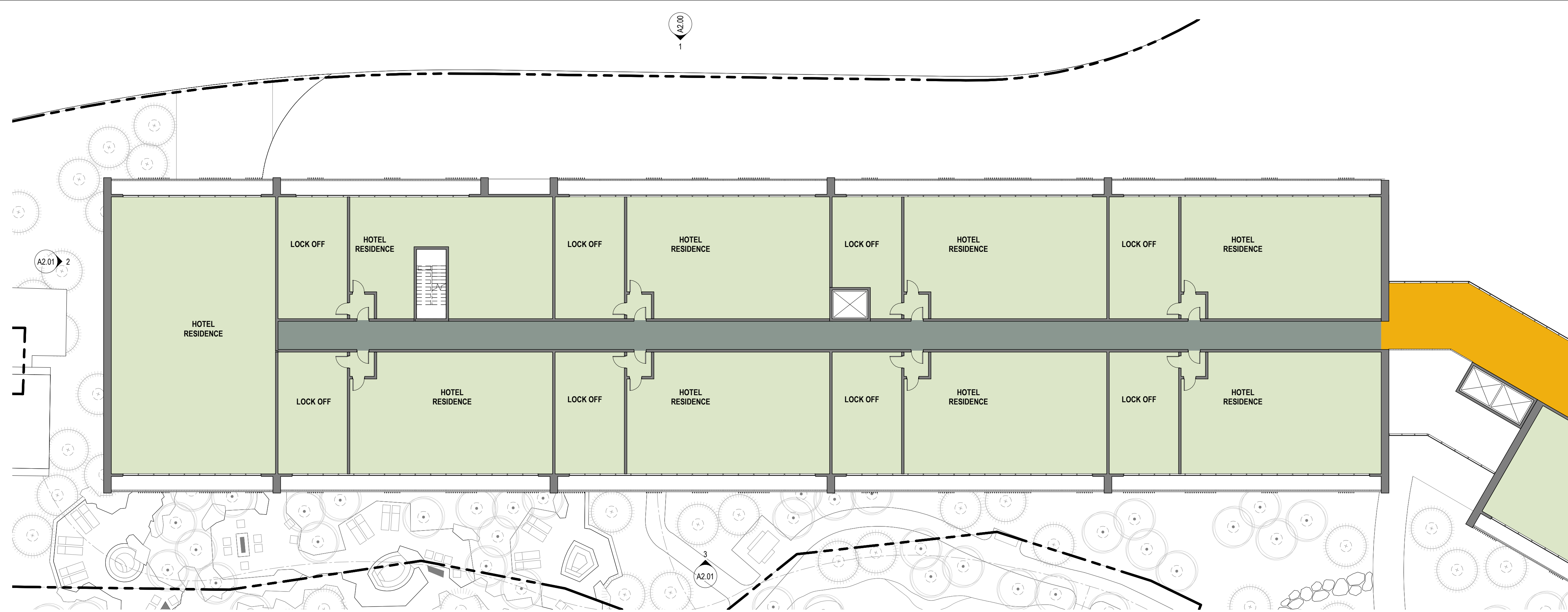


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2 HOTEL - B1 - SOUTH  
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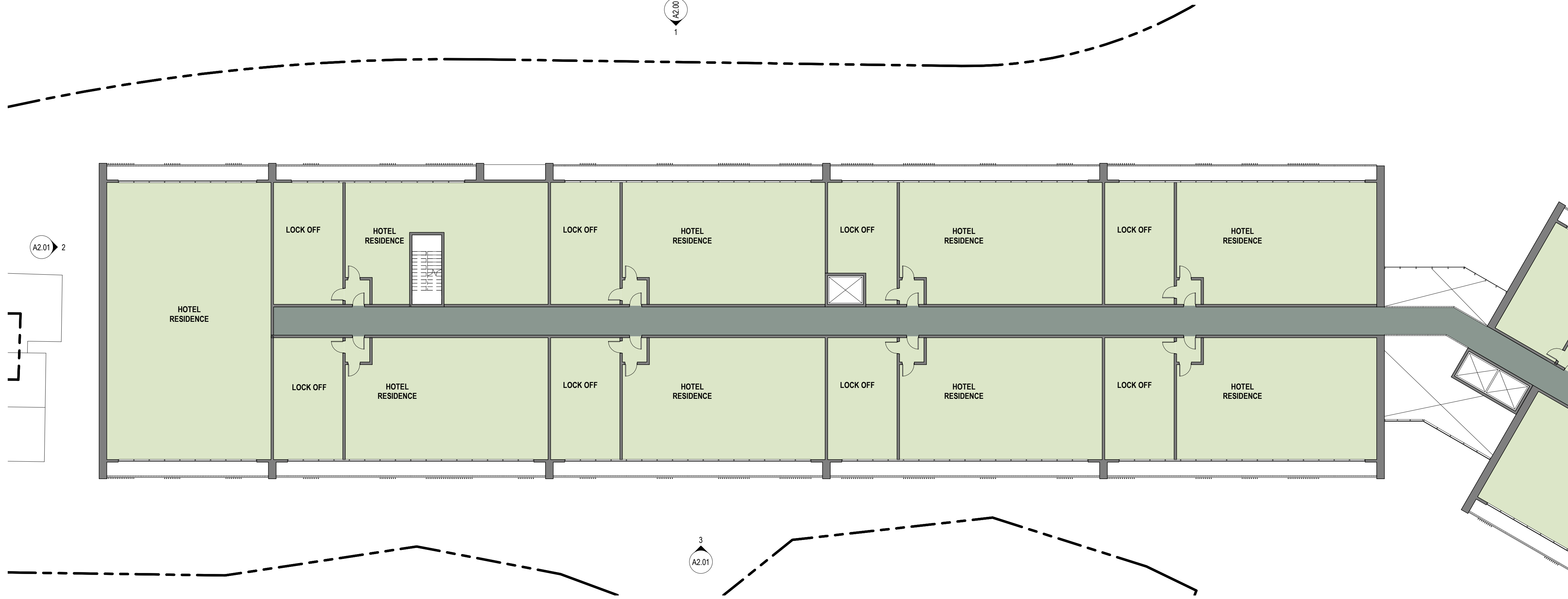


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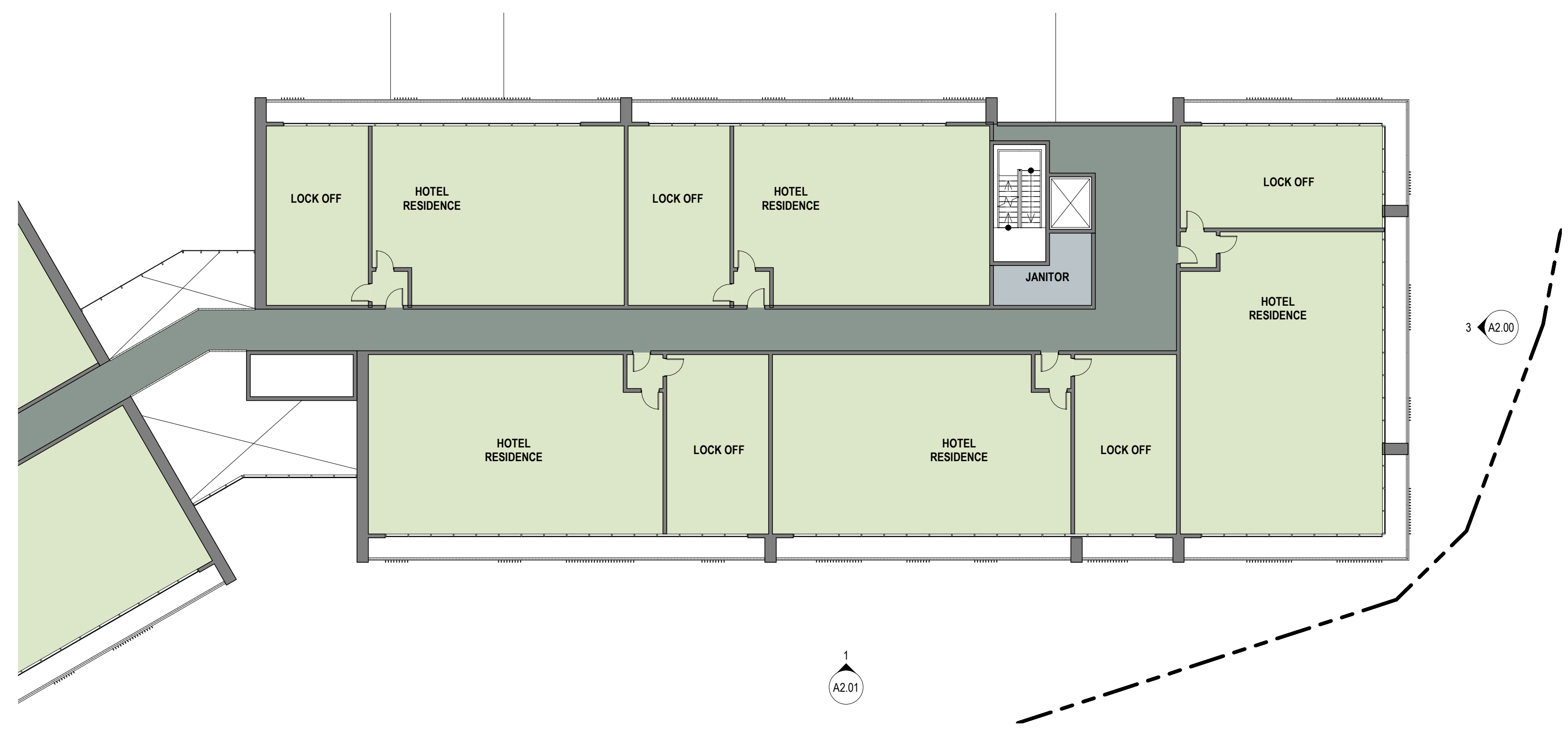


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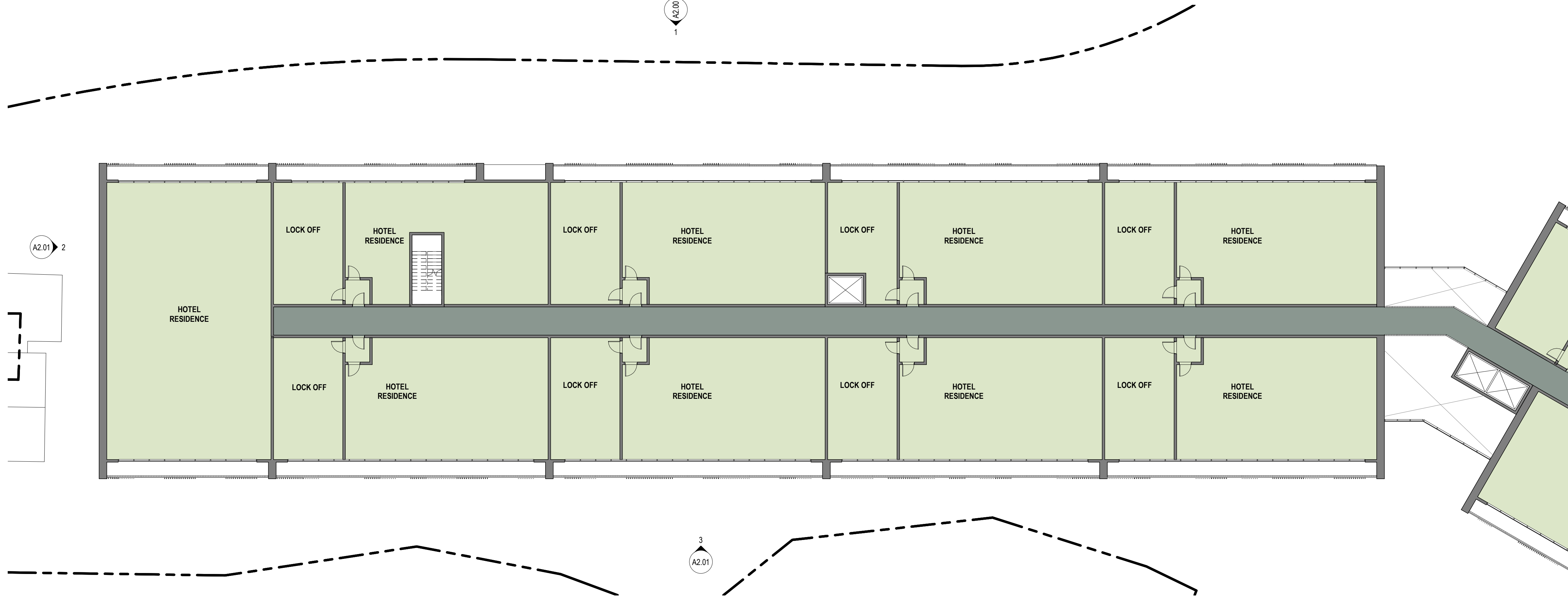
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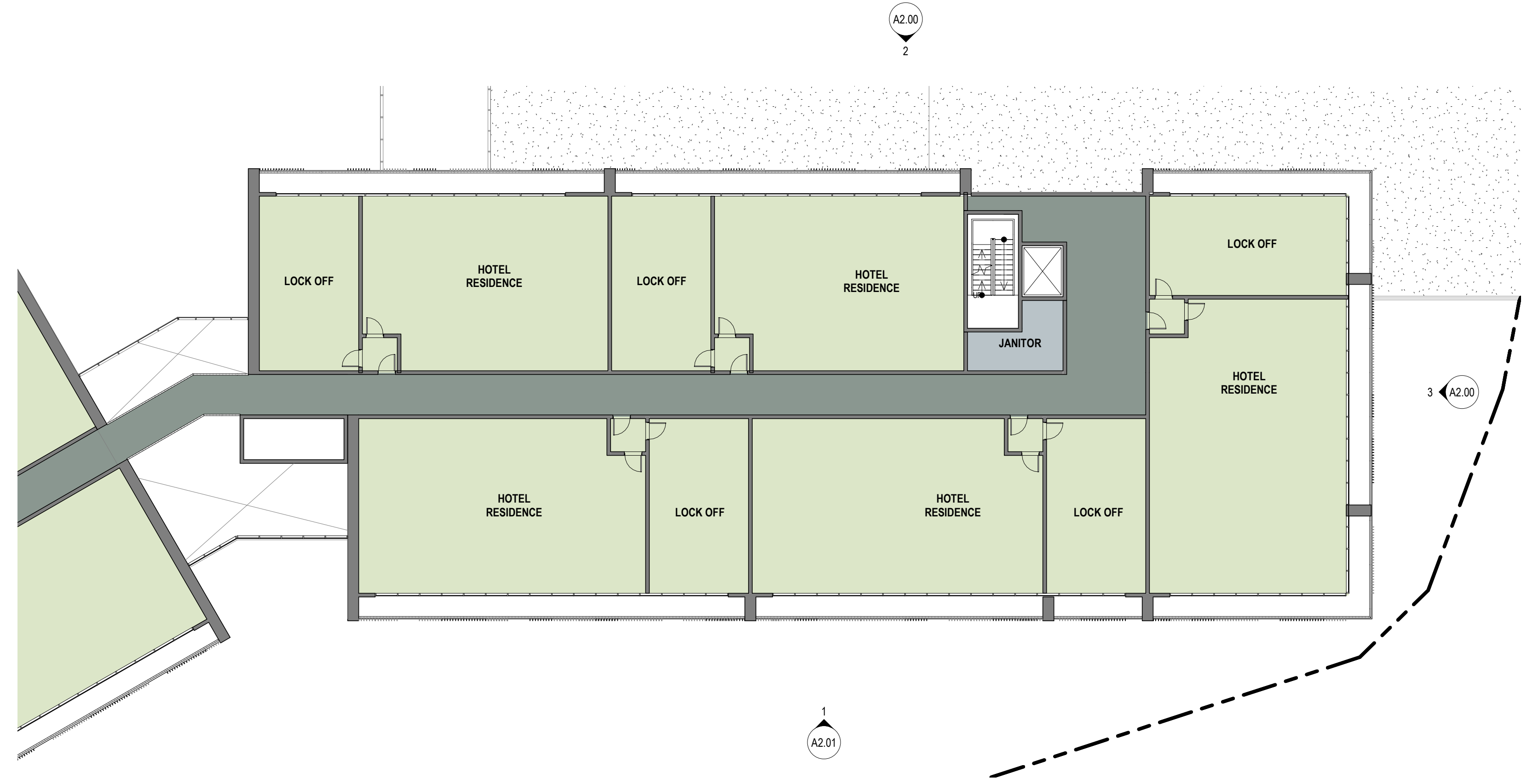
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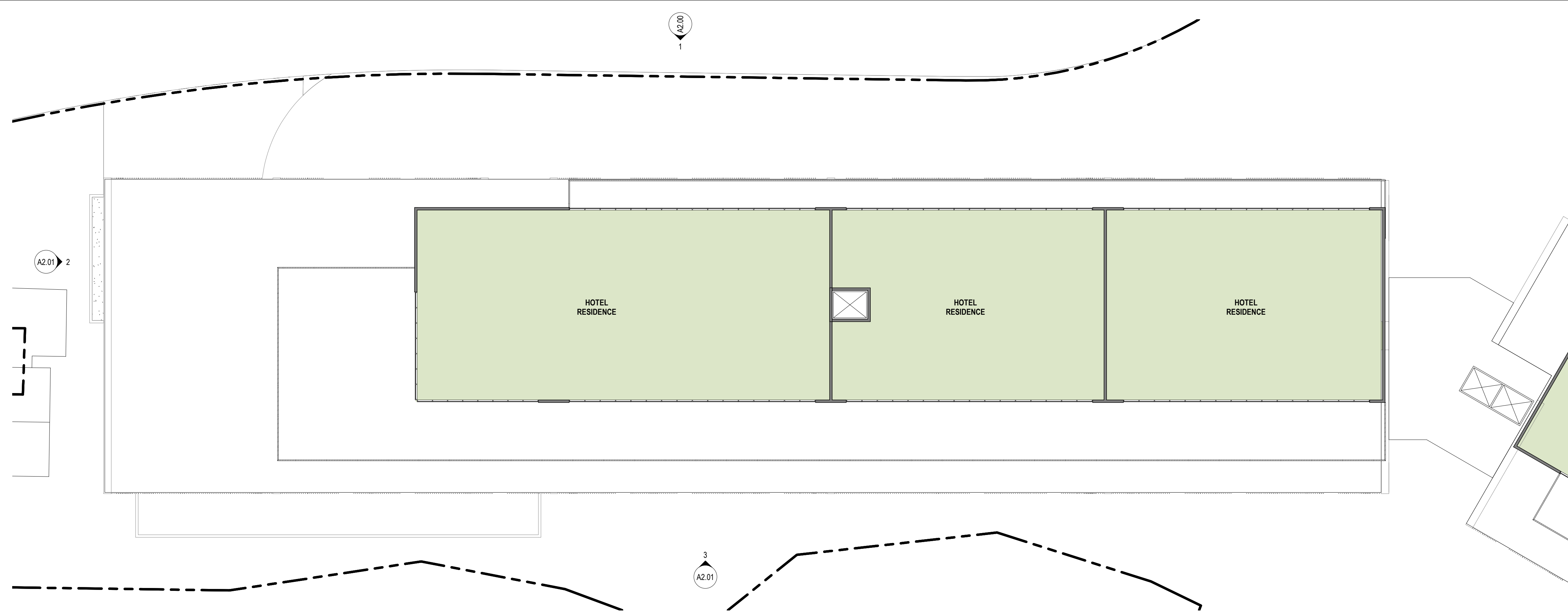


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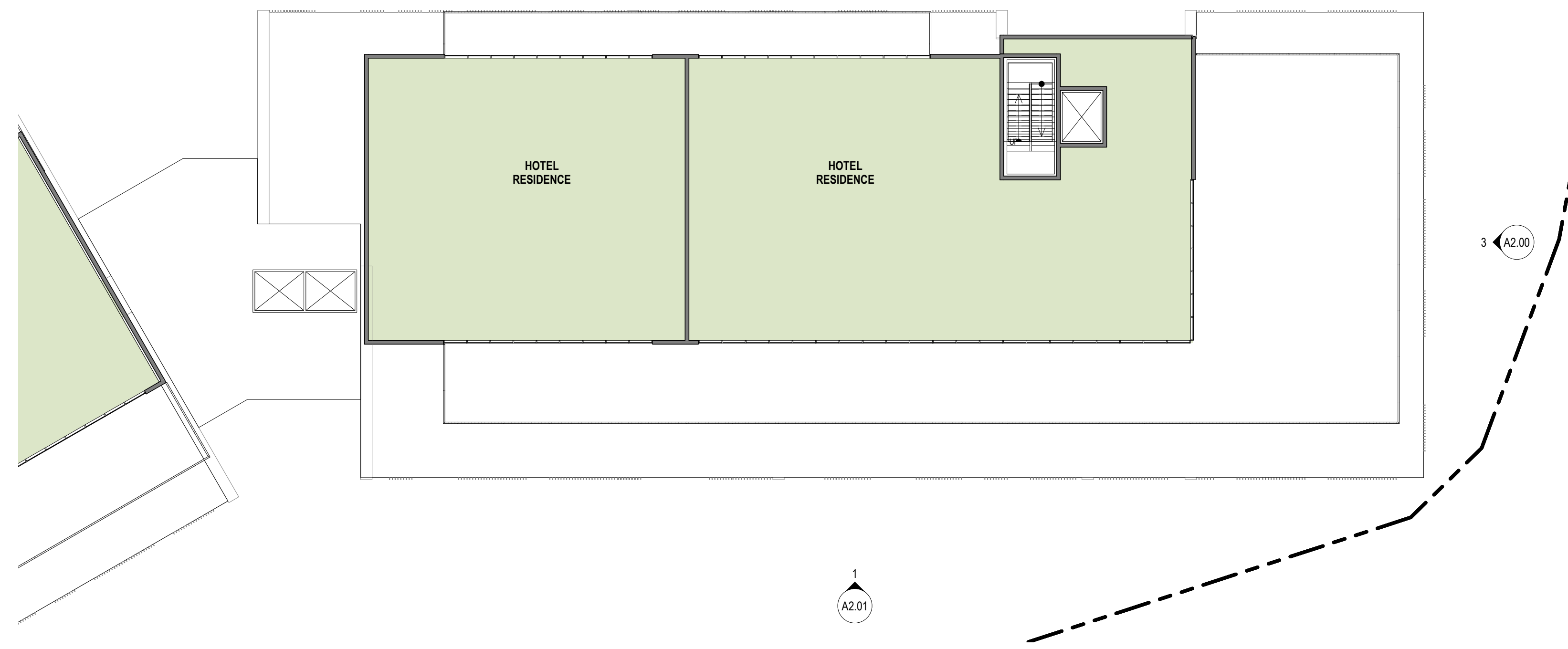


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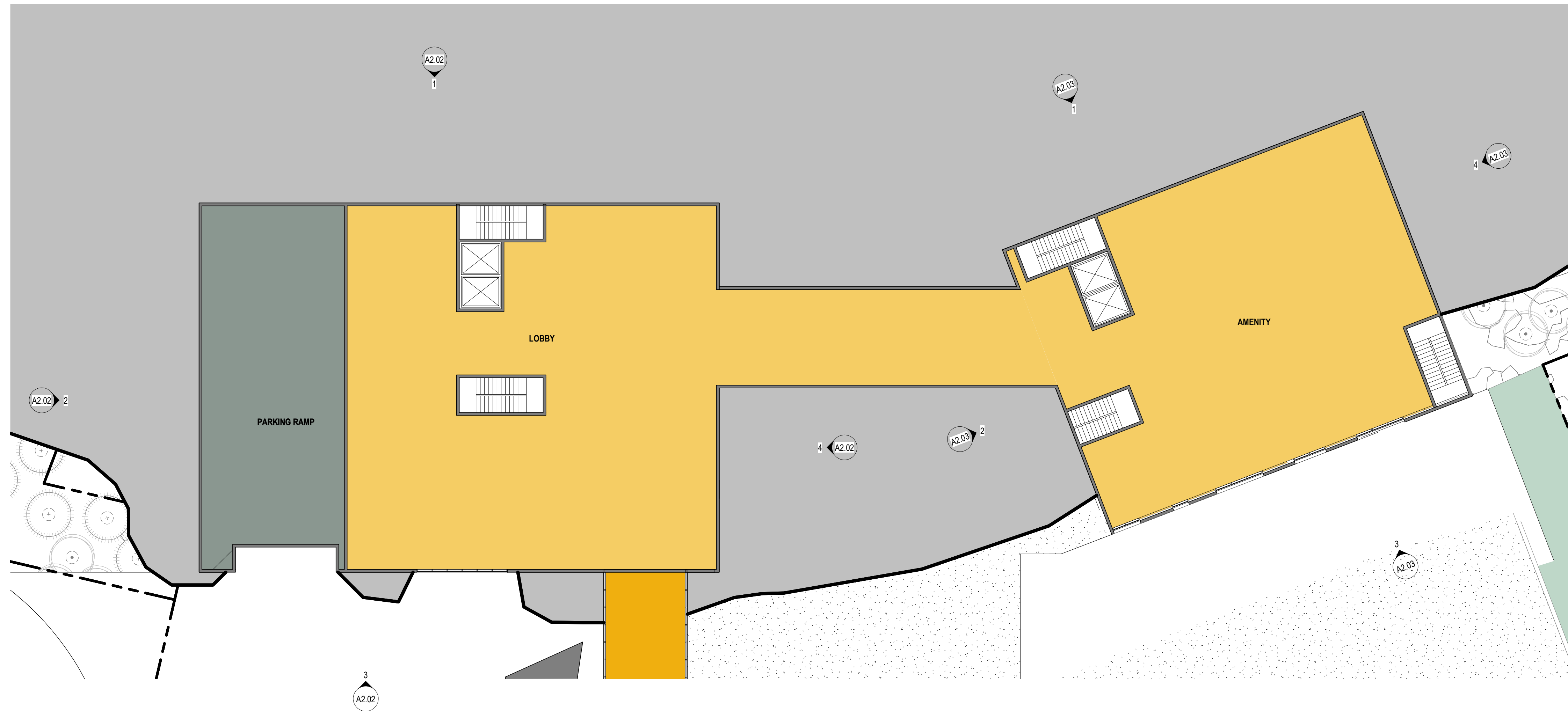


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SCALE: 1/16" = 1'-0"



2 HOTEL - L4 - SOUTH  
SCALE: 1/16" = 1'-0"





1 PR - L1  
SCALE: 1/16" = 1'-0"

0 4' 8' 12' 16' 32' 48'



1 PR - L2  
SCALE: 1/16" = 1'-0"

0 4' 8' 12' 16' 32' 48'



1 PR - L3  
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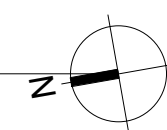


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1 PR - L5  
SCALE: 1/16" = 1'-0"



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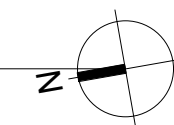
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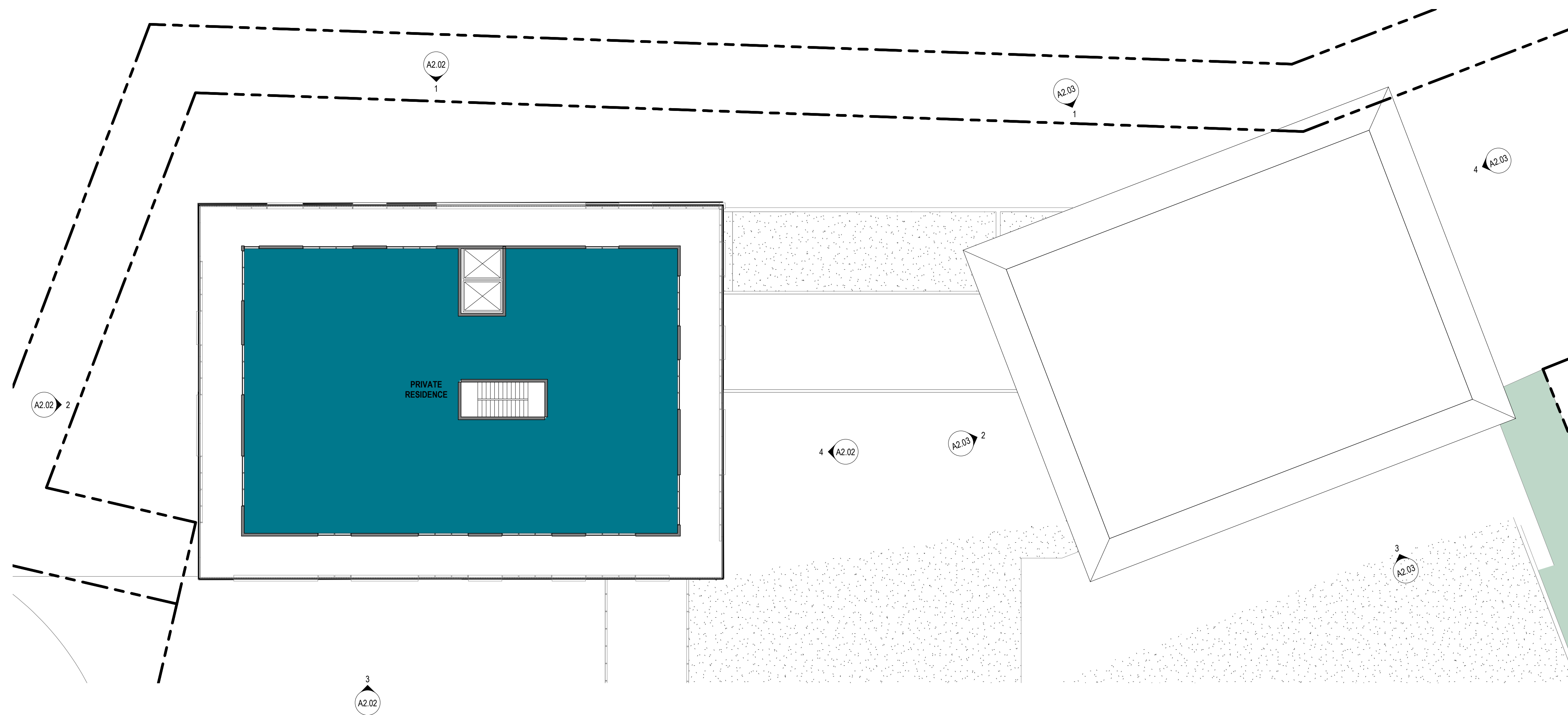


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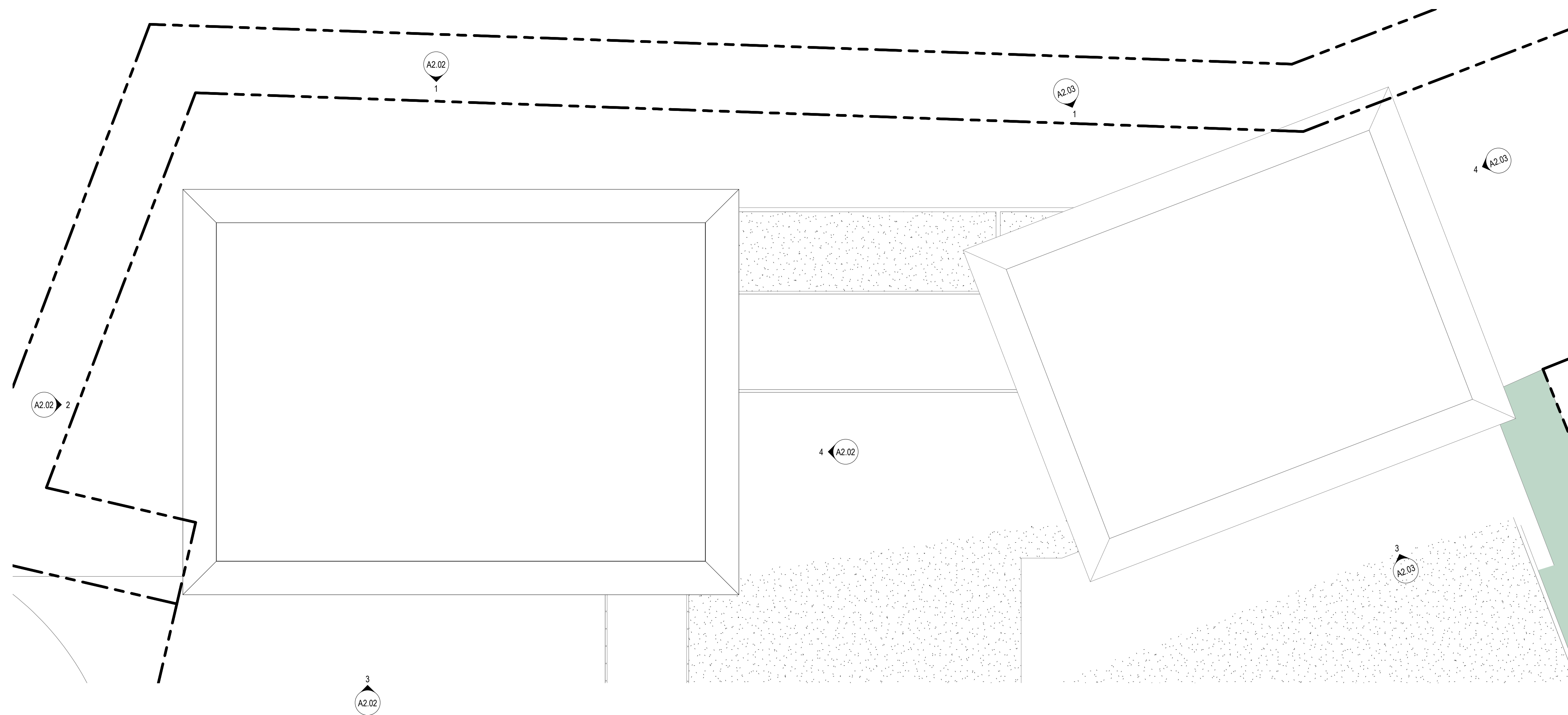
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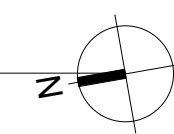


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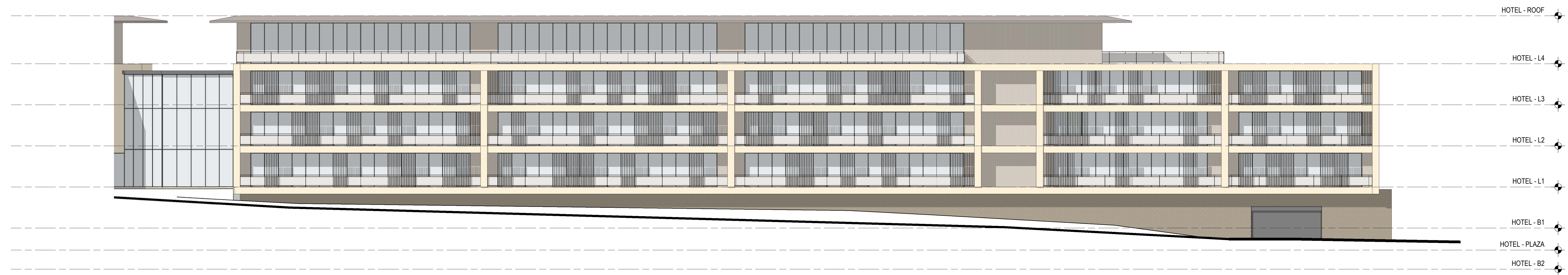
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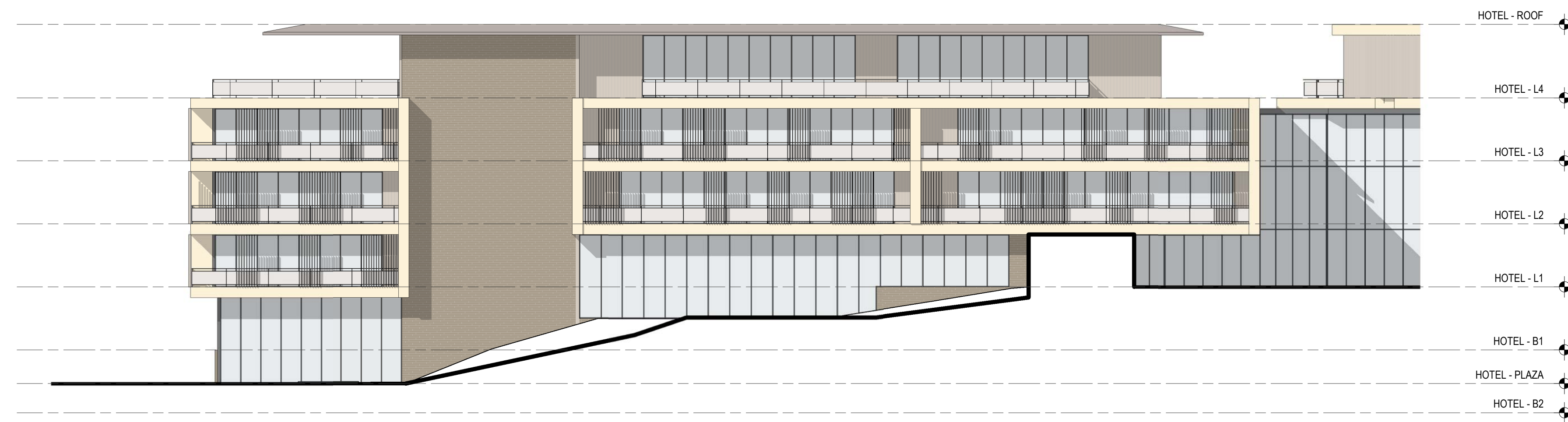
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0 4' 8' 12' 16' 32' 48'



1 ELEVATION - HOTEL N - EAST  
SCALE: 1/16" = 1'-0"



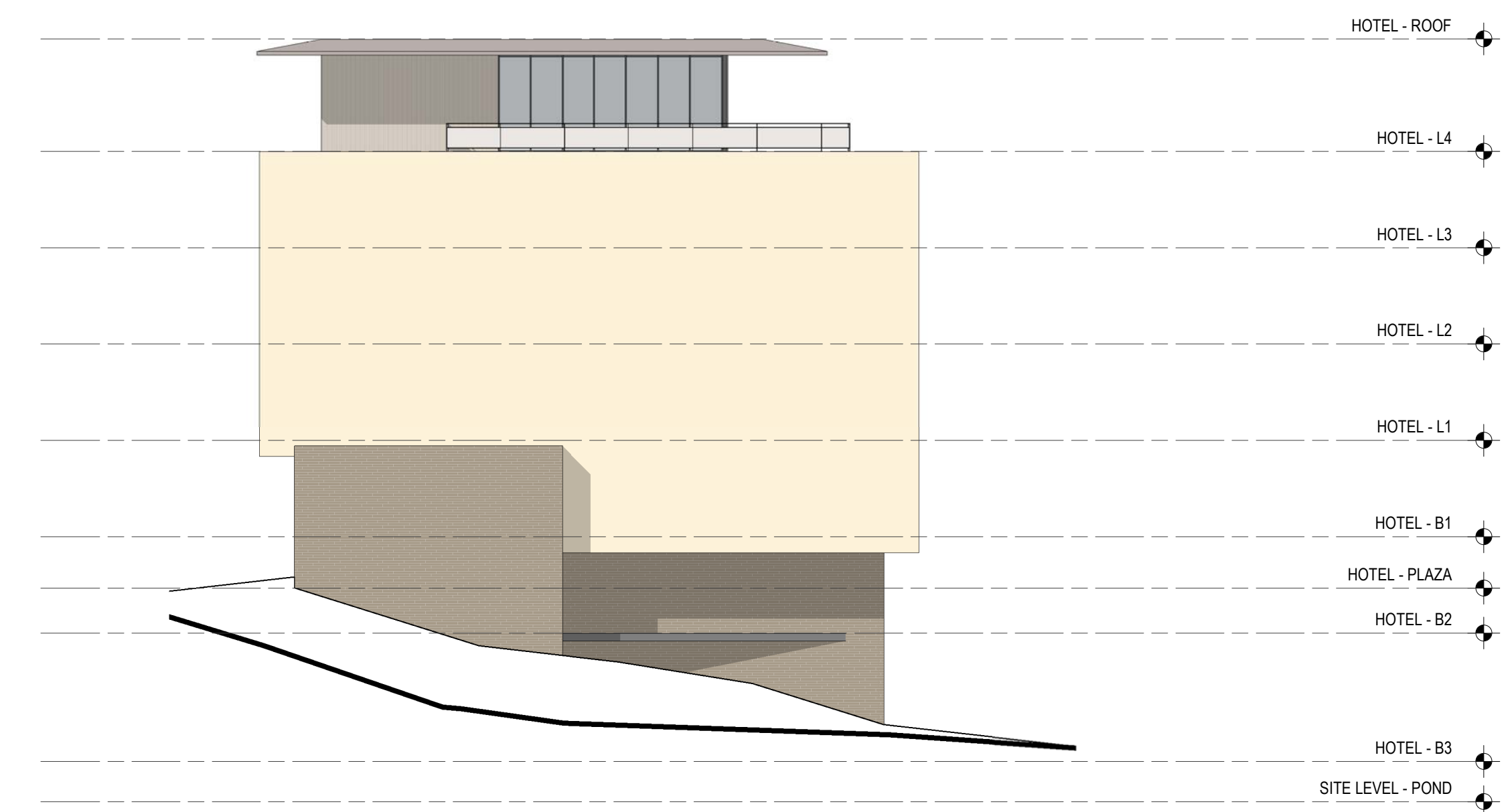
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SCALE: 1/16" = 1'-0"



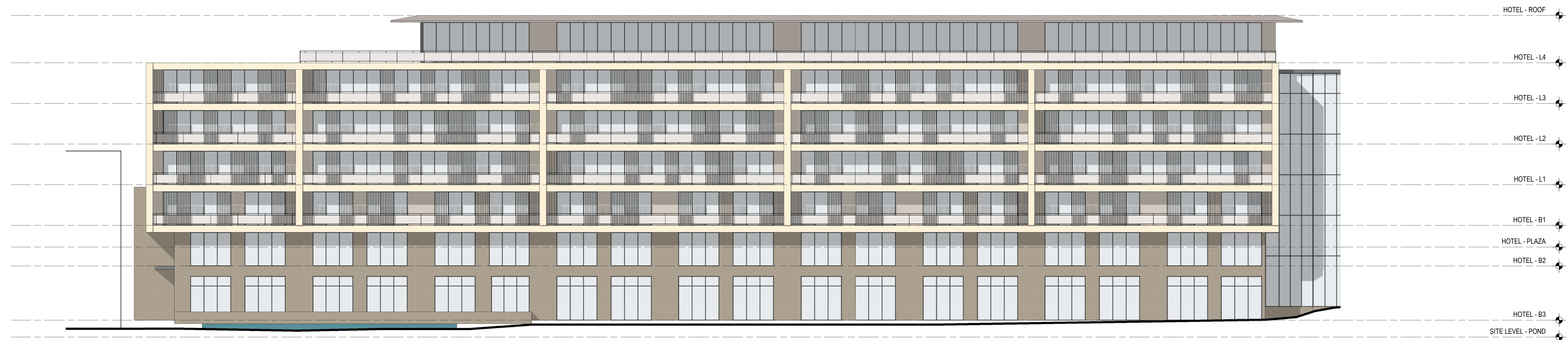
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SCALE: 1/16" = 1'-0"



1 ELEVATION - HOTEL S - WEST  
SCALE: 1/16" = 1'-0"



2 ELEVATION - HOTEL N - NORTH  
SCALE: 1/16" = 1'-0"



3 ELEVATION - HOTEL N - WEST  
SCALE: 1/16" = 1'-0"



1 ELEVATION - PRIVATE RESIDENCE N - EAST  
SCALE: 1/16" = 1'-0"



2 ELEVATION - PRIVATE RESIDENCE N - NORTH  
SCALE: 1/16" = 1'-0"



3 ELEVATION - PRIVATE RESIDENCE N - WEST  
SCALE: 1/16" = 1'-0"



4 ELEVATION - PRIVATE RESIDENCE N - SOUTH  
SCALE: 1/16" = 1'-0"



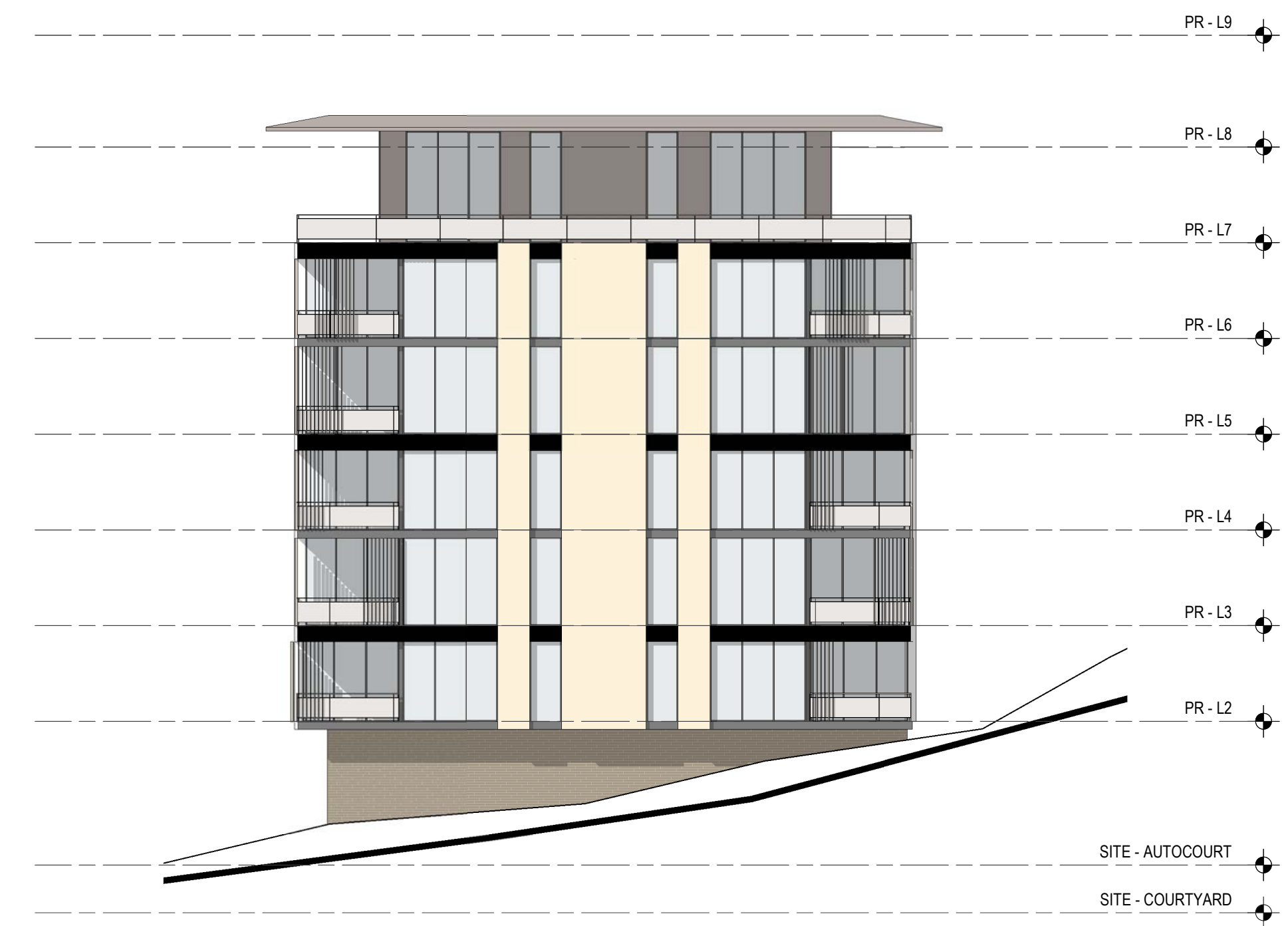
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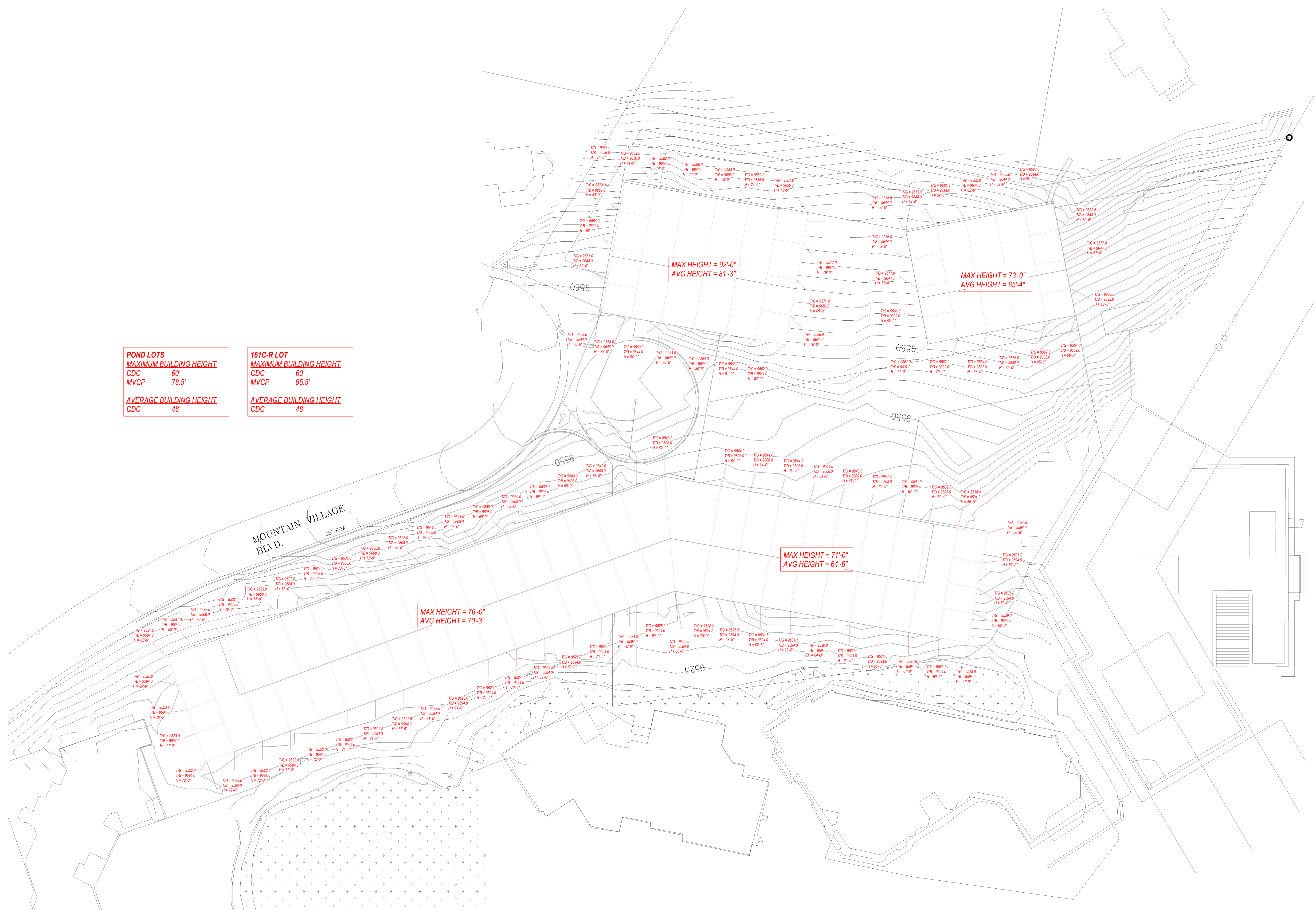
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SCALE: 1/16" = 1'-0"



3 ELEVATION - PRIVATE RESIDENCE S - WEST  
SCALE: 1/16" = 1'-0"



4 ELEVATION - PRIVATE RESIDENCE S - SOUTH  
SCALE: 1/16" = 1'-0"



POND LOTS	
MAXIMUM BUILDING HEIGHT	
CDC	60'
MVCP	78.5'
AVERAGE BUILDING HEIGHT	
CDC	48'

161C-R LOT	
MAXIMUM BUILDING HEIGHT	
CDC	60'
MVCP	95.5'
AVERAGE BUILDING HEIGHT	
CDC	48'

MAX HEIGHT = 92'-0"  
AVG HEIGHT = 81'-3"

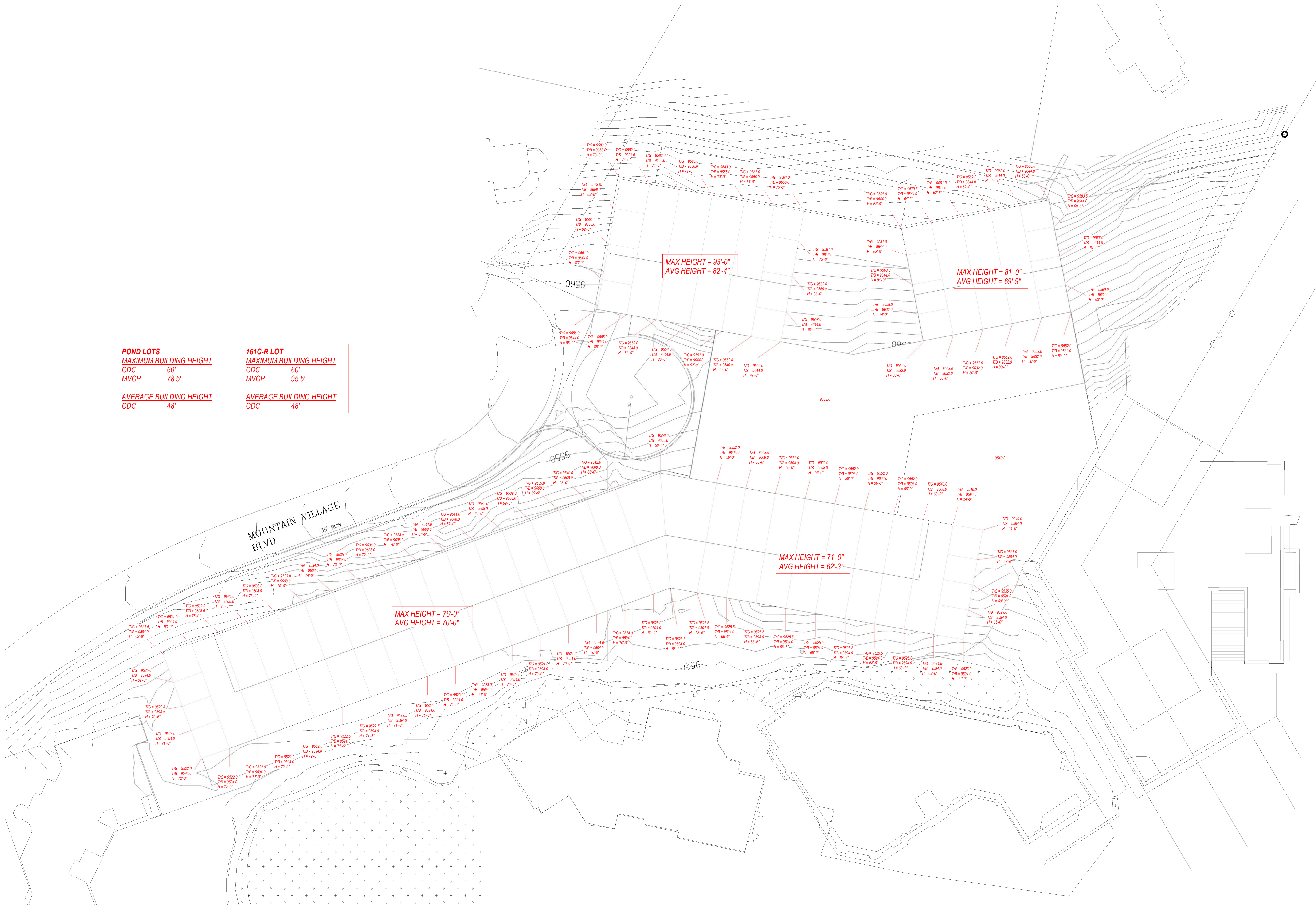
MAX HEIGHT = 73'-0"  
AVG HEIGHT = 65'-4"

MAX HEIGHT = 71'-0"  
AVG HEIGHT = 64'-6"

MAX HEIGHT = 76'-0"  
AVG HEIGHT = 70'-3"

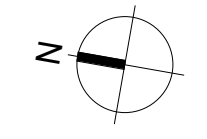
1 Site Plan - Height Analysis - Existing Grades  
SCALE: 1" = 30'-0"





POND LOTS		161C-R LOT	
MAXIMUM BUILDING HEIGHT	CDC 60'	MAXIMUM BUILDING HEIGHT	CDC 60'
MVCP	78.5'	MVCP	95.5'
AVERAGE BUILDING HEIGHT	CDC 48'	AVERAGE BUILDING HEIGHT	CDC 48'

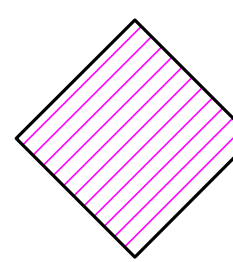
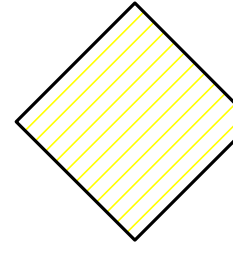
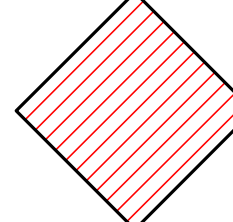
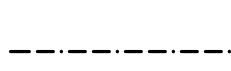

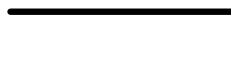

1 Site Plan - Height Analysis - Proposed Grades  
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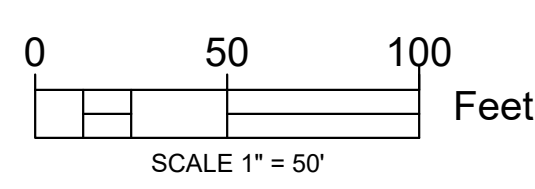
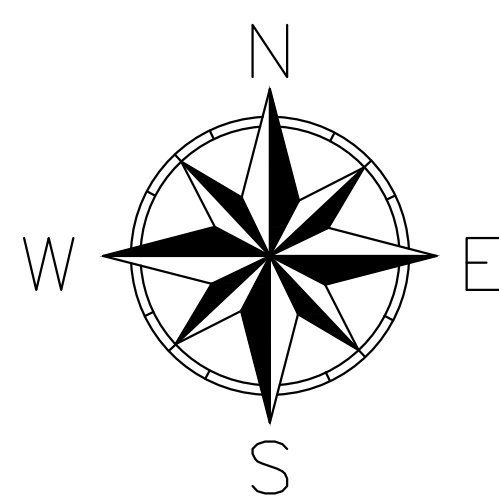



# CONCEPTUAL REPLAT



## Legend

-  UTILITY AND PUBLIC ACCESS CORRIDOR (TO BE CREATED)
-  STRUCTURAL ENCROACHMENT EASEMENT (TO BE CREATED)
-  UTILITY EASEMENT (TO BE CREATED)
-  PROPERTY LINE TO BE VACATED
-  PROPERTY LINE TO BE CREATED
-  EXISTING PROPERTY LINE TO REMAIN
-  ADJOINING PROPERTY LINE TO REMAIN



Ramesh Holdings, LLC TBD Mountain Village Boulevard Town of Mountain Village, State of Colorado, 81435	<b>Proposed Lot 161CRR</b> Town of Mountain Village, Colorado
December 18, 2021	
PROJECT NUMBER 21057	

Please use this link to view 161CR and the Pond Lots Conceptual Site Specific Planned Unit Development 3D Model: <https://api2.enscape3d.com/v1/view/571c9496-4fa7-4e0a-b831-04df8af2a61b>

**From:** [Zoe Dohnal](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Amy Ward](#)  
**Subject:** RE: 161CR and Pond Lots Conceptual Site Specific Planned Unit Development Application Referral Agency Communication  
**Date:** Wednesday, January 19, 2022 12:58:06 PM

---

Hi team,

Here are some initial thoughts. Thank you for your consideration.

- The Mountain Village Center is limited in its restaurant and retail offerings (especially due to the lack of ownership diversity). I would like the four seasons to offer two restaurants and at least one commercial (retail) addition to the hotel offerings. This is needed to capture their clientele's needs and keep guests spending in MV. Our Village Center's current offerings will only equate to more sales tax for Telluride as guests continue to visit down there for dining and shopping needs.
- The public-use space is very minimal. It would be nice to expand. I would like to activate Village Pond Plaza more, and the current guest and public pedestrian flow do not give access to this plaza.
- Moreover, I foresee the public walkway becoming yet another workaround for bikes from the bike park to not ride through the Village Center, and we will have an issue with bike dismounting.
- Most importantly, I would be forever grateful for some back-of-house storage. Should the applicant plan to build a stairway from the Heritage Plaza level (near the ski school back entrance) to the gondola plaza, perhaps we can build a sizeable storage room into the hillside.

### [Zoe Dohnal](#)

Business Development and Sustainability Director

Town of Mountain Village

455 Mountain Village Blvd. Suite A

O :: [970.369.8236](tel:970.369.8236)

M :: [970.708.4959](tel:970.708.4959)

[LinkedIn](#) | [Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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

---

**From:** Michelle Haynes <MHaynes@mtnvillage.org>

**Sent:** Monday, January 17, 2022 4:01 PM

**To:** Finn KJome <FKJome@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; JD Wise <JWise@mtnvillage.org>; Zoe Dohnal <ZDohnal@mtnvillage.org>; Paul Wisor <pwisor@mtnvillage.org>; Amy Ward <award@mtnvillage.org>; Mike Otto <MOtto@mtnvillage.org>; sheidergott@telluridefire.com; Drew Harrington <DHarrington@mtnvillage.org>; David H. McConaughy <dmcconaughy@garfieldhecht.com>; Jim Soukup <JSoukup@mtnvillage.org>; Brett Button <BButton@mtnvillage.org>; Amy Ward <award@mtnvillage.org>; Samuel Quinn-Jacobs <squinn-jacobs@mtnvillage.org>; Paul O'Neil <poneil@sehinc.com>; jeremy@smpa.com; terry@smpa.com; brien.gardner@blackhillscorp.com;

**From:** [Byrd Williams](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Benjamin Wiles](#)  
**Subject:** access lot 161  
**Date:** Wednesday, February 2, 2022 1:16:36 PM  
**Attachments:** [lot 161.pdf](#)

---

Hello,

I have attached a sketch of the new switch locations and access needed for lot 161.

Thanks,

Byrd Williams

**Service Planner**

Mobile: (970) 708-8594

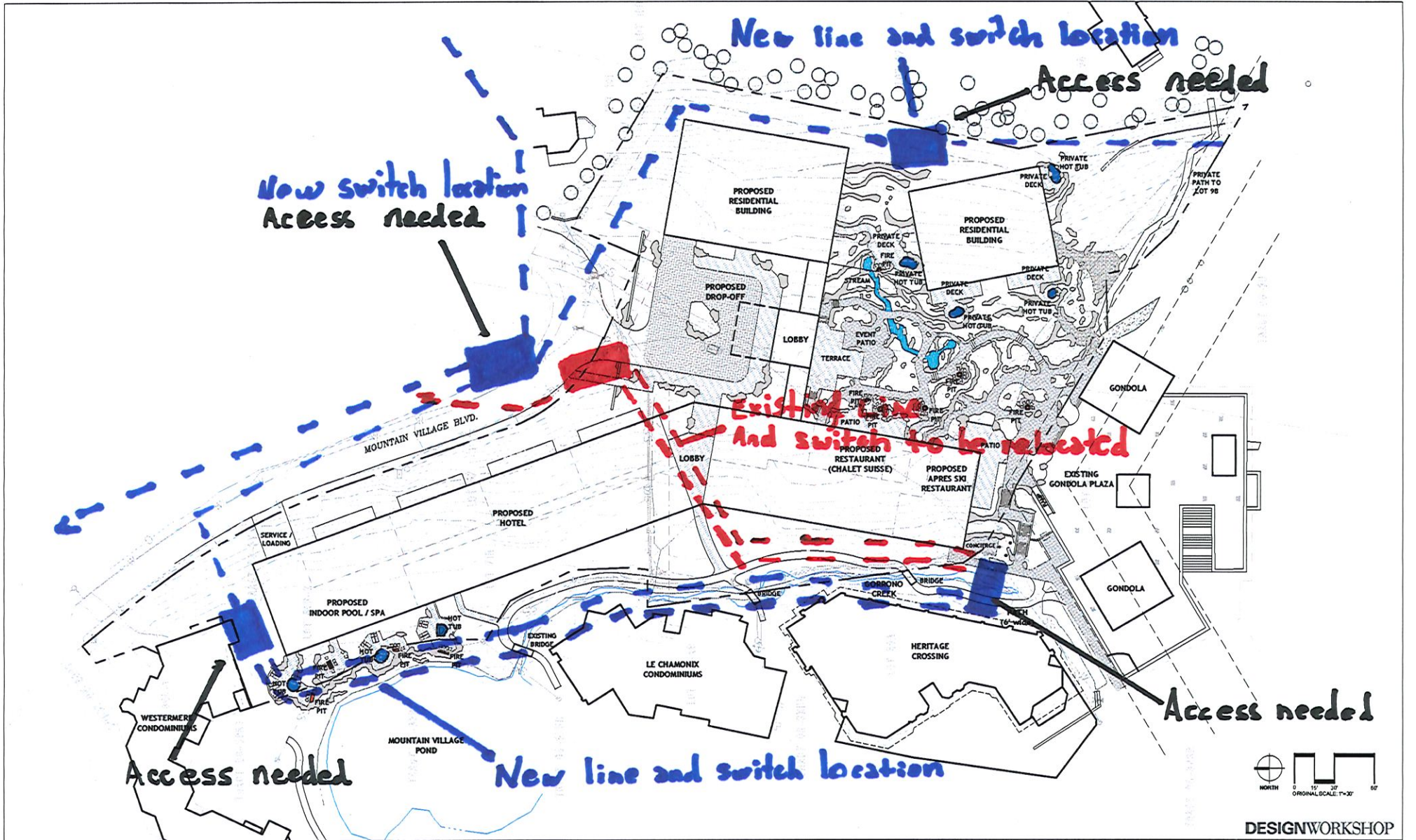
Office: (970) 728-3825 x567



Hrs: M-Th 7:00 a.m. - 5:30 p.m.

*San Miguel Power is an equal opportunity provider and employer*

[SMPA is an equal opportunity provider and employer.](#)



LOT 161 CR  
TELLURIDE MOUNTAIN VILLAGE, CO  
SPUD SUBMITTAL | 1.12.22

CONCEPTUAL SITE PLAN

L1.01

Olson Kundig

150 South Jackson St., Suite 600  
Seattle, Washington 98104 USA  
+1 206 424 5870 olsonkundig.com

ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN



**From:** [Scott Heidergott](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Re: 161CR and the Pond Lots  
**Date:** Tuesday, February 1, 2022 1:01:50 PM

---

Michelle,

TFPD approves the proposed building footprint for the 161CR and the Pond Lots with comments.

- 1) Built to IFC and NFPA requirements.
- 2) Fire Command Center built to 2018 IFC Section 508 located on the ground level at the address side of the structure.
- 3) Standpipe hose connections located on all sides of the structure spaced no more than 300 feet apart to provide structure protection for the proposed structure, La Chamonix, and Heritage Crossing.

Please contact me with any questions or concerns.

Kind regards,

**From:** [Finn KJome](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [JD Wise](#); [Amy Ward](#)  
**Subject:** RE: 161CR and Pond Lots Conceptual Site Specific Planned Unit Development Application Referral Agency Communication  
**Date:** Thursday, February 3, 2022 1:24:59 PM

---

Hi Michelle,

Here are my comments. I understand this is a conceptual review but figured I would point out areas we should look at and will need more detail for future reviews.

#### Site Grading Plan

- More detail will be needed for the culvert on the west end of the project that dumps directly into the pond. Provide water quality measures and detention plan. This will also be need for dewater both during excavation and at the completion of the project.
- It's unclear what happens to the surface water in the center of the open plaza area.
- The loading dock as it is shown will not work for the Town. This design will require delivery trucks to block both lanes of Mountain Village Blvd. while the truck maneuvers into the loading dock. This will create an unsafe situation as well as inconvenience for residents and guess of the Town. Along with the access issue the loading area seems insufficient in size for a project of this size. A study should be considered showing at a minimum, the number of trucks expected, size of trucks, staging of truck if the loading area is occupied, times of deliveries and a management plan of how the loading dock will be managed.
- The trash room area appears to be similar to the delivery area where Mountain Village Blvd will be blocked as the trash trucks back into the trash area. The trash area while it may be large enough for a compactor seem insufficient in size for a project of this size. Where will the recycling be stored? A plan should be provided on the management of the trash room to include number of pickups, size of trucks and overflow solutions.
- Traffic flows along Mountain Village Blvd in this location should be studied to understand increase vehicle usage and truck turnaround.

#### Utility Plan

- The existing sewer main in Mountain Village Blvd is near the intersection of Sunny Ridge Place.
- It is unclear if the existing sewer main north of Le Chamonix is to remain or be abandoned with is design.
- The water main re-routed through the building will require adequate access and easement to the Town. The devils in the details here.

#### Conceptual Landscape Plan

- The stream water feature is not recommended by Public Works due to re-occurring water conservation efforts which require water features to be turned off.
- There are a lot of trees in this plan. Consideration should be given to planting locations that don't block future view corridors as the trees mature.
- Irrigation consumption calculations will be required.
- No snow storage locations are depicted.



### Conceptual Circulation Plan

- The use of Town owned Open Space OS-3BR on the north side of the pond should be a public walkway connecting Wagner Plaza to the new public walkway contemplated in this plan.
- The new public walkway shown along Gorrano Creek should be at least 10' wide to provide access to the existing SMPA transformer near Le Chamonix and future Town and hotel maintenance operations.
- Access from Mountain Village Blvd through this project for the public should be shown. The Mountain Village is a high end destination resort community. It will be unacceptable for resident and guests of the Town not to provide public access through this project to the Gondola and Village Center businesses.
- It is unclear if the apre ski and restaurant locations are open to the general public.
- The new public access connector between Heritage Crossing and Le Chamonix does not indicate who will be responsible to connect the path to the walkway at Franz Klammer.

### Exterior Elevations

- DRB should consider the look of the architecture as it does not seem consistent with the look of the buildings in the Mountain Village Center.
  - No or very limited commercial business are shown with this project at plaza level along the public walkway.
-



#### Referral Agency Comments

- I think the Town could benefit from more public plaza space and first floor commercial/retail space open to the public as part of this project.
- A restroom is desperately needed on the northern end of the village center and would be a valuable public benefit. This restroom could be detached from the main building in the vicinity of the Village Pond.
- The public and current Town businesses would benefit from access around all sides of the Village Pond as a primary pedestrian path.
- The path along the Gorrano Creek between the project and Heritage Crossing & La Chamonix needs a 10' vehicular access to service SMPA utilities.
- It would be helpful to incorporate some storage for the displaced vending cart/Town storage adjacent to the back of the TSG Children's Ski School. Perhaps below grade storage could be incorporated under the stairs that lead up the hillside in this area – something like the existing trash/storage under the gondola stairs.

(Additional Public Works Comments)

**From:** [Chad Hill](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Finn KJome](#)  
**Subject:** RE: 161CR Pond Lot Referral Comments  
**Date:** Monday, February 7, 2022 11:11:21 AM

---

Hi. My comments are as follows but the docs are so early in design.

- The loading dock circulation will block the blvd which is not acceptable.
- They could rotate the loading dock 90 degrees facing up hill. That will require a road expansion.
- No staging on the blvd as seems to be part of the plan.
- A truck travel path is needed.
- Snow removal has to be shown with specific logistics.
- Need more detail on parking and the lack of Town allocated spaces.

There are more issues, but we need more detailed plans. It can be worked out but needs to be done so with Public Works involvement.

Hope this helps to move to step 2.

Thanks,  
Chad

**Chad Hill, PE**  
*Drinking Water Team Leader*



555 RiverGate Lane, Suite B4-82  
Durango, CO 81301  
970.384.9020 / 763.772.6995 cell  
[www.sgm-inc.com](http://www.sgm-inc.com)



received by planning on 2.7.22  
referral comment

161 Referral Notes

TRANSIT / GONDOLA / PARKS AND REC

- Assurance that slope stability and existing gondola infrastructure (terminals / towers / building foundations) will not be adversely impacted by activities associated with development per geotechnical report and past history
- Blasting concerns around the gondola during excavation
- Effects of piling driving, if needed, in close proximity of gondola
- Airspace guidelines for cranes, both fixed and temporary, necessary for construction
- Encroachment of structure or construction activity in gondola airspace requiring CPTSB variance
- Effects of potential ground and surface water reroutes around foundation of new building on existing infrastructure below building site
- Utility reroutes and associated impacts on gondola operations
- No public connection between Le Chamonix and Wagner Plaza to the north of Village Pond
  - North of Village Pond appears to be private access only
- Direct access from project to gondola plaza? Can't tell if those are yellow arrows on page L1.03
- Path on backside of Heritage between gondola and Village Pond shown with insufficient width for multi-use
- No public pedestrian connection through project for a direct path between UMVB and gondola plaza – closest access point appears to be between 161 and 109 projects
- Additional access to Ridge Trail from lower east side of project not shown – could be incorporated into “PRIVATE PATH TO LOT 98” as shown on page L1.01



## BOARD OF COMMISSIONERS

HILARY COOPER KRIS HOLSTROM LANCE WARING

February 10, 2022

Town of Mountain Village  
Town Council  
455 Mountain Village Blvd.  
Mountain Village, CO 81435

Re: Rezoning of Village Center Open Space for the "Pond Lots"

Dear Mayor Laila Benitez and the Town Council,

We have reviewed the application for Conceptual PUD Review for Lots 161C-R, 67, 69R-2, 71R, and OS-3Y. The application proposes merging Lots 161C-R, 67, 69R-2, and 71R, along with portions of OS-3Y (active open space), OS03XRR and OS03-BR2 (village center open space) into one lot, to be known as Lot 161 C-RR in order to construct a Hotel, Hotel Residences, and Private Residences, with associated amenities. The OS lots are considered part of the Village Core. Lot 71R is currently designated as having one employee housing unit on it.

San Miguel County ("County") and the Town of Mountain Village ("Town") entered into a Settlement Agreement in 1999 ("Settlement Agreement"), which addressed, among other things, employee housing-designated lots, density and open space. Related to the Settlement Agreement, Exhibit F and F-2 specifies the use of Lot 71R and the Eleventh Amendment to the General Declaration for the Telluride Mountain Village, ("Amended Declaration") was approved and recorded (Exhibit D of the Settlement Agreement). Additionally, in 2013, the County and the Town entered into an "Intergovernmental Agreement with Respect to Platted Open Space Requirements within the Town of Mountain Village" ("IGA").

There are two issues of concern that we wish to raise regarding the proposal: the rezoning of open space without replacement open space, and employee housing, specifically the employee housing unit designated on Lot 71R but not included in the proposed development.

### Open Space

In Mountain Village Planner & Development Services Director, Michelle Haynes' email on January 19, 2022, she writes, "Because these active open space areas do not count towards the town's overall open space calculations, there is no requirement to provide replacement open space." The application narrative (page 10, item c.) also states, "Village Center Open Space is not included within the acreage requirements for Open Space under the 1999 Settlement Agreement and accordingly does not require the provision of replacement open space."

The County disagrees with this characterization. While the Village Core open space is not part of the 60 percent platted open space that must be maintained, we do not believe that fully exempts it from any replacement requirement.

Specifically, Section 9.2 of the Amended Declaration includes requirements for Passive Open Space and Active Open Space, and then speaks of Open Space in general, stating, “Lot line adjustments that affect Open Space are permitted, subject to approval of the Town Council of the Town of Mountain Village and the owner(s) of the affected property, but only to the extent there is no net loss of Open Space within the Original P.U.D.”

This is backed up by IGA Section 1.5, Village Core Replacement Open Space, which states, “Village Core Open Space as depicted on the 2012 Open Space Map may be used as Replacement Open Space within the Mountain Village Center Subarea provided:

- A. All of the foregoing criteria are met; and
- B. The 2012 Open Space Map is amended to depict the Replacement Open Space.”

IGA Section 1.8, Lot Line Adjustments, states, “Lot line adjustments that affect Open Space are permitted, subject to the approval of the Town, but only to the extent that there is no net loss of Open Space as required herein.”

It is the County’s position that IGA Sections 1.5 and 1.8 make it clear that it is the intent to provide replacement open space for the Village Core Open Space. If one is allowed to use Village Core Open Space as Replacement Open Space for other areas, as allowed in Section 1.5 of the IGA, then Village Core Open Space must also be replaced if rezoned. It is our recommendation that the Town Council require replacement of the Open Space as part of this rezone.

#### Density and Employee Housing

Pursuant to Exhibit F and Exhibit F-1, the whole of Lot 71R is Employee Housing Restricted and “[t]he use and occupancy of the Property is hereby limited exclusively to such employees who are employed or can show intent to be employed within the Telluride R-1 School and their spouses and children.” While it is unknown to us at this time how density was assigned to this lot, the applicant notes that Lot 71R is assigned one employee apartment unit. It is not included in the Conceptual Proposed Density, and there is no mention of the disposition of that unit.

As part of the PUD Community Benefits, described on pages 15-17 of the application narrative, the applicant states, “A fixed financial contribution to the Town for Employee Housing to be determine (*sic*) in connection with processing of this SPUD Application and adoption of the Town’s pending employee housing regulations.” As you are well aware, the region is facing a tremendous housing shortage for employees. The County estimates the proposed development will require over 200 new employees.

It is the County’s position that the employee housing unit and density currently associated with Lot 71R should remain in the project and be built as part of the development. We would strongly encourage the inclusion of more employee housing within the development. Finally, the amount of financial contribution must be significant enough to allow the Town to build a meaningful number of employee housing units that will offset the demand generated by this project, with that housing being built concurrent with development of the project and located within Mountain Village.

Separate from the proposal, the County would welcome an opportunity to meet with the Mountain Village to discuss density and employee housing.

Thank you for the ability to comment on the rezoning of the Village Center Open Space.

San Miguel County  
Board of Commissioners  
Sincerely,



Chair



Vice Chair



Commissioner

**From:** [Lauren Woodward](#)  
**To:** [Michelle Haynes](#)  
**Subject:** 4 Seasons  
**Date:** Wednesday, February 9, 2022 9:39:37 AM

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Dear Michelle-

I do want to see this project go through; you are aware of how invested Scott and I are in Telluride and the Mountain Village. We absolutely welcome the Four Seasons to Telluride.

However, the current renderings of the proposed are too modern. If they were to go through with this design it would look completely out of place. There must be a way to deliver a contemporary design that still resonates with the timeless European Ski Chalet vibe that is already there.

Thank you,  
Lauren

--

Lauren Woodward  
Associate Broker  
[Lauren@TellurideProperties.com](mailto:Lauren@TellurideProperties.com)  
917-378-2220





**From:** [MARSHA RAEBER](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [dtueller@tuellergibbs.com](mailto:dtueller@tuellergibbs.com); [MARSHA RAEBER](#); [Bob Gleason](#)  
**Subject:** 161C-R Proposal  
**Date:** Wednesday, February 2, 2022 6:02:08 AM

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Michelle,

I have owned LeChamonix B for almost 20 years and I am very unhappy with this new proposal coming into the back side of the LeChamonix building. Not only will the structure put LeChamonix in a hole with no views, no sun, no sunsets, but the fact is it is not conducive to the architecture of Mtn Village in a ski resort. With a flat roof, it should be in Florida. Also, has anyone thought of the emergency vehicle access and exit points behind LeChamonix for emergencies? I doubt it that helicopters would land in the core of MtnVillage for emergencies?

What about the folks renting or owning in LeChamonix or some of the businesses under LeChamonix, how are the deliveries going to be made, how are the housekeepers going to get to and from, how are the tenants going to drag their suitcases from across where the Hotel Madelaine is? Not everyone is fit. What about the handicap access?

Building a fancy hotel is a bad idea on the projected spot behind LeChamonix. Also, there is a hot tub behind LeChamonix and it will back up to this luxury hotel, what about if the hot tub needs maintenance? Workers are going to have to walk across the plaza to get access....

I am not in favor of this building at all. I rent my unit short term and it will definitely hurt my investment.

Regards,  
Marsha Raeber  
LeChamonix B

**From:** [Anton Benitez](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Anton Benitez](#)  
**Subject:** 161CR  
**Date:** Wednesday, February 9, 2022 8:38:34 AM

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To whom it may concern,

I am a full-time resident in MV and want to voice my support for the proposed development on Lot 161CR. This parcel is the perfect place for a luxury brand hotel in MV. This hotel will further expand MV's offerings to both residents and guests.

There will be significant public benefits such as a world class spa, restaurants with an après ski area and retail. From the survey of the MV center subarea planning, survey results emphasized that residents wanted a wider range of restaurants and retail stores.

Lastly, a 5 Star hotel will lead to improved property values, create jobs and further elevate MV.

Thank you,  
Anton

**From:** [Horning, Chad](#)  
**To:** [Michelle Haynes](#)  
**Subject:** 161CR/Pond Lots  
**Date:** Thursday, February 10, 2022 5:12:05 PM

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Michelle, this email to confirm Telski's support of the development of a 5 star hotel on this site.

A 5 star hotel has been envisioned for this site for 20 years and the entire community will benefit from it being developed.

We are committed to working with the developer and the town to ensure the best possible development of this site along with Lot G.

Thank you.

Chad Horning  
Telluride Ski Resort

#### **Disclaimer**

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TO Mhaynes @ Mtn Village.ORG

RE-161CR

As the head of the development of the M.V. I  
strongly recommend that the Town get strongly in  
support of the proposed site and Hotel operator,  
namely the Four Season Resort Company,  
Don't blow this opportunity!!

Best regards,

Ron Albed

**From:** [Town of Mountain Village](#)  
**To:** [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); [cbryant@epsdenver.com](mailto:cbryant@epsdenver.com); [aknudtsen@epsdenver.com](mailto:aknudtsen@epsdenver.com); [arutz@migcom.com](mailto:arutz@migcom.com); [jayr@migcom.com](mailto:jayr@migcom.com); [ebrophy@migcom.com](mailto:ebrophy@migcom.com); [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)  
**Subject:** Thank you for submitting your feedback  
**Date:** Wednesday, February 9, 2022 10:41:46 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 02/09/22 12:41 PM

**Name:** Jackie Bingham

**Email:** [jbingham44@gmail.com](mailto:jbingham44@gmail.com)

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

I find it very disappointing that the architectural design of the building proposed for Lot 161R and the Pond lots is so out of keeping with the long tradition of carefully orchestrated design elements of our village. Mountain Village has, up to now, had a cohesive feeling of a functioning, close knit, group of buildings based on a design code which regulated roof slope and roofing materials, ratio of glass and stone used and building height. The proposed structure these lots apparently has no intention of following a design that would allow it to blend into the village core. It will instead, stand as a lone structure resembling a “big box”, towering over our village and casting a shadow over our open spaces. Why should the need for hot beds come at a sacrifice of good taste and a look of belonging to the community it intends to serve.

Pedestrian access to the gondola and to our village core must be maintained from the upper portion of Mountain Village Blvd. A year round walkway through Lot 161R, connecting to the existing steps on the parking lot side of the gondola station located in Mountain Village makes access to the gondola and the village viable for the use of all of those who

walk from the upper portion of Granite Ridge and Mountain Village Blvd.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

From Stuart Bingham  
741 Mt. Village Blvd

Bingham Invest  
@Gmail.com

The DRR and Town Council have done an excellent job in creating and maintaining the character of the Town of Mountain Village especially in the core areas. The proposed development of Lot 161R and the Pond Lots does not meet the standards or the character of the T.M.V. or its core and should not be approved as proposed with or without variances. We do not want flat roofs, excessive heights or rectangular boxes in the T.M.V. The inclusion of Hot Beds and maintaining the existing development standards can both be accomplished as shown by the excellent projects completed. No exemptions should be granted.

The other issue not addressed is the pedestrian access to the Gondola from Mountain Village Blvd near the existing entrance. Lot 161R was originally formed from the combination of four lots. The General Easements of the four lots created pedestrian access to the Gondola and core area. Approval of the formation of 161R included this access and was made a condition of approval. I was involved in this request. This condition of approval should not have dropped as lots on upper Mountain Village Blvd. and adjoining streets would be using this access.

Stuart Bingham

2/9/2022

From: Jackie Bingham For DRB  
741 Mountain Village Blvd.  
jbingham44@gmail.com  
2/9/22

I find it very disappointing that the architectural design of the proposed building on Lot 161R and Pond Lots is so far out of keeping with the long tradition of carefully orchestrated design elements of our village. Mountain Village has, up to now, had a cohesive feeling of a functioning, close knit, group of buildings based on a design code which regulated roof slope and roofing materials, ratio of glass and stone used and building height. The proposed structure for Lot 161R and Pond Lots apparently has no intent to follow a design that would blend into the village. It will instead, stand as a lone structure resembling a "big box", towering over our village and casting a shadow over our open spaces. Why should a need for "hot beds" come at a sacrifice of good taste and the look of belonging to the community it intends to serve.

Pedestrian access to the gondola and to the village core must be maintained from the upper portion of M.V. Blvd. A year round walk



way through Lot 161R connecting to the existing steps on the parking lot side of the gondola station located in the core, makes access to the gondola viable for use of all of those who walk from the upper portion of Granit Ridge and MV Blvd.

**From:** [Michelle Haynes](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Subject:** Fw: Telluride - Four Seasons Hotel and Residences  
**Date:** Thursday, February 10, 2022 4:31:17 PM

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**From:** Tobin Cobb <tobin.cobb@gmail.com>  
**Sent:** Thursday, February 10, 2022 4:28 PM  
**To:** Michelle Haynes <MHaynes@mtnvillage.org>  
**Cc:** Amb. Sue M. Cobb <scobb@cobbpartners.com>; Afi Cobb <ccobb@cobbpartners.com>; Chris Cobb <ccobb@grassriv.com>  
**Subject:** Telluride - Four Seasons Hotel and Residences

Dear Ms Haynes,

Our family has owned a home in Telluride since 1979 (Graysille 107 and Riverwatch 1) and I write in support of Dev Matwani's Four Seasons project in Mountain village. I have known Dev and his brother for 20 years and they are outstanding members of our community in Miami. I have reviewed the tasteful, low density design and believe it will make a fantastic addition to our mountain community.

Happy to provide further references if needed. We love Telluride and want to see continued responsible growth.

Toby Cobb

CC: Charles and Sue Cobb  
Chris Cobb

**From:** [David Yaffe](#)  
**To:** [Michelle Haynes](#); [Amy Ward](#)  
**Subject:** Development on Lots 161CR and the Pond Lots  
**Date:** Thursday, February 3, 2022 12:46:03 PM

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Town Council Members,

My name is David Yaffe and I am an owner at 692 Mountain Village Boulevard. The proposal for construction around Lots 161CR and the Ponds Lots has recently come to my attention. I wanted to express my concern with the plan for several reasons:

1. Public access to the Gondola and Village Plazas should be considered a requirement for any proposal. The current one greatly diminishes our access.
2. The proposal comes with balconies facing towards our and our neighbors' single-family homes.
3. 30'+ Height variances

In addition, we'll have increased pedestrian traffic on the streets of Ridge Trail, no guarantee that this is actually a 4 seasons, loss of privacy, loss of views, decreased property values, no public or community benefit, large HVAC systems constantly running, increased vehicle traffic -- likely too much for the narrow and windy road leading to the area. We'd also completely lose the current low-key neighborhood feel and construction itself would be a massive burden.

I implore you to critically consider this proposal, as the downsides greatly exceed the upsides in not only our portion of the community, but Mountain Village as a whole.

The building and human density of the undertaking is not in-line with the area by any means. Please protect the neighborhood.

Thanks,  
Dave

**From:** [Michelle Haynes](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Subject:** Fw: Four Seasons // Lot 161  
**Date:** Thursday, February 10, 2022 2:36:27 PM

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**From:** Parker Duffey <parker.duffey@gmail.com>  
**Sent:** Thursday, February 10, 2022 2:21 PM  
**To:** Michelle Haynes <MHaynes@mtnvillage.org>  
**Subject:** Four Seasons // Lot 161

Hey Mountain Village team!

I understand that the hearing on lot 161 for the Four Seasons is up for review next week. My wife and our two young daughters own 111 Rocky Road and will begin building this summer pending DRB approval on the March and May agendas. That being said, we're a young family, relatively new property owners and we are VERY excited about the addition of the Four Seasons to our community. The long and short term possibilities seem to be extremely positive and I wanted to make sure to show our support as members of our special community.

Thanks for all you do and please feel free to contact me if you have any questions!

Parker E. Duffey  
Founder & Chairman, Tailgate Guys  
Founder & Owner, One Eleven Investments  
C: 706.662.7376

**From:** [Frost Prioleau](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Martha Prioleau](#); [Daniel Zemke](#); [Teri Steinberg](#)  
**Subject:** Email to DRB regarding proposed development for Lot 161CR  
**Date:** Thursday, February 10, 2022 6:15:13 AM

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Hi Michelle,

Can you please forward our attached public comments on the proposed development at Lot 161CR to the Design Review Board? Thank you!

Frost Prioleau

=====

Members of the Design Review Board:

My wife, Martha, and I own a home at 730 Mountain Village Boulevard (lot 98), and also the lot next door (lot 97). Our properties directly border on Lot 161-CR on the uphill side.

Since purchasing our properties, we have been aware of and generally supportive of the plans to develop a luxury hotel on 161CR and adjacent lots. From our conversations with Mountain Village officials I understood that any proposed development on lot 161CR would not be allowed variances to the height restrictions detailed in the Community Development Code (CDC).

We have reviewed the proposed development, and we strongly oppose the submitted design as the heights of the proposed Residence Buildings are far in excess of those allowed under the Community Development Code (CDC), and would have a severe negative impact on our properties and views. The height variances requested on the two Private Residence buildings are particularly problematic because those buildings occupy the highest elevation portions of Lot 161CR, and the proposed rooflines would be higher than most of our living space.

As proposed, Private Residence South would block views from our home towards the northwest towards Hahn Mountain (and summer sunsets). Instead, we would look directly into residence units from our dining room. And Private Residence North would essentially block all views from lot 97 where we plan to eventually build another home for our family.

Note also that these Private Residence buildings do not provide "hot beds" that the town is seeking, as outlined in the Comprehensive Plan. Nor would these buildings be likely to support the Comprehensive Plan's goal of creating a year-round vibrant community, as in other mountain resort communities the higher floor (and most expensive) private residences are not used very often. Because these buildings don't support the goals of the Comprehensive Plan, they should not be considered for the higher maximum height

contemplated in the Comprehensive Plan. Approving height variances beyond the CDC maximums for the Private Residence buildings would be favoring new private residences to the detriment of the existing private residences that neighbor Lot 161CR, with no associated community benefit.

We request that the design review board denies variances to the CDC where those variances would have severe detrimental impacts to surrounding properties, and therefore not allow the height variances requested for the proposed Private Residence buildings on Lot 161CR.

Thank you for your consideration,

Martha and Frost Prioleau  
730 Mountain Village Blvd  
Mountain Village, CO 81435

**From:** [RADHA CHERUKURI](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Four Seasons Hotel  
**Date:** Wednesday, February 9, 2022 7:56:13 PM

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Hi Michelle , this is Ramesh Cherukuri. I am the owner of a significant amount of real estate on the ridge . I have involved with MV for the past 25 years ! I reviewed the Four seasons project on MV website and I loved the scope and the design. I fully support this project as it is designed.

Thanks

Ramesh cherukuri

Sent from my iPhone

**From:** [Mark Salter](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Four Seasons Hotel  
**Date:** Tuesday, February 8, 2022 6:02:45 PM

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Dear Michelle, I have been a homeowner in Mountain Village since 1995 and I am writing to you to express my support for the Four Seasons Hotel project that is being contemplated in Mountain Village next to the Gondola station. We need this project to help take Mountain Village ( and Telluride) to the next level. We need more vibrancy in the village core and the clientele that this project will attract will benefit all stakeholders in Mountain Village. We are already seeing an upgrade from the improvements that the Madeline added and a Four Seasons will make it that much better. I owned a residence in the Four Seasons Building in Austin, Texas for 8 years and their Management is the most professional of any company in the world. The location for this project is already zoned for a hotel/residence. From what I have heard about the plan it will not destroy any views and it will add enhancements to the village core experience for everyone. I urge you and the other decision makers to get this project approved. Mountain Village needs this. Regards, Mark Salter  
Sent from Mark Salter's I-phone.



**From:** [David Gallagher](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Marty Stetina](#)  
**Subject:** Four Seasons project in Mountain Village  
**Date:** Thursday, February 10, 2022 9:25:50 AM

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Good morning Michelle,

Our family has relocated to Mountain Village and we live in Aspen Ridge. We have become very active in the community and eager to engage in other areas, so please keep us in mind.

I write this note in support of project 161-CR. We see this development as a positive on our community and a great opportunity for our residents and guest. We believe this luxury hotel will elevate the overall experience of Telluride and help our local businesses thrive. Everything improves when great developments happen and we have seen that first hand many times. So, please count the Gallagher family as "All in" on this project.

Regards,

David Gallagher

**David A. Gallagher** | CEO | [Dominion Payroll Services](#) |  
P 804.355.3430 | F 804.355.3432  
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**From:** [Anton Benitez](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Mickey Salloway](#)  
**Subject:** FROM MICKEY SALLOWAY  
**Date:** Wednesday, February 9, 2022 1:50:27 PM

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To whom it may concern,

I am having trouble accessing my email, so I have asked Anton Benitez to send the email below on my behalf. If you have any questions, I can be contacted on my cell at 612-716-6903.

I am a full-time resident in MV and want to voice my support for the proposed development on Lot 161CR. This parcel is the perfect place for a luxury brand hotel in MV. This hotel will further expand MV's offerings to both residents and guests. I feel this will be a great stimulus for all of MV businesses. I am highly familiar with the hotel projects that this developer has built in Florida and feel that this group has the experience and credibility to do an outstanding project on Lot 161CR.

There will be significant public benefits such as a world class spa, restaurants with an après ski area and retail. From the survey of the MV center subarea planning, survey results emphasized that residents wanted a wider range of restaurants and retail stores.

Lastly, a 5 Star hotel will lead to improved property values, create jobs and further elevate MV.

Thank you,  
Mickey

**From:** [Michelle Haynes](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Subject:** Fw: Pubic Comment: hotel project application located at 161 CR and Pond Lots in Village Center  
**Date:** Thursday, February 10, 2022 1:51:21 PM

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**From:** Rick Greubel <richardgreubel@gmail.com>  
**Sent:** Thursday, February 10, 2022 12:58 PM  
**To:** Michelle Haynes <MHaynes@mtnvillage.org>  
**Subject:** Pubic Comment: hotel project application located at 161 CR and Pond Lots in Village Center

Dear Town Council and DRB,

I have been a MV property owner since 2005 and a full time MV resident since 2015.

Upon review of the subject project application I offer the following comments:

- 1) I support a hotel project for lot 161CR and the Pond lots, however current proposed building scale, height and architectural style are major concerns and need to be addressed.
- 2) Height but be consistent with TOMV building code guidelines and nearby existing structures.
- 3) Scale of the buildings appears quite large and will dominate other neighboring structures and the entire Core. We should avoid a repeat of the Doral/Peaks Hotel development at all costs!
- 3) Current modern architectural style is a significant departure from existing MV core structure style and should be addressed to ensure a more seamless fit. A hodge podge of styles is less aesthetically pleasing and will not support all Core property values over time.
- 4) Finally and **most importantly** assuming the above concerns can be addressed this will be a major project and the first hotel project in 10+ years. **If approved the Town Council should NOT approve any further hotbed construction until the 161 CR project has been completed and its impact can be properly assessed.** It is a large project which will have significant impact on noise, traffic, parking and the overall MV Core environment during the construction phase.

Thank you for your consideration.

Sincerely,

Rick Greubel  
528 Benchmark Dr.

**From:** [Michelle Haynes](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Subject:** Fw: Village Core Hotel - Lot 161C-R - Conceptual Plans  
**Date:** Thursday, February 10, 2022 1:51:12 PM  
**Attachments:** [clip\\_image002f21.png](#)  
[clip\\_image004f21.png](#)  
[clip\\_image006f21.png](#)

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**From:** Peter Duprey <pduprey@gmail.com>  
**Sent:** Thursday, February 10, 2022 12:38 PM  
**To:** Paul Wisor <pwisor@mtnvillage.org>; Michelle Haynes <MHaynes@mtnvillage.org>  
**Subject:** Fwd: Village Core Hotel - Lot 161C-R - Conceptual Plans

Here are some comments on 161CR

Pete

----- Forwarded message -----

**From:** Rick Greubel <[richardgreubel@gmail.com](mailto:richardgreubel@gmail.com)>  
**Date:** Thu, Feb 10, 2022 at 12:23 PM  
**Subject:** Fwd: Village Core Hotel - Lot 161C-R - Conceptual Plans  
**To:** Jim Royer <[Jamesroyer@gmail.com](mailto:Jamesroyer@gmail.com)>, Tim Kunda <[tim.kunda@gmail.com](mailto:tim.kunda@gmail.com)>, Pete Duprey <[pduprey@gmail.com](mailto:pduprey@gmail.com)>, Peter Mitchell <[petergmitchell45@gmail.com](mailto:petergmitchell45@gmail.com)>

Just got the below from John Horn. A few thoughts:

- Renderings look like they will use all available land.
- Assuming the building height will be to code but appears aggressive and higher than neighboring buildings. Might just be the angles.
- Architectural style is nice but quite modern and does not fit with the rest of the MV core.
- Finally the new trees shown between the new hotel and current Core buildings look nice but I would be surprised if they are included in the final landscaping plan as they will block view corridors.

Definitely requires careful review.

Rick

Begin forwarded message:

**From:** "John Horn" <[jhorn@rmi.net](mailto:jhorn@rmi.net)>  
**Subject:** Village Core Hotel - Lot 161C-R - Conceptual Plans  
**Date:** February 10, 2022 at 11:43:02 AM MST  
**To:** "John Horn" <[jhorn@rmi.net](mailto:jhorn@rmi.net)>  
**Reply-To:** "John Horn" <[jhorn@rmi.net](mailto:jhorn@rmi.net)>

All,

Have you seen the renderings of the proposed hotel at the base of the gondola in the Village Core that have been submitted to the Town for conceptual approval?





Seems it might be appropriate next near DIA in Denver, but in the Mountain Village Core?

You can get the full application at the following:

[https://townofmountainvillage.com/site/assets/files/36640/161cr\\_and\\_the\\_pond\\_lots\\_conceptual\\_site\\_specific\\_planned\\_unit\\_development\\_application\\_materials.pdf](https://townofmountainvillage.com/site/assets/files/36640/161cr_and_the_pond_lots_conceptual_site_specific_planned_unit_development_application_materials.pdf)

Apparently the public comments are due today, I just found out. If you have comments then I'd suggest you send them even if they do not make it today.

John

**From:** [Joan Semeria](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Input on the proposed Four Seasons Hotel  
**Date:** Wednesday, February 9, 2022 6:28:21 PM

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Hi Michelle. For the record, I'm adding my input on the proposed Four Seasons Hotel. My husband and I own a unit in the Le Chamonix building. You will be receiving a detailed letter from our HOA president Bob Gleason outlining our concerns, but wanted to add my individual input.

I understand and expect that Mountain Village to grow and expand, however, the proposed new development plan lacks necessary access to our building (vehicular, public service vehicles, etc.) It seems that the developer has not considered or ignored how this massive building will affect Le Chamonix, including obstructing our views. This building is also out of touch with the architectural design of Mountain Village. I love Telluride and Mountain Village and I hope this wonderful place maintains its integrity and uniqueness.

Thank you,

Joan Semeria  
Le Chamonix Unit I

From: Jackie Bingham For DRB  
741 Mountain Village Blvd.  
jbingham44@gmail.com  
2/9/22

I find it very disappointing that the architectural design of the proposed building on Lot 161R and Pond Lots is so far out of keeping with the long tradition of carefully orchestrated design elements of our village. Mountain Village has, up to now, had a cohesive feeling of a functioning, close knit, group of buildings based on a design code which regulated roof slope and roofing materials, ratio of glass and stone used and building height. The proposed structure for Lot 161R and Pond Lots apparently has no intent to follow a design that would blend into the village. It will instead, stand as a lone structure resembling a "big box", towering over our village and casting a shadow over our open spaces. Why should a need for "hot beds" come at a sacrifice of good taste and the look of belonging to the community it intends to serve.

Pedestrian access to the gondola and to the village core must be maintained from the upper portion of MV Blvd. A year round walk



way through Lot 161R connecting to the existing steps on the parking lot side of the gondola station located in the core, makes access to the gondola viable for use of all of those who walk from the upper portion of Granite Ridge and MV Blvd.

*KC & Carol Kaissi  
705 Mountain Village Blvd  
Mountain Village CO – 81435*

February 10, 2022

Mountain Village Town Council

Dear Council,

Thank you for all your efforts to develop the Four Season's Hotel/Residences which will bring Telluride national and international exposure.

The following are some of our concerns that we urge you to take into consideration in your decision-making process:

- First things first, the completion of the affordable housing development plan should take priority before any development is made on the Four Seasons Hotel.
- The architectural design of the Four Seasons Hotel must conform to the current Mountain Village European architectural "**CHARM**" that the council have strived to keep over the past years, and if you don't that will be a major blemish on your decision record.
- There should not be any balconies overlooking the residences.
- We bought our house in Dec 2020 on the basis that we will have walking access to the Gondola.
- The elevation must be compatible with other heights of other structures around.

You must scrutinize the studies of the following since we live so close to the proposed Hotel:

- The noise of the heating/air circulation system,
- The smell from garbage bins,
- The traffic generated
- Etc.....

Kindly review the marketing study and the feasibility study that the developer must have done to base the design on along with the comments of the Four Season's development team.

Last but not least, have any of the Four Seasons design team been involved in your meetings as we do not see the brand on any of the design drawings; also, when we look at the portfolio of the designer Olson Kundig we have a concern that it seems their experience is very minimal in designing branded hotels (one in particular JW Marriott- Los Cabos) especially in ski resorts.

We hope you will take all the above into consideration thanking you for your understanding.

Sincerely yours

  
KC Kaissi

Michelle Haynes- Telluride Mountain Village Planner (mbhaynes@mntvillage.org)

Regarding 161C-R Proposed Development Joint DRB and Town Council Meeting Feb 17, 2022

From Le Chamonix Condominium Owners' Association – Bob Gleason, president

As a starting point, we would like to welcome Merrimac Fort Partners, LLC to our community.

In 1986, Le Chamonix was the first building constructed when the Mountain Village was founded. From its slow and disjointed early development, the Village has evolved into a nicely articulated community, growing in vibrance, quality, and prestige. It has matured to well perform the infrastructure needs of the highly regarded resort that this town supports.

As time has progressed, the Mountain Village has developed a communal tone that has resulted in an architectural consistency and cultural quality that we hold dearly. The guidelines in the Town's Comprehensive Plan continue to evolve to support these ends.

In looking at the Conceptual SPUD Review submitted by the developer, the elements that are most cogent issues for Le Chamonix are the following relative to the Comp Plan:

- The developer states "It would not be feasible to incorporate vehicular access to Le Chamonix from Mountain Village Boulevard."

- "The Applicant is proposing a coordinated development that includes...portions of Village Center Open Space OS-3XX owned by the Town." This open space encompasses the east side of Le Chamonix.

- The proposed height of the building between Le Chamonix and the ski area is 70 to 76 feet tall with some elements reaching to 95 feet high above ground. The base of the building is elevated relative to Le Chamonix, further impacting the viewshed. It will obliterate views and eclipse the morning sun on the east side of our building.

- The developer is proposing a 6 foot wide gravel trail on the east side of Goronno Creek which runs along the east side of Le Chamonix. This will increase traffic along the east side of our building.

Items relative to the CDC include:

- Workforce Housing: As the town is in process with revising its workforce housing code, the developer has one workforce housing unit incorporated in its plan with mention of mitigation. It has no firm plan for additional housing.

- General Easement Setbacks: There is a 16' general easement along the NE boundary of 161CR the developer proposes be vacated.

**Vehicular Access:** When the Mountain Village was initially developed the vision was for a pedestrian village without vehicles. Le Chamonix was built under this pretense. There was no onsite parking and private vehicle access planned. Soon after completion of Le Chamonix, the town found it was necessary for vehicles to be allowed in the Village Core. To the distress of Le Chamonix, no easements or infrastructure were established to service Le Chamonix. As a result, a prolonged action resulted in Le Chamonix owners purchasing licensed rights for offsite parking in the underground Heritage Garage under the Hotel Madeline. Distance and access issues preclude this site from providing adequate ability

for delivery or service needs for Le Chamonix. When TSG developed the “Pond Lot”, a Temporary Parking License Agreement was established by the Boot Doctors through Telluride Ski and Golf to be able to deliver inventory, transport clients for activities, and performance service delivery functions from the Pond (D) Lot. Residential units were able to access baggage drop off and other service and delivery needs in a de facto way through the Pond Lot. In the Comp Plan Public Benefit Table item # 14 states: **TSG to provide utility, vehicular access and other needed infrastructure easements through Parcel D Pond Lots to Parcel E Le Chamonix to facilitate vehicular access.** The developer claims it would not be feasible to incorporate vehicular access. The commercial units have inventory and service items delivered multiple times each day. Baggage delivery, cleaning services, and other residential deliveries is a necessity. Access to the “land locked” Le Chamonix for fire vehicles and other emergency access is tenuous. Improved access through Lot D (Pond Lot) would mitigate these issues. These access issues have been noted in several instances in the Comp Plan. The developer’s contention that it is “NOT FEASIBLE” ignores these guidelines. We believe a vehicle access plan can and must be developed.

**The setback encumbered on lot 161C-R** Rather than vacating the setback, we feel the purpose of the setback could be modified in favor of access and should be left in place until the access problem is addressed.

**Trash and recycling** are an ongoing issue and are very costly to our HOA. Improved access and use of the developer’s trash facility would help in this issue. In community benefits, the Development Application claims they provide a trash compacting facility, but say it is only for their development’s use. If there is no public use, it is not a public benefit.

**Open Space:** The town has open space parcel OS-3XX located on the east side of Le Chamonix bordering Goronno Creek. The developer is asking the town to transfer unidentified portions of this open space to the developer. We feel this open space gives our building a small buffer zone with the new development. We feel this would be helpful in protecting the perimeter of our building and is important in maintaining the value of our property. We oppose transfer of this town owned open space to the development.

**Building Height and Viewshed:** The proposed buildings bases are on a higher elevation to the east of Le Chamonix. The closest structure has proposed heights of 70’-76’, and other buildings in the proposed development scaling up to 95 feet in height. These buildings will extinguish view sheds on the northern and eastern perimeters of Le Chamonix. It will cast shade over our building, increasing costs of snow removal and heating. In the artist rendering of the development, the massive hotel complex towers over our 30 foot tall building and appears to be right on top of our building. We ask for a setback of the new development that gives us light and an architectural revision to retain viewsheds. To the best of our knowledge, the developer has not interfaced at all with Le Chamonix regarding our viewsheds, needs, or concerns.

We ask that studies be done to maximize sunlight and viewsheds from Le Chamonix.

**Gravel Pathway:** The developer is proposing a pathway along the east bank of Goronno Creek. This path would traverse alongside our hot tub and the back of our building. This path would have a damaging impact to the hot tub as an important amenity to the residential members of Le Chamonix. The increased traffic and access to the back of our building pose security issues and possible noise issues.

**Workforce Housing:** As we are all aware, workforce shortages have become acute in our region due to the continuing reduction of affordable long-term rental and affordable housing in the region. We assume a 5 star, high touch, luxury hotel of the proposed size will employ over 200 staff members. The development plan has a firm commitment of one housing unit on site for 3 people. There is wording

about mitigation with no firm commitment. We feel it is mandatory that a major commitment to workforce housing be a top level public benefit in the SPUD process.

**Architectural Style:** The Architectural rendering shown in the Development Application shows buildings which have a shape, roof detail, color, glazing, style, and mass drastically out of touch with the architecture of the Mountain Village core. We feel the design needs revision to be in concert with the classic functional mountain design of our town. Joining the lots together as the developer is proposing, complicates the access issues to Le Chamonix and other village core buildings. We support development on any individual lot, it is the combination of multiple lots - and a building mass that spans the entire combination - that we find so problematic. Said differently, if each lot were to be developed on a standalone basis, the setbacks between lots could be sufficient to provide for access to the building.

In the **developer's community benefits** annotated in the developer's document, most of the items listed do not fall into community benefits. The developers list of public benefits includes mandates from historical requirements on the property: The parking spaces for the gondola service and for the Ridge property are encumbered on the property, and not an incremental public benefits. The access for the Ridge parking is the same. The trash compacting and loading dock are deemed by the developer to be for the exclusive use of the development and excludes the public. Snowmelt is mandated and favors the development, not the public.

Providing a paved and heated vehicle access to a temporary parking area proximal to Le Chamonix **would** provide a community benefit.

We understand that the 161C-R lot has long been contemplated as a site for a quality lodging development. The members of Le Chamonix Condominium Owners Association, feel development can and should be designed and developed to complement the Village Core and the buildings that are in proximity to the development. We feel it is compulsory that public needs such as access, employee housing, light, views, and needs for trash and loading must be designed into the plan.

TELLURIDE  
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DENVER  
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PHONE: (303) 854 - 9121 | FAX: (303) 845 - 5333

February 10, 2022

Via Email: [sjohnston@mtnvillage.org](mailto:sjohnston@mtnvillage.org)  
Town Council, Town of Mountain Village  
c/o Susan Johnston, Town Clerk  
455 Mountain Village Blvd., Ste. A  
Mountain Village, CO 81435

Via Email: [mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)  
Design Review Board, Town of Mountain Village  
c/o Michelle Haynes, Planning and Development  
Services Director  
455 Mountain Village Blvd., Ste. A  
Mountain Village, CO 81435

Re: Town of Mountain (“**TMV**”) Village February 17, 2022 Joint Town Council/DRB  
Hearing (the “**2/17 Hearing**”) Regarding Merrimac Fort Partners, LLC’s (the  
“**Developer**”) 161CR and the Pond Lots Conceptual Site Specific Planned Unit  
Development Application (the “**Application**”)  
*Our Client Ref.: Le Chamonix Condominium Association*

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Dear Town Council and Design Review Board Members:

We are writing in our capacity as legal counsel for Le Chamonix Condominium Association (the “**Association**”), as well as on behalf of number of Association members and businesses. In that connection, we have been asked to convey the following in response to the Application:

**A. General Support for the Concept and Project as a Whole.**

As an initial matter, our clients have asked us to underscore that they understand and appreciate the importance and opportunity offered by this Developer in connection with the development, construction, and operation of a five-star Four Seasons Hotel (the “**Project**”) in the TMV Village Core (the “**Village Core**”). Specifically, they ask us to confirm their view that this Project offers a boon for the entire TMV community that they appreciate.

Thus, the comments set forth in this letter are not provided with any misguided ‘not in my backyard’ goals intended to prevent development of the Project. Indeed, our clients and we believe most buildings, owners and businesses in the Village Core, support the Project conceptually, and this letter is provided in that context and with that intention.

However, that conceptual support notwithstanding, this letter underscores the need for the Project to be developed properly and with due appreciation and consideration for the existing Village Core buildings, owners and businesses – many of whom were pioneers in development of the Village

Core and have provided its foundation for decades. Thus, the overwhelming impacts of this massive new Project must not be thrust upon these long-standing Village Core owners and businesses ‘at any cost.’ Our clients look to you, as their elected or appointed representatives, to ensure that the Project does not create improper or disproportionate impacts, nor damage or overburden, existing Village Core buildings, businesses and owners.

In other words, while everyone welcomes the Project as a potential valuable asset to the Village Core and TMV generally, that must not come at any cost or to the detriment of those who have built and provided the backbone of the Village Core for decades. The Project must not be allowed to disregard and/or avoid the many specific TMV regulations and requirements developed over the years for exactly such protective purposes. These regulations and requirements include, without limitation, the TMV Community Development Code (the “**CDC**”) and the Mountain Village Comprehensive Plan adopted in June 2011 (the “**Comp Plan**”), upon with the current CDC is based – and the required “*general conformity*” with which is made a requirement under the CDC.

Again, this letter is provided with those goals and mandates in mind, and specifically with respect to the issues impacting/involving Le Chamonix and its businesses/owners.

#### **B. Failure of the Current Proposal to Meet CDC Requirements.**

In connection with the foregoing, unfortunately we need to underscore that the current Application for this Project fails to comply with the applicable requirements in CDC Section 17.4.12.E.1 “[t]he proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan,” in order to enable the requested rezone of the Impacted Lots (as defined in the application) from their current zoning status to a new “*PUD ZONE DISTRICT*”.

As detailed below, the CDC deficiencies and items of noncompliance outlined in this letter focus on those relating to the specific “*Parcel E Le Chamonix*” (the “**Le Chamonix Parcel**”) identified in the Comp Plan . However, those same deficiencies and nonconformities exist with respect to other areas of the Village Core as well, whether directly or indirectly.

**Until the Developer can present an Application that addresses the mandates for “*coordinated development*” specified throughout the Comp Plan that includes and incorporates the Le Chamonix Parcel, this Application simply is inadequate and unable to proceed in conformance with the CDC.**

#### **C. General Applicable Land Use Regulations.**

Under Colorado law generally, the Comp Plan requires that the Project accommodate and include the traffic, inventory delivery and related services, trash disposal, baggage and related drop-off and utility services, fire, emergency and other health/safety access – for all impacted Village Core buildings (and specifically the Le Chamonix Parcel).<sup>1</sup>

<sup>1</sup> See C.R.S. Section 31-23-207, which states “*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*”

In addition to the CDC requirement that any subdivision, rezoning, density transfers or Planned Unit Development projects must be in “*general conformance*” with the Comp Plan, other sections of the Comp Plan provide details. Specifically, please note the following:

(i) The “*Land Use Vision*” (on Page 18 of the Comp Plan) requires that “*Neighborhood, and activity centers are connected by efficient and effective infrastructure, interconnected streets and a transportation plan*” with that, in turn, requiring (on Page 27 of the Comp Plan) “*detailed principles, policies and actions*” to create and keep a “*vibrant, sustainable, year-round community.*”

(ii) On Page 27 the Comp Plan clarifies: “*As a resort community, Mountain Village is dependent on its retail, restaurant, entertainment and commercial enterprises to not only offer a quality off-mountain experience to guests, but also to provide employment to residents and the sales tax revenues needed to fund necessary public services and infrastructure.*”

(iii) On Page 40 of the Comp Plan, the “*Land Use, Principles, Policies & Actions*” provisions specifically require that “*4. A proposal to rezone, subdivide or transfer density shall provide Public Benefits listed in the Public Benefit Table.*” These are discussed more below.

(iv) Finally, Number 6 on Page 40 of the Comp Plan reads:

*“The proposal will meet the following or equivalent standards:*

- a. Minimize and mitigate a project’s visual impacts*
- b. Ensure appropriate scale and mass that fits the site(s) under review.*
- c. 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.”*

#### **D. Specific Le Chamonix Parcel Deficiencies Regarding Coordinated Development Mandates.**

The pertinent provisions of the Comp Plan directly impacting the Le Chamonix Parcel for purposes of this Application, as identified by the Applicant, fall under two specific areas of the Comp Plan, namely: (i) the “*Public Benefits Provisions*”; and (ii) the “*Site Specific Policies*”. The CDC, in turn, requires (and the Application confirms) that the Application must establish that it is in “*general conformance*” with both of these areas of the Comp Plan, in order to proceed. Unfortunately, as the Application currently is structured, this is not the case, for the reasons noted below.

*welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provisions for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, affordable housing, the promotion of good civic design and arrangement, efficient expenditures of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements.*” (emphasis added).



1. Specific Comp Plan Public Benefit Deficiencies.

As noted in the Application, two specific Comp Plan Public Benefit Provisions come in play with respect to the Application. Unfortunately, both of these require accommodations for the Le Chamonix Parcel that simply are absent from – and indeed rejected in – the Application. The critical details for these are highlighted, as follows:

a. Public Benefit 14. This Public Benefit Provision specifically requires “TSG to provide utility, vehicular access and other needed infrastructure easements through Parcel D Pond Lots to Parcel E Le Chamonix to facilitate vehicular access to Parcel E Le Chamonix”. However, to date, no representatives of the Association or, to our knowledge, any Le Chamonix owners have been contacted in any manner by either the Telluride Ski & Golf Company (“TSG”) or the Developer with respect to any aspects of the Project.

Certainly, to the knowledge of Le Chamonix, there have been no efforts whatsoever undertaken by TSG to address and honor the mandates of Public Benefit Provision 14 regarding the Le Chamonix Parcel. Rather, the Developer makes it clear in the Application that neither it nor TSG have any intention to so address or honor that Comp Plan mandate. Instead, the Application simply concludes: “*It would not be feasible to incorporate access to Le Chamonix from Mountain Village Boulevard.*”

**As currently submitted, the Application indicates nowhere that the mandate of Public Benefit Provision 14 will be complied with. As a result, the Application, as currently submitted, is incapable of evidencing “general conformance” with the Comp Plan pursuant to Public Benefit Provision 14. Thus, the requested rezoning and other actions proposed by the Application cannot be approved under the CDC on the basis of the current submission.**

b. Public Benefit 15. This Public Benefit Provision specifically requires that Telluride Mountain Village Owners Association (“TMVOA”), as the Parcel F Lot 161-CR owner, “to evaluate the technical feasibility of establishing a public loading dock and trash collection facility” (emphasis added). This provision then specifies that, in the event such “a public loading dock and trash collection facility *is feasible, as determined by the town, the Parcel F Lot 161-CR owner shall construct such facility and provide necessary delivery/access easements to and from the town’s plaza areas*” (emphasis added).

**Thus, Public Benefit Policy 15 specifically flags the critical need for the Le Chamonix Parcel – and similarly-situated long-standing Village Core buildings abutting on the plaza area, as well as their businesses, residents and owners – to be provided with permanent access to both public trash and loading dock facilities in connection with development of this Project, and specifically Parcel F Lot 161-CR. Further, the final determination as to whether or not providing those critical public facilities “is feasible” lies entirely in the discretion of the Town, not TMVOA, TSG or this Developer.**

Again, to date, no representatives of the Association or, to our knowledge, any Le Chamonix owners have been contacted in any manner by either TMVOA, TSG or the Developer with respect to any aspects of the Project, and neither are they aware of any outreach or efforts by the Town to explore impacts or options for addressing any determination that providing these critical public facilities is not “feasible”, according to the Town’s good faith determination and analysis of community benefits, needs and impacts.

Rather than confirm adequate efforts have been undertaken to address and honor the mandates of Public Benefit Policy 15 (including those specific to the Le Chamonix Parcel), the Application again dismisses this issue out-of-hand. The Application simply concludes that incorporating the needed public loading dock and trash collection facilities is not possible, “as it would negatively impact the standards and quality of experience demanded by luxury brands.” In doing so, **there is no indication anywhere in the Application, as currently submitted, that – in the end – the decision regarding whether or not these public facilities can/should be mandated lies entirely in the discretion of the Town, not any of TSG, TMVOA or the Developer.**

Thus, again, **until such time as the Town formally determines whether or not requiring this Project to include the critical public facilities needed for businesses, residents and owners abutting the Village Core Plaza “is feasible”, the Application is incapable of evidencing “general conformance” with the Comp Plan, pursuant to Public Benefit Provision 15. As a result, the requested rezoning and other actions proposed by the Application cannot be approved under the CDC, based on the Application as currently submitted.**

## 2. Specific Comprehensive Plan Site Specific Policy Deficiencies.

As also noted in the Application, at least four specific Comp Plan Site Specific Policies come into play with respect to the Le Chamonix Parcel, together with others creating more generalized impacts for buildings, units, businesses and owners throughout the Village Core. Unfortunately, as with the above-noted Public Benefit Policies, these Site Specific Policies require accommodations for the Le Chamonix Parcel that simply are absent from – and indeed rejected in – the Application. The critical details for these are highlighted, as follows:

a. Site Specific Policy a. This Site Specific Policy clearly identifies the mandate for this Project either to incorporate or accommodate the Le Chamonix Parcel in any development plan. Specifically, TSG, as owner of the Parcel D Pond Lots, is directed “to participate in good faith with the owners of the Parcel E Le Chamonix [and other Lots included in the Project] 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 [the Lots currently included in the Project and the Le Chamonix Parcel] consistent with the overall development and uses identified in the Development Table” (emphasis added).

In order to achieve that desired cooperation, two options are specified (while leaving open possible other options that must include involvement by, or accommodation for, the Le Chamonix Parcel), namely: (i) a **replat including all of the Lots currently incorporated into the Application, plus the Le Chamonix Parcel**; or (ii) **development of separate structures on**

individual Lots or in “pods”, so long as those “*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)*” (emphasis added).

Finally, the Town is directed to cooperate and assist the various parcel owners (including the Le Chamonix Parcel) “*in attempts to create a PUD or development agreement . . . that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcel as consistent with the policies of the [Comp Plan]*” (emphasis added). In order to facilitate that process, Site Specific Policy a. further indicates that it might be necessary/appropriate to engage the services of “*an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan . . .*”

**Based on the express language of this Site Specific Policy a., the failure to include the Le Chamonix Parcel and its principals in any planning or development discussions or considerations to date – combined with the failure to incorporate/include the Le Chamonix Parcel itself in the Project and/or Application – prevent the Application, as currently submitted, from evidencing “general conformance” with the Comp Plan pursuant to Site Specific Policy a. As a result, the requested rezoning and other actions proposed by the Application cannot be approved under the CDC, based on the Application, as currently submitted. In the course of this land use process, Town Council might want to explore possibilities for engaging such an “independent third-party facilitator,” as recommended by this Site Specific Policy a.**

b. Site Specific Policy c. **This Site Specific Policy only allows any rezoning of any of the “Mountain Village open 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 PUD or development agreement with Parcel E Le Chamonix”** (emphasis added).

**Again, based on the express language of this Site Specific Policy c., the failure to include the Le Chamonix Parcel and its principals in any planning or development discussions to date – combined with the failure to incorporate/include the Le Chamonix Parcel itself in the Project and/or Application – prevent the Application, as currently submitted, from evidencing “general conformance” with the Comp Plan pursuant to Site Specific Policy c. As a result, the requested rezoning and other actions proposed by the Application cannot be approved under the CDC, based on the Application, as currently submitted.**

c. Site Specific Policy f. This Site Specific Policy requires the Project to “[p]rovide for 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 [the Lots included in the Project and the Le Chamonix Parcel]”.

The failure of the Application to conform with, or even address, this Site Specific Policy mandate raises the same issues and problems as are discussed above under Public Benefit 15. Accordingly, as noted above in connection therewith, **until such time as the Developer in this**

**instance presents a plan for this Project to include the critical access for public facilities needed for businesses, residents and owners abutting the Village Core Plaza to operate, the Application is incapable of evidencing “general conformance” with the Comp Plan pursuant to Site Specific Policy f. As a result, again, the requested rezoning and other actions proposed by the Application cannot be approved under the CDC, based on the Application, as currently submitted.**

d. Other Site Specific Policies. In addition to the above Le Chamonix Parcel-specific issues, the Application further needs to address more completely at least the following Site Specific Policies: (i) Site Specific Policy b. (and specifically the reason why no exchange lands should be provided by the Developer for the 1.074 acres of Open Space being added to the Project); (ii) Site Specific Policy d. (and specifically more detail as to why the Westermere parking garage option cannot be used to cure/address some of the above Application deficiencies and/or no expansion of the pond is being proposed); and (iii) the aspect of Site Specific Policy f. that proposes a deck area next to the pond for restaurant and entertainment use.

e. Additional Specific Le Chamonix Parcel Mandates. On Page 54 of the Comp Plan, three alternative development plans are discussed and, notably, “[a]ll suggest providing needed access and infrastructure and parking to Parcel E Le Chamonix through the Parcel D Pond Lots.” Then on Page 55 of the Comp Plan the following specific discussion centers on the Le Chamonix Parcel:

*“5. Parcel E Le Chamonix*

*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 to 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.”*

#### **E. General Deficiencies/Problems.**

In addition to the above current Application deficiencies, the following general aspects of the Application need specific scrutiny and “enhancing” for purposes of allowing the Project:

1. Workforce Housing Deficiencies. The Application currently proposes just one workforce housing unit to be provided onsite. For comparison purposes, the Madeline Project was required to build and maintain 10 onsite workforce housing units. Further, the applicable Comp Plan requirement, dictating “hotbed units” for this Project mandate a minimum of 17 total onsite “hotbed units” for this Project (i.e., 10% of the total 164 hotbeds and 211 new “persons” being accommodated in the Project).

In light of the fact that available workforce housing remains the single largest challenge facing our entire region, and specifically TMV, this issue requires serious revisiting in connection with this Project and the current Application.

Public Parking Deficiencies. The Application currently proposes just two parking spaces in the garage to be dedicated for TMV municipal and community uses. This seems inadequate and the need for additional community/Town parking spaces needs to be further explored in the course of the land use process. The same applies to the number of public parking accommodations in the garage generally.

2. Excessive Lot/Site Expansion Proposals and Open Space Takings without Compensation/Trades. While the Project only is entitled to a total of some .84 acres (25% of the total Lot sizes), the Application actually proposes an increase of 1.074 acres (or some 32%), all of which consist of current community Open Space. The public benefits and grounds for allowing this substantial increase in the Project size needs careful review during the land use process – including the need to deal with the fact that this comes without any proposed offsetting open space dedications.

3. Excessive/Context Insensitive Building Height and Configuration Proposals. Perhaps most notable is the fact that this Project is proposed to be nothing short of massive. This will reflect buildings 8-9 stories high that will dominate and overshadow all of the existing Village Core buildings – notably (and especially . . .) the Le Chamonix Parcel and all of its commercial and residential units. These impacts require special consideration and mitigation, as much as possible.

#### **E. Conclusion and Next Steps.**

Thank you for your attention to the above matters and your efforts to honor your public duties, require compliance with applicable CDC and Comp Plan provisions and, thereby, avoid improperly impacting/damaging the Le Chamonix Parcel owners and businesses. Obviously, please let us know if/how we might help with respect to any of these matters and/or if we can help address/clarify anything in this regard.

Sincerely,

TUELLER & GIBBS, LLP,  
a Colorado limited liability partnership

By: //s// Douglas R. Tueller, Esq.  
Douglas R. Tueller, Esq.

ec: Paul Wisor, Town Manager  
David H, McConaughy, Town Attorney  
Robert Gleason, Association President  
Jonathan Kappes, Le Chamonix Unit C  
Marsha Raeber, Le Chamonix Unit B  
Joan Semeria, Le Chamonix Unit I  
Boot Doctors  
Andrew J. Gibbs, Esq.  
Neil P. Cherubin, Esq.  
Monique Bensett

**From:** [Winston Kelly](#)  
**To:** [Michelle Haynes](#); [mvclerk](#); [Amy Ward](#)  
**Subject:** Lot 16CR Public Comment  
**Date:** Thursday, February 10, 2022 5:04:30 PM

---

Hello

This letter is representing Scythian LTD, Lot 92

I feel that this development has not taken into account the single-family neighborhood community it is moving in next to. I need to see consideration for this neighborhood as the development has neglected to contact all but one owner prior to this submission. My concerns:

**Los of Privacy:**

I am in total opposition of hotel balconies facing toward single family lots and residences. I do not see hotel balconies that face towards the residences as an essential feature to this project's success. Never in the history of Mountain Village have hotel balconies faced single family lots and residences from across the street. I feel these balconies is an invasion of privacy. I do not see the benefit or the value of views from these balconies that would only be looking into private residences. This is a major issue that will need to be addressed.

**Height Variances:**

I would like to see height story poles on both the pond lots and lot 161CR. I feel that the computer renderings only show certain favorable angles, and the 3D model doesn't include surrounding residences. I would also like to see sunshine/shade studies done on the lower vacant single family lots known as Parcel C3. I would also like to see impact on view corridors for Parcel C3 and the single-family lots and residences. I would also like you to consider the community benefit vs variances granted. I am familiar with the CDC and the Comprehensive plan and know there are vast differences in heights allowed. As this project has grown substantially outside of the scope of 161CR, more consideration needs to be placed on what the community is getting for giving up 30'+ or more in height variances. I am in favor of only conforming to current CDC codes for heights.

**Design Conformity:**

Having been before the Council and DRB multiple times, I respect the strict values they have instilled over the last several decades to make the Mountain Village core are the beautiful place it is. Having seen the design of this hotel project, I do not see how any member of the DRB or Council could ethically approve its design conformance to Mountain Village standards. This design may fit in Miami with its flat roofs and ultra-modern design, but it looks boxy, cheap to build, and lacking mountain character.

**Cut off Access:**

I am troubled to see that there is no ADA access to the gondola plaza from Mountain Village Blvd through lot 161CR, or any access to the gondola plaza for an entire neighborhood through lot 161CR. This is an oversight that will need to be addressed.

#### Construction Plan:

With other projects there is a plan to mitigate the impact on the neighborhood during construction. I think this is a vital piece that needs to be looks at for contractor parking, traffic, fencing, noise, timeline, etc.

#### Noise Pollution

I am also concerned with the added noise a hotel of this size will produce. I do not see the air handlers in the drawings. I would most certainly object to having a constant hum of HVAC equipment near residential homes and single-family lots. This needs to be addressed. I am also highly concerned with the service entrance facing toward single family lots and residences. Take a look at the service entrances of The Peaks or The Madeline, these are not sometime that home owners want to look at every day. They are noisy and dirty. There needs to be more consideration here.

Overall, I will support this project and do see the value it will bring to our community, as long as the council, DRB, and developers can come together to meet the needs outlined here. But no single project is more valuable than the degradation of an entire neighborhood. As elected officials, you must take into consideration the quality of life for the residents you represent, not just hotbed hotel guests and resort owners.

Thank you,

Scythian LTD, Lot 92

**From:** [Winston Kelly](#)  
**To:** [Michelle Haynes](#); [mvclerk](#); [Amy Ward](#)  
**Subject:** Lot 161 Public Comment  
**Date:** Thursday, February 10, 2022 5:00:46 PM

---

Hello

This letter is representing Cloud 9 Land Holdings, Lot 89-2C

I feel that this development has not taken into account the single-family neighborhood community it is moving in next to. I need to see consideration for this neighborhood as the development has neglected to contact all but one owner prior to this submission. My concerns:

**Los of Privacy:**

I am in total opposition of hotel balconies facing toward single family lots and residences. I do not see hotel balconies that face towards the residences as an essential feature to this project's success. Never in the history of Mountain Village have hotel balconies faced single family lots and residences from across the street. I feel these balconies is an invasion of privacy. I do not see the benefit or the value of views from these balconies that would only be looking into private residences. This is a major issue that will need to be addressed.

**Height Variances:**

I would like to see height story poles on both the pond lots and lot 161CR. I feel that the computer renderings only show certain favorable angles, and the 3D model doesn't include surrounding residences. I would also like to see sunshine/shade studies done on the lower vacant single family lots known as Parcel C3. I would also like to see impact on view corridors for Parcel C3 and the single-family lots and residences. I would also like you to consider the community benefit vs variances granted. I am familiar with the CDC and the Comprehensive plan and know there are vast differences in heights allowed. As this project has grown substantially outside of the scope of 161CR, more consideration needs to be placed on what the community is getting for giving up 30'+ or more in height variances. I am in favor of only conforming to current CDC codes for heights.

**Design Conformity:**

Having been before the Council and DRB multiple times, I respect the strict values they have instilled over the last several decades to make the Mountain Village core are the beautiful place it is. Having seen the design of this hotel project, I do not see how any member of the DRB or Council could ethically approve its design conformance to Mountain Village standards. This design may fit in Miami with its flat roofs and ultra-modern design, but it looks boxy, cheap to build, and lacking mountain character.

**Cut off Access:**

I am troubled to see that there is no ADA access to the gondola plaza from Mountain Village Blvd through lot 161CR, or any access to the gondola plaza for an entire neighborhood through lot 161CR. This is an oversight that will need to be addressed.



#### Construction Plan:

With other projects there is a plan to mitigate the impact on the neighborhood during construction. I think this is a vital piece that needs to be looks at for contractor parking, traffic, fencing, noise, timeline, etc.

#### Noise Pollution

I am also concerned with the added noise a hotel of this size will produce. I do not see the air handlers in the drawings. I would most certainly object to having a constant hum of HVAC equipment near residential homes and single-family lots. This needs to be addressed. I am also highly concerned with the service entrance facing toward single family lots and residences. Take a look at the service entrances of The Peaks or The Madeline, these are not sometime that home owners want to look at every day. They are noisy and dirty. There needs to be more consideration here.

Overall, I will support this project and do see the value it will bring to our community, as long as the council, DRB, and developers can come together to meet the needs outlined here. But no single project is more valuable than the degradation of an entire neighborhood. As elected officials, you must take into consideration the quality of life for the residents you represent, not just hotbed hotel guests and resort owners.

Thank you,

Cloud 9 Land Holdings, Lot 89-2C

**From:** [Albert Roer](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Lot 161  
**Date:** Monday, February 7, 2022 12:54:48 PM

---

Hi Michelle,

As a long time resident, multiple business owner, and multiple property owner in Telluride and Mountain Village, I am writing in support of the development being planned for lot 161CR.

I firmly believe that the town and regional resort as a whole needs a 5 star luxury hotel. Not only will a development like this be good for every business in the region, It will improve property values, create many jobs and enhance the the overall experience in Mountain Village, the developers' contemplated design preserves a lot of open space, expands the gondola plaza, and creates a pedestrian walking trail that connects the gondola plaza to the pond plaza. There are significant public amenities open to everyone, including a world class spa and two restaurants with an après ski area.

The planned project has lower density than specified in the comp plan which results in more open space and less traffic.

As a result I fully support this proposed development.

Respectfully,

Albert Roer

Albert Roer  
Managing Partner  
Telluride Properties

970-708-5527 Cell  
970-728-0808 Office  
970-728-5407 Fax  
[www.tellurideproperties.com](http://www.tellurideproperties.com)



**From:** [Jefferson W. Kirby](#)  
**To:** [Michelle Haynes](#); [Amy Ward](#)  
**Cc:** ["kmk604@comcast.net"](mailto:kmk604@comcast.net)  
**Subject:** Lot 161C-R et al Conceptual SPUD  
**Date:** Monday, February 7, 2022 9:56:45 AM

---

Dear Members of the DRB and Town Council:

My wife, Karen, and I have been homeowners in Mountain Village since December 2005, recently moving from Belvedere Park to 702 Mountain Village Boulevard. The latter represents a significant investment for us in making Telluride our second family home, and we are concerned about diminution in value to that investment and considerable risk to our neighborhood's experience posed by the above referenced conceptual plan.

What is being proposed is an over-reaching monstrosity that would horribly alter the character of the Core and our street, meaningfully restrict ski access, crowd sightlines and generate unwelcome noise. We support sensible development in Mountain Village, including on Lot 161C-R, but this concept is wildly out of line with what is warranted or wise, and would irreparably harm owners in our upper MVB neighborhood.

We urge you to steer development on this lot toward a more modest concept that is complimentary to the character of the community, that minimizes disruption to those of us already in the neighborhood, and that preserves ski access from the north to the gondola.

Thank you for your consideration.

Jeff Kirby

**From:** [Winston Kelly](#)  
**To:** [Michelle Haynes](#); [mvclerk](#); [Amy Ward](#)  
**Subject:** Lot 161CR public Comment  
**Date:** Thursday, February 10, 2022 5:03:10 PM

---

Hello

This letter is representing Cameron R Salehi Trust, Lot 100

I feel that this development has not taken into account the single-family neighborhood community it is moving in next to. I need to see consideration for this neighborhood as the development has neglected to contact all but one owner prior to this submission. My concerns:

Los of Privacy:

I am in total opposition of hotel balconies facing toward single family lots and residences. I do not see hotel balconies that face towards the residences as an essential feature to this project's success. Never in the history of Mountain Village have hotel balconies faced single family lots and residences from across the street. I feel these balconies is an invasion of privacy. I do not see the benefit or the value of views from these balconies that would only be looking into private residences. This is a major issue that will need to be addressed.

Height Variances:

I would like to see height story poles on both the pond lots and lot 161CR. I feel that the computer renderings only show certain favorable angles, and the 3D model doesn't include surrounding residences. I would also like to see sunshine/shade studies done on the lower vacant single family lots known as Parcel C3. I would also like to see impact on view corridors for Parcel C3 and the single-family lots and residences. I would also like you to consider the community benefit vs variances granted. I am familiar with the CDC and the Comprehensive plan and know there are vast differences in heights allowed. As this project has grown substantially outside of the scope of 161CR, more consideration needs to be placed on what the community is getting for giving up 30'+ or more in height variances. I am in favor of only conforming to current CDC codes for heights.

Design Conformity:

Having been before the Council and DRB multiple times, I respect the strict values they have instilled over the last several decades to make the Mountain Village core are the beautiful place it is. Having seen the design of this hotel project, I do not see how any member of the DRB or Council could ethically approve its design conformance to Mountain Village standards. This design may fit in Miami with its flat roofs and ultra-modern design, but it looks boxy, cheap to build, and lacking mountain character.

Cut off Access:

I am troubled to see that there is no ADA access to the gondola plaza from Mountain Village Blvd through lot 161CR, or any access to the gondola plaza for an entire neighborhood through lot 161CR. This is an oversight that will need to be addressed.

#### Construction Plan:

With other projects there is a plan to mitigate the impact on the neighborhood during construction. I think this is a vital piece that needs to be looks at for contractor parking, traffic, fencing, noise, timeline, etc.

#### Noise Pollution

I am also concerned with the added noise a hotel of this size will produce. I do not see the air handlers in the drawings. I would most certainly object to having a constant hum of HVAC equipment near residential homes and single-family lots. This needs to be addressed. I am also highly concerned with the service entrance facing toward single family lots and residences. Take a look at the service entrances of The Peaks or The Madeline, these are not sometime that home owners want to look at every day. They are noisy and dirty. There needs to be more consideration here.

Overall, I will support this project and do see the value it will bring to our community, as long as the council, DRB, and developers can come together to meet the needs outlined here. But no single project is more valuable than the degradation of an entire neighborhood. As elected officials, you must take into consideration the quality of life for the residents you represent, not just hotbed hotel guests and resort owners.

Thank you,

Cameron R Salehi Trust, Lot 100

**From:** [Winston Kelly](#)  
**To:** [mvclerk](#); [Michelle Haynes](#); [Amy Ward](#)  
**Subject:** Lot 161CR Public Comment  
**Date:** Thursday, February 10, 2022 5:03:48 PM

---

Hello

This letter is representing Cloud 9 Investments, Lot 102

I feel that this development has not taken into account the single-family neighborhood community it is moving in next to. I need to see consideration for this neighborhood as the development has neglected to contact all but one owner prior to this submission. My concerns:

**Los of Privacy:**

I am in total opposition of hotel balconies facing toward single family lots and residences. I do not see hotel balconies that face towards the residences as an essential feature to this project's success. Never in the history of Mountain Village have hotel balconies faced single family lots and residences from across the street. I feel these balconies is an invasion of privacy. I do not see the benefit or the value of views from these balconies that would only be looking into private residences. This is a major issue that will need to be addressed.

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**Cut off Access:**

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Overall, I will support this project and do see the value it will bring to our community, as long as the council, DRB, and developers can come together to meet the needs outlined here. But no single project is more valuable than the degradation of an entire neighborhood. As elected officials, you must take into consideration the quality of life for the residents you represent, not just hotbed hotel guests and resort owners.

Thank you,

Cloud 9 Investments, Lot 102

**From:** [Winston Kelly](#)  
**To:** [mvclerk](#); [Michelle Haynes](#); [Amy Ward](#)  
**Subject:** Lot 161CR public Comment  
**Date:** Thursday, February 10, 2022 5:01:36 PM

---

Hello

This letter is representing Cloud 9 Land Holdings, Lot 104

I feel that this development has not taken into account the single-family neighborhood community it is moving in next to. I need to see consideration for this neighborhood as the development has neglected to contact all but one owner prior to this submission. My concerns:

Los of Privacy:

I am in total opposition of hotel balconies facing toward single family lots and residences. I do not see hotel balconies that face towards the residences as an essential feature to this project's success. Never in the history of Mountain Village have hotel balconies faced single family lots and residences from across the street. I feel these balconies is an invasion of privacy. I do not see the benefit or the value of views from these balconies that would only be looking into private residences. This is a major issue that will need to be addressed.

Height Variances:

I would like to see height story poles on both the pond lots and lot 161CR. I feel that the computer renderings only show certain favorable angles, and the 3D model doesn't include surrounding residences. I would also like to see sunshine/shade studies done on the lower vacant single family lots known as Parcel C3. I would also like to see impact on view corridors for Parcel C3 and the single-family lots and residences. I would also like you to consider the community benefit vs variances granted. I am familiar with the CDC and the Comprehensive plan and know there are vast differences in heights allowed. As this project has grown substantially outside of the scope of 161CR, more consideration needs to be placed on what the community is getting for giving up 30'+ or more in height variances. I am in favor of only conforming to current CDC codes for heights.

Design Conformity:

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Cut off Access:

I am troubled to see that there is no ADA access to the gondola plaza from Mountain Village Blvd through lot 161CR, or any access to the gondola plaza for an entire neighborhood through lot 161CR. This is an oversight that will need to be addressed.



#### Construction Plan:

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Overall, I will support this project and do see the value it will bring to our community, as long as the council, DRB, and developers can come together to meet the needs outlined here. But no single project is more valuable than the degradation of an entire neighborhood. As elected officials, you must take into consideration the quality of life for the residents you represent, not just hotbed hotel guests and resort owners.

Thank you,

Cloud 9 Land Holdings, Lot 104

**From:** [Jim Smith](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Merrimac Fort Partners LLC proposed devolpment  
**Date:** Saturday, February 5, 2022 11:41:54 AM

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We are owners of commercial space in Mountain Village. Our spaces include Telluride Coffee Company and Christy's in the Plaza building and Northface and Burton in the Heritage Crossing building. We also own a condominium in the Heritage Crossing building.

We have reviewed the planned development and have concerns. Mountain Village has been developed over the years with a coordinated theme of keeping a consistent look to the village. The planning department has held the developers to a high standard and done a great job of creating a beautiful environment for locals and visitors alike. Our concern is not that the hotel is coming to our village, our concern is over the aesthetics. The theme of the hotel architecture clashes with everything about the village. It appears that the design group did not take the local feel of the village into account. It is almost as if the design was for a completely different location and then just superimposed onto the land.

Our hope is that the design review committee takes time to work with the developer to make the necessary adjustment so that the hotel is a wonderful addition to the village instead of an eyesore.

Beyond the aesthetics, we have concerns about the shadow that it will create blocking our building. We have heard that a solar study can be done as to the impact of heating our properties.

There is also a concern as to how close the property will be to our building. It is unclear what the increased traffic will do to our building and increased noise.

Thanks for your time and consideration of our concerns,  
Jim and Lisa Smith

**James H. Smith** | Chairman of the Board

CEC | 405 Boyson Road | Hiawatha, IA 52233 | Cell 319-389-6248 | Email [jsmith@cecinfo.us](mailto:jsmith@cecinfo.us) | [www.cecinfo.com](http://www.cecinfo.com)

February 10, 2022

Town Council & DRB  
455 Mountain Village Boulevard, Suite A  
Mountain Village, CO 81435

Dear Town Council and DRB Members:

My name is Rob Bodnar and with my wife, Susie, we are part owners in the residence at 692 Mountain Village Boulevard. We are writing you in regards to the Conceptual Spud Application submitted by Merrimac Fort Partners, LLC dated December 23, 2021 for the proposed development of Lots 161C-R, 67, 69R-2, 71R and OS-3Y in Mountain Village into a five-star luxury branded resort and residences. We have since come to learn that the intention is for Four Seasons Resorts to operate and manage the resort and residences.

While we understand and appreciate the potential social and economic benefits that a Four Seasons Resorts could bring to Mountain Village, we do have certain concerns and questions about the proposed design for the development, as outlined below:

- **Building heights and proximity to neighborhood:** In reviewing the plans, the proposed structure clearly exceeds the height restrictions according to the Mountain Village Code of Ordinances. These height restrictions were put in place for numerous reasons of which fire security is a significant issue. The ordinance states that any structure over 35 feet would limit the firefighters' capabilities. In addition, the height and size of the proposed plans significantly alters the neighborhood intentions of being a quiet, low-density neighborhood. At a minimum, we as homeowners would like to see the height (number of floors) be reduced to the same levels as the existing buildings in Mountain Village Square.
- **Architectural design:** The current design does not follow the same architectural designs of all the current buildings and will take away from the quaint look that Mountain Village currently provides.
- **Hotel balconies facing neighborhood residences:** The current plan has public guest balconies facing directly at our current residence and the other residences in our neighborhood. These balconies do not provide any view or benefit to the hotel guest and significantly impede on the privacy of the homeowners.

- Placement of and noise impact of air handlers and trash receptacles: The proposed plan does not seem to clarify the location of the trash receptacles or air handlers, and lacks clarity on the location of guest parking, employee parking etc. If these items ultimately face directly towards our properties, this could potentially negatively impact the values of the neighborhood properties as well as increase noise levels to our currently very quiet neighborhood.
- Neighborhood access to Gondola Plaza: One of the most valuable assets to our neighborhood is the ease of access to the gondola and Mountain Village Square. The current plan shows no public access to the gondola from our neighborhood without having to go all the way around the square. It is very important that any approved plan include outside access from our side of Mountain Village Boulevard without having to go through the resort lobby.

We respectfully request that the Town Council and DRB request changes to the proposed design for the aforementioned items from Merrimac Fort Partners, prior to approval of the Conceptual Spud Application.

Thank you very much for your time and consideration.

Respectfully,

Rob & Susie Bodnar  
Cell: 469-226-6330 or 214-529-7992

**From:** [Bill Garland](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Jack Schultz \(schultzjack@icloud.com\)](#); [Scott McCormack](#); [Dan Dockray](#); [Full Circle HOA - Mail](#); [Cindy Eckman](#); [David Eckman \(ddeckman@eckmancm.com\)](#); [Michael Sondermann](#); [Mike Falke](#); [Kim Montgomery](#); [Finn KJome](#); [Tobin M. and Anne W. Brown](#); "[Lindy\\_b.garland@ozemail.com.au](#)"; [jproteau@tellurideski resort.com](#); [aton@tmvoa.org](#); [Stephanie L. Fanos](#); "[emmabrown.email@gmail.com](#)"  
**Subject:** MV Hotel Project Application  
**Date:** Tuesday, February 8, 2022 6:39:44 PM  
**Attachments:** [AidacareLogo\\_Email\\_906caf51-da10-4a62-90e9-a2a63665a4f6.png](#)  
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[footer-youtube@2x\\_16b5699e-7af3-4248-a122-b510a50f31d2.png](#)  
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Hi Michelle,

I understand you are gathering public responses to the proposed project.

We have owned a condo in Kayenta Legends House, ski-side of the Inn at Lost Creek, since 2011.

In principle I have no objection to the development of a hotel on the Lot's in question...

The proposed design however is very disappointing and seems to totally disregard any of the 'Style guides' related to TMV structures and character from Council.

It looks like a 'road stop Motel' to be brutally honest.

I can't believe that there aren't decent Architects in CO that can bring attractive 'mountain style' design to the proposal.

Council is sensitive enough from our experience with even the type of roof tile and/or metal roofing etc used in TMV.

How they could possibly contemplate the design of the hotel as presented would be beyond understanding.

We would like to register our very strong objection to the currently proposed design.

Cheers, Bill.

---

**Bill Garland**

Director



Building 3A, 1 Moorebank Avenue, Moorebank, NSW, 2170

t: (02) 8706 2300 | m: 0415 514 008

f: (02) 9618 5111

e: [Bill.Garland@aidacare.com.au](mailto:Bill.Garland@aidacare.com.au)

w: [www.aidacare.com.au](http://www.aidacare.com.au)

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My name is Larry Dillon, my wife Pam and I are homeowners in the Le Chamonix building. We thank the Mountain Village Town Council and Design Review Board for the opportunity to comment on the proposed development of 161CR and adjoining lots along Gorrano Creek and the Village Pond. We purchased our home in Le Chamonix in 2019, however, we were owners at the Franz Klammer from 2004 until 2019. So, we have enjoyed spending time and walking our dogs around the Village Pond and Conference Center Plaza for many years.

Over the years we have often wondered what would be built on the pond parking lot, and the lots near the gondola plaza. Neither of us ever envisioned that large high rise hotel buildings would be proposed for these lots. We are extremely concerned about the size and scale of the project, and also what we feel is inadequate benefit to the public, neighboring properties, and the Mountain Village Core. Following are our specific areas of concern, which are discussed in a little more detail below.

- Access for vehicular traffic and emergency vehicles to the Le Chamonix building
- Impact to Gorrano Creek
- Impact to Views/Canyon Effect
- Ambiance of the Pond and Adjacent Plaza Areas
- Exclusion from the Village Core
- Construction Impact

**Vehicular Access:** Le Chamonix is the oldest and most historic structure within the Village Core. As stated in the letter from the Le Chamonix HOA President, Le Chamonix was built prior to the Village Council allowing vehicular traffic into the Core. As such Le Chamonix owners were subsequently allowed to purchase parking in the Heritage Parking Structure. The Heritage location does not provide reasonable vehicular access for either commercial activities, residential access, or emergency vehicle access. Any development adjacent to the pond needs to provide vehicular access for Le Chamonix. In additions, said development should provide convenient parking spaces for each owner in Le Chamonix.

**Gorrano Creek:** As you know, Gorrano Creek is a small stream that feeds the Village Pond. In the spring and early summer, this waterway runs quite strong. There are several species of small birds that thrive in this small ecosystem of the pond and the creek upstream. The vegetation and the wildlife it supports should be protected from the encroachment of a large development, the construction of such a large development, and the increased foot traffic of a proposed walking path on the east side of the creek. A question we have is would this development require a review from the Army Corp of Engineers for this small but important wetland.

We ask that the Mountain Village Town Council and DRB deny the request of the Developer to access open space along Gorrano Creek or the Village Pond. This area of the MV Core should be developed in a manner to enhance this open space for wildlife and visitors alike, and not as a privacy barrier for the proposed development.

**View Impact/Canyon Effect:** The proposed buildings along Gorrano Creek and the Village Pond are too high and too close to the Le Chamonix and Heritage Crossing buildings. As proposed, this development would create a canyon effect along Gorrano Creek. This would create a cold, shady, and during the

winter an icy area for any walkway between existing and proposed buildings. And as for the Le Chamonix building, all views for the San Sophia ridge, and Gold Hill/Palmyra will be lost.

In reviewing the results of the 2021 Survey for the Comprehensive Plan Amendment Process, protecting views from homes in transitional areas, was the number one concern for both full-time and part-time residents. And it is our understanding that developer made accommodations for views from the stand-alone homes higher up on Mountain Village Blvd.

**Ambiance of Pond Plaza:** The Pond Plaza is a unique and important asset to the Mountain Village Core. Any development in the Pond Lot on the east side of the pond needs to enhance the vibrancy of the pond and adjoining plaza areas. What this area needs is a development that adds retail and dining opportunities for all. What is proposed by the developer is a private, closed-off area that will cause the east side of the pond to be the exclusive use of residents and guests of the development.

Also, the size and location of the proposed building on the Pond Lot is too big and too close to the pond. Any development of the pond lot should be no higher than existing buildings surrounding the pond, the Westermere, Palmyra, Centrum, Franz Klammer, and Heritage Crossing. All of these buildings are no higher than 5 stories. Also, the developer should incorporate a design so that these two buildings are terraced back into the existing slope of the east side of the lot, (see the Westin in Snowmass).

**Exclusivity of Proposed Development:** The proposed development is designed for the exclusivity of the guests and residents of the development. There is little benefit to other residents of or other visitors to the Core. Other than a restaurant within the development, there appears to be no retail, casual dining, or incorporated open space for all to utilize and enjoy. This proposed development as currently designed will be adjacent to the Village Core, not a part of the Village Core.

**Construction Impacts:** Construction of such a large project will no doubt have significant impact on the Village Core. Many properties in close proximity to the construction and staging areas will be impacted by noise and light pollution. This will have an impact to the quality of life for these properties for an extended period of time. Impacted properties that are rented out to village guests, will most likely suffer in bookings and rental rates.

In summary, we fully understand that these lots will be developed, and should be developed. However, there has to be a better way to do it. We implore the Village Council and the Design Review Board to reject this development as proposed. Any development must follow all requirements within the Comprehensive Plan and Community Development Code, to protect access, open-space, setbacks, and views. If this developer chooses not to make such modifications, let's find another. We can do better. Another result in the Comprehensive Plan Survey showed a strong preference for Boutique Hotels.

And finally, in the most recent Mayor's Minute, there was a lot of praise for reduced hotbeds, reduced neighborhood density, maintaining open spaces, and enhanced deed-restricted housing, all good things. However, when those reduced hotbeds are proposed right on top of our home in a steel and glass, high-rise building, that praise rings hollow.

Thank You for your attention to this very important matter for the Town of Mountain Village and Thank You for the opportunity for us to provide our thoughts concerning this proposed project.

Pam and Larry Dillon



**From:** [Linda Brown](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Proposed development of 161 CR and Pond Lots in Village Center  
**Date:** Tuesday, February 8, 2022 1:46:01 PM

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In carefully reviewing the proposed development of lot 161 CR and the Pond Lots, I have number of criticisms and concerns.

- While I understand that a new luxury hotel might draw more people to the resort, the current plans for the buildings do not fit with the current architectural design or feel of the village. Rather, it seems to be planned to allow for the largest number of rooms and other facilities to be crammed into a relatively small area.
- The height variances that are being sought seem excessive; these new buildings feel as if they would loom over others, particularly those around the pond. Because these building would overshadow the others in the core, they would spoil some of the views from existing residential buildings, specifically Palmyra and Westemere.
- There is only one road that would service this series of large structures and I do not see sufficient planning to address the increase in traffic to the hotel.
- The environmental impacts of such a large development are mentioned, but I would like to see a specific plan to hire an objective environmental consulting firm, or have the EPA involved.
- I read nothing about controlling the noise from the loading docks, delivery vehicles, waste disposal, etc. The area around the pond tends to echo any sound (voice, vehicular and other), and would therefore amplify the additional noise from the hotel. Given it is would be a hotel, requiring food and other service deliveries in the early AM and late PM, how would they comply with any noise ordinance in MV? Besides, the trash and recycling area is planned for the north end of the hotel, which is right beside existing residential buildings. Do a noise study; you might be surprised at the results.
- I'd be interested in knowing how many employees this luxury hotel will employ and where they will be housed. MV and Telluride have a serious problem, like other ski resorts, with employee housing and adding another hotel that cannot be fully staffed will not meet the goals of economic growth for MV.

While this sounds like I'm not in favor of this project, this is not the case. Things change. Building get built. I simply believe that the buildings proposed do not fit the space or feel of the MV core, nor do they "respect the residents and owners of neighboring properties," as the proposal suggests. It's too big, too intrusive and should be redesigned to enhance the beauty of MV, not overshadow it and stress the fragile environment that surrounds MV.

Thank you for inviting comments. I look forward to the meeting on February 17 to review these plans.

*Linda*

Linda L. Brown, Ph.D. LLC  
Partners for Organizational Success  
Cell 440.667.7584  
[www.orgsuccess.com](http://www.orgsuccess.com)  
[www.linkedin.com/in/LindaLBrownPhD](http://www.linkedin.com/in/LindaLBrownPhD)

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any attachments. Any use, dissemination, forwarding, printing, or copying of this email and any attachments is very bad manners. Thank you.

***"If opportunity doesn't knock, build a door." Milton Berle***

**From:** [Jeff Butler](#)  
**To:** [Michelle Haynes](#)  
**Subject:** proposed Lot 161CR rendering  
**Date:** Tuesday, February 8, 2022 7:12:07 PM

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To: Mountain Village Design Review Board & Town Council  
From: Jeff & Jennifer Butler (134 High Country)

Dear Madam/Sirs,

We have owned a residence in Mountain Village since 2016, and this is the first time we have ever submitted a public comment. We will keep it very brief.

We just skimmed the application for the luxury hotel proposed on Lot 161CR and were frankly *stunned* by how ugly and out of place the conceptual renderings look for the proposed hotel design. The design looks nothing like the architecture of Telluride or Mountain Village (we assume that's what the architect must be going for, to be completely unique). This flies in the face of the 20+ years of thoughtful design review that has allowed our community to retain some consistency while still allowing for modern design elements.

We hope this is just a very early (and very bad) conceptual idea (looks like 1970's government housing) - in our opinion the design should be scrapped and the proposers should go back to the drawing board. Perhaps a better starting place is the design for the Four Seasons hotel for the same lot from some years ago (see picture below)... one could take that and develop a modern 2022 interpretation from it.

Let's not blow the biggest new development in Mountain Village in decades. We get one shot at this.

Thanks for considering our input at this early stage.

Jeff & Jennifer Butler



--

Jeff Butler  
Elusive Ventures LLC

McLean, VA  
m: 202.361.6277 | e: [jeff@elusiveventures.com](mailto:jeff@elusiveventures.com) : [www.elusiveventures.com](http://www.elusiveventures.com)



e·lu·sive

*adjective:* difficult to find, catch, or achieve.

**From:** [Joe](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Comments: Pending Development Application  
**Date:** Friday, January 28, 2022 8:50:51 AM  
**Importance:** High

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DRB & Town Council – I am writing in regards to the proposed development for: **Class 4 Application, Conceptual Site Specific Planned Unit Development (SPUD)** for lot 161C-R, Lot 67, Lot 69R-2, Lot 71R and OS-3Y. This is in response to the letter I received from you.

Based on the description, the development would be used for hotel/resort, including plaza, commercial and residential uses.

Mountain Village and the town of Telluride are in the midst of a housing crisis. We are currently struggling to support the existing hotels, restaurants and shops because there is no where for the locals who work there to live. We have more than enough visitors as it is, and overcrowding is a real concern. No one in the community wants to turn our beautiful home into Vail or Aspen. Instead of adding to the problem and building more hotels and commercial spaces, please do something for the local community and use the available space to solve our housing issue.

Sent from [Mail](#) for Windows

**From:** [Winston Kelly](#)  
**To:** [Michelle Haynes](#); [Amy Ward](#); [mvclerk](#)  
**Subject:** Public Comment lot 161CR Hotel Project - Scythian LTD Lot 89-2B  
**Date:** Thursday, February 10, 2022 4:59:39 PM

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Hello

This letter is representing Scythian LTD Lot 89-2B

I feel that this development has not taken into account the single-family neighborhood community it is moving in next to. I need to see consideration for this neighborhood as the development has neglected to contact all but one owner prior to this submission. My concerns:

Los of Privacy:

I am in total opposition of hotel balconies facing toward single family lots and residences. I do not see hotel balconies that face towards the residences as an essential feature to this project's success. Never in the history of Mountain Village have hotel balconies faced single family lots and residences from across the street. I feel these balconies is an invasion of privacy. I do not see the benefit or the value of views from these balconies that would only be looking into private residences. This is a major issue that will need to be addressed.

Height Variances:

I would like to see height story poles on both the pond lots and lot 161CR. I feel that the computer renderings only show certain favorable angles, and the 3D model doesn't include surrounding residences. I would also like to see sunshine/shade studies done on the lower vacant single family lots known as Parcel C3. I would also like to see impact on view corridors for Parcel C3 and the single-family lots and residences. I would also like you to consider the community benefit vs variances granted. I am familiar with the CDC and the Comprehensive plan and know there are vast differences in heights allowed. As this project has grown substantially outside of the scope of 161CR, more consideration needs to be placed on what the community is getting for giving up 30'+ or more in height variances. I am in favor of only conforming to current CDC codes for heights.

Design Conformity:

Having been before the Council and DRB multiple times, I respect the strict values they have instilled over the last several decades to make the Mountain Village core are the beautiful place it is. Having seen the design of this hotel project, I do not see how any member of the DRB or Council could ethically approve its design conformance to Mountain Village standards. This design may fit in Miami with its flat roofs and ultra-modern design, but it looks boxy, cheap to build, and lacking mountain character.

Cut off Access:

I am troubled to see that there is no ADA access to the gondola plaza from Mountain Village Blvd through lot 161CR, or any access to the gondola plaza for an entire neighborhood through lot 161CR. This is an oversight that will need to be addressed.

#### Construction Plan:

With other projects there is a plan to mitigate the impact on the neighborhood during construction. I think this is a vital piece that needs to be looks at for contractor parking, traffic, fencing, noise, timeline, etc.

#### Noise Pollution

I am also concerned with the added noise a hotel of this size will produce. I do not see the air handlers in the drawings. I would most certainly object to having a constant hum of HVAC equipment near residential homes and single-family lots. This needs to be addressed. I am also highly concerned with the service entrance facing toward single family lots and residences. Take a look at the service entrances of The Peaks or The Madeline, these are not sometime that home owners want to look at every day. They are noisy and dirty. There needs to be more consideration here.

Overall, I will support this project and do see the value it will bring to our community, as long as the council, DRB, and developers can come together to meet the needs outlined here. But no single project is more valuable than the degradation of an entire neighborhood. As elected officials, you must take into consideration the quality of life for the residents you represent, not just hotbed hotel guests and resort owners.

Thank you,

Scythian LTD Lot 89-2B

**From:** [Anton Benitez](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [anton@tmvoa.org](mailto:anton@tmvoa.org)  
**Subject:** Public Comment on Lot 16CR  
**Date:** Monday, February 7, 2022 1:24:01 PM

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I am very supportive of the development of 161CR to in a luxury hotel. Especially if the hotel includes a globally recognized brand, such a development would likely result in the largest strategic initiative/project that would positively impact the local economy. A branded hotel will add to the diversity of lodging options in MV and will broaden the appeal to a great range of visitors. Furthermore, there have been many surveys conducted in that both residents have voiced the desire to have a wider range of restaurants and retail in MV. As part of a development on 16CR, any luxury hotel certainly would include 1 or maybe even 2 restaurants, as well as retail stores.

In shorty, I high support the development of lot 161CR, which surely would bolster the local economy and add valuable amenities to MV.

**Anton Benitez**

President & CEO

Telluride Mountain Village Owners Association  
113 Lost Creek Lane, Ste A, Mountain Village, CO 81435  
970-728-1904 Ext 1  
[anton@tmvoa.org](mailto:anton@tmvoa.org)



**From:** [Stephen Rohleder](#)  
**To:** [Michelle Haynes](#)  
**Subject:** FW: 2022-1-18 Notice of Pending Development Application for MV luxury hotel  
**Date:** Tuesday, February 8, 2022 11:18:08 AM  
**Attachments:** [image001.png](#)

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Micelle, as a current owner of Unit 7 in Heritage Crossing, I would like to voice my objection to any height variance for the proposed hotel development.

I'm not sure what the justification would be, but my wife and I feel it would further block any views we currently have and further crowd and already overdeveloped area.

Thanks,

Steve Rohleder  
(202) 258-7506  
[Steve@rohlo.com](mailto:Steve@rohlo.com)

222 West Ave., PH03  
Austin, TX 78701

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**From:** Full Circle HOA - Mail <Mail@fullcirclehoa.com>  
**Sent:** Tuesday, February 8, 2022 11:35 AM  
**To:** Stephen Rohleder <steve@rohlo.com>; Full Circle HOA - Mail <Mail@fullcirclehoa.com>  
**Subject:** RE: 2022-1-18 Notice of Pending Development Application for MV luxury hotel

Hi Stephen,

Comments can be sent to Michelle Haynes:

Send written comments addressed to the DRB & Town Council to: [mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)

Or by surface mail to:  
Mountain Village Planning & Development Services Department  
455 Mountain Village Boulevard, Suite A  
Mountain Village, Colorado 81435.

Sincerely,

Regards,  
Elyssa Krasic  
Full Circle HOA Management  
560 Mountain Village Blvd., Suite 102B  
Mountain Village, CO 81435  
Telephone: (970) 369-1428 ext. 1  
Facsimile: (970) 369-1429  
[Elyssa@FullCircleHOA.com](mailto:Elyssa@FullCircleHOA.com)

**From:** Stephen Rohleder <[steve@rohlo.com](mailto:steve@rohlo.com)>  
**Sent:** Monday, February 7, 2022 11:05 AM  
**To:** Full Circle HOA - Mail <[Mail@fullcirclehoa.com](mailto:Mail@fullcirclehoa.com)>  
**Subject:** RE: 2022-1-18 Notice of Pending Development Application for MV luxury hotel

Is there anything we can do to object to the height variance?

Thanks,

Steve

222 West Ave., PH03  
Austin, TX 78701

(202) 258-7506  
[Steve@rohlo.com](mailto:Steve@rohlo.com)

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**From:** Full Circle HOA - Mail <[Mail@fullcirclehoa.com](mailto:Mail@fullcirclehoa.com)>  
**Sent:** Monday, February 7, 2022 11:44 AM  
**To:** Full Circle HOA - Mail <[Mail@fullcirclehoa.com](mailto:Mail@fullcirclehoa.com)>  
**Subject:** 2022-1-18 Notice of Pending Development Application for MV luxury hotel

Dear Heritage Crossing Owners,

The documents in the attached link contain artist renderings of the buildings proposed by the developer. I believe we now have until March 10 to comment on the MV Comprehensive Plan. Note that the developer is requesting a height variance for the hotel to be 95.5 feet, a difference from the 60-78.5 foot height restriction for the rest of MV.

The proposed hotel plan is available at this link:

[https://townofmountainvillage.com/site/assets/files/36640/161cr\\_and\\_the\\_pond\\_lots\\_conceptual\\_site\\_specific\\_planned\\_unit\\_development\\_application\\_materials.pdf](https://townofmountainvillage.com/site/assets/files/36640/161cr_and_the_pond_lots_conceptual_site_specific_planned_unit_development_application_materials.pdf)

Regards,  
Elyssa Krasic  
Full Circle HOA Management  
560 Mountain Village Blvd., Suite 102B  
Mountain Village, CO 81435  
Telephone: (970) 369-1428 ext. 1  
Facsimile: (970) 369-1429  
[Elyssa@FullCircleHOA.com](mailto:Elyssa@FullCircleHOA.com)

From Stuart Bingham  
741 Mt. Village Blvd

Bingham Invest  
@ Gmail.com

The DRR and Town Council have done an excellent job in creating and maintaining the character of the Town of Mountain Village especially in the core areas. The proposed development of Lot 161R and the Pond Lots does not meet the standards or the character of the T.M.V. or its core and should not be approved as proposed with or without variances. We do not want flat roofs, excessive heights or rectangular boxes in the T.M.V. The inclusion of Hot Beds and maintaining the existing development standards can both be accomplished as shown by the excellent projects completed. No exemptions should be granted.

The other issue not addressed is the pedestrian access to the Gondola from Mountain Village Blvd near the existing entrance. Lot 161R was originally formed from the combination of four lots. The General Easements of the four lots created pedestrian access to the Gondola and core area. Approval of the formation of 161R included this access and was made a condition of approval. I was involved in this request. This condition of approval should not have dropped as lots on upper Mountain Village Blvd. and adjoining streets would be using this access.

Stuart Bingham 2/9/2022

VIA EMAIL

February 8, 2022

Ms. Michelle Haynes  
455 Mountain Village Blvd  
Suite A  
Mountain Village, CO 81435

Dear Ms. Haynes,

Having been a long-time homeowner in Mountain Village, I am thrilled to see the proposed development of a five-star hotel next to the Gondola Plaza. This project has been a long time coming and is exactly what Mountain Village needs to finish its evolution into a world class ski destination.

I am particularly pleased that the developer has significantly reduced the units being constructed compared to the number of units envisioned in the Comp Plan. The comp plan calls for a large number of units on this site. This project has significantly fewer units, which will create less traffic than the Comp Plan allows. Furthermore, the design has a highly elevated architectural form, which is more contemporary, yet still blends with the surrounding buildings and is appropriate for a mountain setting like ours. In particular, I am happy to see that the developer has left so much open space on the site, which creates a very open feel to this project.

Mountain Village is long overdue for an upgraded hotel experience. Bringing a five-star resort to Mountain Village along with the public amenities will create a vibrancy to our village core and will elevate our food and beverage offerings for residents and guests alike.

I am strongly in favor of this project and encourage the Town Council and Design Review Board to move this project forward.

Regards,



Brian Poulin  
110 Singletree Ridge

**From:** [Moiz Kohari](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Telluride - Four Seasons Hotel  
**Date:** Thursday, February 10, 2022 6:00:16 PM

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Michelle,

As a resident and property owner in the Town of Telluride for more than 25 years, I want you to know that I am very supportive of bringing a brand like Four Seasons to our community. Please let me know how I can support.

Regards,  
Moiz

1 To: Town Council, Town of Mountain Village  
2 Design Review Board, Town of Mountain Village  
3 From: John Horn  
4 Date: February 10, 2022  
5 Re: 161CR and the Pond Lots Conceptual Site Specific Planned Unit Development Application  
6 Materials

7  
8 The purpose of this memorandum is to provide comments on the 161CR and the Pond Lots Conceptual  
9 Site Specific Planned Unit Development Application Materials.

10

11 This memorandum is divided into five subject areas:

12

- 13 1. Hotbeds
- 14 2. Workforce Housing
- 15 3. Parking
- 16 4. Architecture
- 17 5. Conclusion

18

## 19 **1. HOTBEDS**

20

21 Hotbeds Issue 1:

22 If there are to be additional hotbeds built in the Mountain Village, then this is the best location for  
23 them. However, simply because it is the best location, it does not mean there are not significant issues  
24 that must be addressed if and before the project can be approved.

25

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

27

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

32

33 Three of the “Key Takeaways” found on slide 12 of the *May 20, 2021 Community Survey Comprehensive*  
34 *Plan Survey Results Presentation*

35

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

39

40 It cannot be any clearer than this, preserving the community character, quality of life, neighborhoods  
41 and open space of the Mountain Village and protecting them from increased density are the overarching  
42 goals and concerns of both year-round and part-time residents. In terms of increased density, the issue  
43 is summed up in one word, hotbeds.

44

45 Hotbeds Issue 2:

46 The following two tables appear on page 16 of the Application found on the Town’s website:

47

**TABLE 1 CURRENT LOTS, PARCELS, ACREAGE AND DENSITY**

LOT/PARCEL	ZONING	ACREAGE	CONDOMINIUM UNITS	HOTEL EFFICIENCY UNITS	EMPLOYEE APARTMENT UNITS
161C-R	Village Center	2.84	33	2	
67	Village Center	0.12	14		
69R-2	Village Center	0.23	12		
71R	Village Center	0.17	9		1
OS-3Y	Village Center Open Space	0.587			
OS-3XRR	Village Center Open Space	2.726			
OS-3BR2	Village Center Open Space	1.969			
<b>Total Current Density Units</b>			<b>68 Units</b>	<b>2 Units</b>	<b>1 Unit</b>
<b>Total Current Density Population (211 Persons)</b>			<b>204 Persons (3 persons per unit)</b>	<b>4 Persons (2 persons per unit)</b>	<b>3 Persons (3 persons per unit)</b>

**TABLE 2 CONCEPTUAL PROPOSED DENSITY**

Project Units	Efficiency Lodge	Lodge Units	Lodge Units	Condominium Units
50 traditional Hotel Room	50 units			
37 Hotel Residences with lock-off units		74 units		
9 Hotel Residences without lock offs			9 units	
31 Private Residences				31 units
<b>Density Population (180.25 persons)</b> 50 Efficiency Lodge Units 83 Lodge Units 31 Condominium Units	<b>25 persons (0.50 persons per unit)</b>	<b>55.5 persons (0.75 persons per unit)</b>	<b>6.75 persons (0.75 persons per unit)</b>	<b>93 persons (3 persons per unit)</b>

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52  
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55  
56  
57  
58  
59

After studying these two tables, a person is likely to ask themselves “how can a project go from 68 units with 204 persons of density to a physically much larger project with 164 units and only 180.25 persons of density?” If the person were to ask themselves this question, then the answer is likely to be derived from the discussion in this Hotbeds Issue 2.

Table 3-2: Person-Equivalent Density Conversion Table in Section 17.3.7 of the Community Development Code (“CDC”) shows the following:

Zoning Designation	Person-Equivalent Density
Hotel	1.5
Efficiency Lodge	.50
Hotel Efficiency	2.0
Lodge	.75

60

61 Based on the above density allocations, it would seem logical to conclude that a Hotel would be defined  
 62 in a manner that physically accommodates 3 times (.50 to 1.50) the number of people that an Efficiency  
 63 Lodge will accommodate and, similarly, it would seem logical to conclude that a Hotel Efficiency would  
 64 be defined in a manner that physically accommodates 2.6 times (.75 to 2.00) the number of people that  
 65 a Lodge will accommodate.

66  
 67 In order to confirm or refute these two conclusions we can look to Chapter 17.8 of the CDC which  
 68 contains the following definitions that describe the physical characteristics of these four zoning  
 69 designations:  
 70

Zoning Designation	Definition
Hotel	A zoning designation that means a habitable (1) room space with separate bath and limited kitchen facilities used for Short Term Accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner, and a six (6) cubic foot (maximum) refrigerator. These units may be in a condominium community.
Efficiency Lodge	A zoning designation that means a habitable, one (1) room space with separate bath and limited kitchen facilities used for Short-Term Accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner, and six (6) cubic foot (maximum) refrigerator trash compactor and garbage disposal. These units may be in a condominium community.
Hotel Efficiency	A zoning designation that means a habitable two (2) room space, or one (1) room plus a mezzanine, with separate bath and limited kitchen facilities used for Short Term Accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner and a six (6) cubic foot (maximum) refrigerator. These units may be in a condominium community.
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.
Mezzanine	A space constructed within a room, not to exceed one-third (1/3) of the area of the room, open and unobstructed to the room in which it is located, except for columns, posts and protective walls or railings not more than forty-four inches (44") in height. The clear height above and below the mezzanine floor shall not be less than seven feet (7') and shall be allowed only on the top floor of the structure except in commercial space.

71



72 Based on these definitions, for all intents and purposes, (i) a Hotel and an Efficiency Lodge are identical  
73 and (ii) a Hotel Efficiency and a Lodge are nearly identical but, if anything, a Lodge (i.e., a one-bedroom  
74 condominium) is **larger**. And so, it is hard to make sense of the facts that a Hotel requires 3 times the  
75 density of an Efficiency Lodge and a Hotel Efficiency requires 2.6 times the density of a Lodge. Perhaps it  
76 is hard to make sense of this because it does not make sense. To suggest that a hotel room (i.e.,  
77 Efficiency Lodge) only represents .5 Person-Equivalent Density and a one-bedroom unit (i.e., Lodge) only  
78 represents .75 Person-Equivalent Density denies both logic and reality. Using these Person-Equivalent  
79 Density measurements for Lodge and Efficiency Lodge types of hotbeds results in an erroneous 2.6 to 3  
80 times underestimation of the impacts created by these two unit-types. It would seem fair to ask  
81 whether Council should consider correcting this error by amending the CDC because the failure to do so  
82 will result in a 2.6 to 3 times underestimation of the real-world impacts created by hotbed  
83 developments such as Lot 161C-R/Pond Lots using these zoning designations.

84  
85 Because these two zoning designations are already in use on physically existing units there is nothing  
86 that can realistically be done to correct those situations and, therefore, it may be necessary to limit  
87 these two zoning designations to physically **existing** units and require all future hotbed developments to  
88 use the Hotel and Hotel Efficiency designations. Additionally, if this is done then the Hotel Efficiency  
89 definition should probably be amended to parallel the Lodge definition.

90  
91 The bottom line is the Person-Equivalent Density of Lodge and Efficiency Lodge units do not even  
92 remotely represent the real-world impact created by these units, I for one have not seen many .50  
93 persons skiing on the mountain or riding the gondola. The Lot 161C-R/Pond Lots project and any other  
94 future hotbed projects should be measured on the real-world Person-Equivalent Density of Hotel and  
95 Efficiency Hotel units.

96

97 **2. WORKFORCE HOUSING**

98

99 Any conceptual plan discussion of a possible hotbed development such as the Lot 161C-R/Pond Lots  
100 project must address the “elephant in the room”, providing the workforce housing necessary to service  
101 the additional hotbed density. In recent meetings on December 16, 2021 and January 20, 2022, the  
102 Council addressed issues involving the agenda item labeled “Housing Mitigation Methodology”. In the  
103 January 20, 2022 meeting the Council assumed, for discussion, a theoretical hotel would generate the  
104 need for 100 employees; the question Council then discussed is for what percentage of those 100  
105 employees must the developer of the hotel provide workforce housing? The Council discussion  
106 appeared to focus on the concept of only requiring the developer to be responsible for providing  
107 housing for 40% of the employees to operate his hotel. If, as one of the councilmembers pointed out  
108 during the January 20, 2022 meeting, the developer only provides housing for 40% of the employees,  
109 then the “community” must provide the remaining 60%. As a member of the “community”, please help  
110 me understand why I should be responsible for providing housing for 60% of the employees needed to  
111 operate an out-of-town developer’s hotel such as the Lot 161C-R/Pond Lots project. It is not the  
112 “community’s” hotel and so why is the “community” responsible for housing 60% of his employees?

113

114 Developer corporations strive to maximize profit for its shareholders, and that means looking for any  
115 and all opportunities to lower costs, including passing costs on to others. "Negative externalities" are  
116 what economists call the costs passed on to an uninvolved third party that arise as an effect of another  
117 party's activity. A fundamental function of government is to stand up for the community's interest  
118 against corporations whose actions may impose negative externalities on others in the community.  
119 Passing along any portion of the costs of providing workforce housing necessitated by a hotbed

120 development such as the Lot 161C-R/Pond Lots project imposes negative externalities on the balance of  
121 the Mountain Village community, and that simply does not seem fair. It would appear it is the role of  
122 Town Council to stand up for the balance of the community to ensure they are not required to bear the  
123 negative externalities created a hotbed development.

124  
125 But determining who is responsible for providing the workforce housing is only the beginning of the  
126 “community’s” problem because the realities of the problem forced upon the “community” gets worse,  
127 please let me explain. Where is the “community” going to physically locate those 60 employees in  
128 Mountain Village? Currently there are no development lots located anywhere in Mountain Village on  
129 which to build these residences; and if we are being honest, there never will be unless we start rezoning  
130 open space tracts into development lots. It is an absolute and immutable fact, rezoning any open space  
131 tract anywhere in the Mountain Village is going to negatively impact the neighboring families in a very,  
132 very dramatic way. And so, would someone please explain, how is the “community” going to choose  
133 which families in the Mountain Village it is going to select to destroy their quality of life and the value of  
134 their hard-earned investment to facilitate the development of an out-of-town developer’s hotel? Will it  
135 be the families in the Meadows, or the families surrounding Hood Park, or the families next to the open  
136 spaces on Adams Ranch Rd. next to the abandoned Hole 10 green, or will it be your family, or mine?  
137 What is the moral and ethical justification for requiring a limited number of our friends and neighbors  
138 and their families to bear the crippling devaluations and loss of quality of life to provide 60% or even  
139 100% of the employee housing demand generated by the hotbed developer? How does the Town  
140 morally and ethically justify destroying the dreams of these families based on assertions such as the  
141 developer’s hotel will generate “economic vitality” or create a stream of sales tax revenue?  
142

143 If the Town elects to treat all the residents living in the Town in a morally and ethically honest manner  
144 and not destroy their dreams by rezoning opens space to meet the workforce housing demands created  
145 by the hotbed developer, then the Town is left with two choices, one is to locate the 60% to 100% of the  
146 housing outside the Town’s municipal boundaries or two is to simply do nothing; neither of these  
147 choices can be morally or ethically justified. Locating the housing outside the Town’s municipal  
148 boundaries imposes tremendous social and environmental impacts (e.g., traffic and air pollution) on our  
149 regional neighbors and friends. Doing nothing, well that is just wrong.

150  
151 If the Town decides which families’ dreams they are going to destroy in the name of generating  
152 “economic vitality” or creating a stream of sales tax revenue, then the Town must answer the question  
153 of how is the “community” going to pay for the 60% of housing? Will it be paid for by the economic  
154 vitality or stream of sales tax revenue generated by the hotel? If that is the rationale then please provide  
155 the economic analysis that proves the costs will be covered. If the economic vitality and stream of sales  
156 tax revenue do not exceed the costs of providing the 60% of housing by a material amount, then what is  
157 the purpose of building the hotel in the first place? Under this scenario the “community” will be saddled  
158 with paying for a hotel that does nothing more than diminish the “community’s” quality of life. Why  
159 would we do that?

160  
161 Speaking of costs, it is important to clearly and transparently identify and disclose all costs associated  
162 with providing the 60% of housing. The costs must include not only the costs of construction, but it must  
163 include uncaptured fees for infrastructure (e.g., water and sewer, road impact, etc.) and ongoing costs  
164 of operating and maintaining the project (including public transportation to service the project).

165  
166 The Town must heed the wisdom of the adage that “if a community has created a problem and dug itself  
167 into a hole, then the first thing it should do is stop digging”. The workforce housing studies and endless

168 pages of “help wanted” ads are indisputable, our community is already experiencing a crippling shortage  
 169 of workforce housing. Whatever in-Town and out-of-Town resources that are available should be used  
 170 to close the gap of the existing shortage; if we are honest with ourselves then we must acknowledge we  
 171 will **never** close the gap. The additional demand for workforce housing generated by the approval of  
 172 new hotbeds will directly and 100% compete with the current housing shortage for the few scarce  
 173 resources available to meet the workforce housing demand. By approving new hotbeds, the Town can  
 174 and will create new demand for workforce housing, but it neither can nor will create new land on which  
 175 to meet the demand it unless it is willing to rezone open space and destroy the dreams and values of the  
 176 families impacted by the Town’s actions.

177  
 178 The following two sets of existing text appears on page 101 of the RCP:

180 “Mountain Village strives to infuse vibrancy into the town by providing a broad spectrum of  
 181 affordable, high quality, rental and for-sale deed restricted housing to include housing for  
 182 employees as an integral part of hotbed development, which is essential to Mountain Village’s  
 183 economy and sustainability. Mountain Village strives to be as equally successful in the provision  
 184 of deed restricted housing over the next 30 years as Mountain Village has been for the last 30  
 185 years.”

186  
 187 “C. Create deed restricted housing regulations that implement the Comprehensive Plan. 1. Such  
 188 regulations may address the establishment of a town policy regarding the amount of housing  
 189 mitigation, the provision of housing mitigation, housing needs, employee generation, the mix of  
 190 housing, and other similar housing policies.”

191  
 192 In view of the above discussion, it appears the Town needs to be realistic in its expectations and the  
 193 tools it can deploy to address the issues related to workforce housing. And it all needs to be tempered  
 194 by the overarching goals and concerns of both year-round and part-time residents which is preserving  
 195 the community character, quality of life, neighborhoods and open space of the Mountain Village and  
 196 protecting them from the negative impacts of development.

197  
 198 **3. PARKING**

199  
 200 Similar to the hotbed discussion of the Person-Equivalent Density of Lodge and Efficiency Lodge units  
 201 and their relationship to the real-world (or lack thereof), it appears it may be worthwhile for the Council  
 202 to evaluate the real-world relationship of the following parking requirements set forth in Section  
 203 17.5.8.A.1 of the CDC:

204  
 205 Table 5-2, Required Parking Table

Zoning Designation	Required Number of Parking Spaces
Employee condo/apt. unit (Village Center)	1 space per unit
Employee condo/apt. unit (outside Village Center)	1.5 spaces per unit
Hotel unit	0.5 space per unit
Hotel efficiency unit	0.5 space per unit
Lodge unit	0.5 space per unit
Efficiency lodge unit	0.5 space per unit

206

207 Going forward, if, in fact, Efficiency Lodge units are only occupied by a “0.50 person” (do they only need  
208 one ski and one ski boot?) and Lodge units are only occupied by a “0.75 person”, and they only drive ½  
209 of an automobile, then these parking requirements may be adequate. But if the dramatic and chronic  
210 shortage of parking in the Meadows area and the Peaks’ “S-Curve Parking Lot” on Country Club Drive are  
211 any indication of the real-world, then it is indisputable that these parking requirements are grossly  
212 inadequate. Historical experience is clear, the CDC should be amended to require Employee condos to  
213 provide 2 spaces per unit and require Hotel units, Hotel efficiency units, Lodge units and Efficiency lodge  
214 units to provide 1 space per unit. Will this increased parking requirement place additional costs and  
215 constraints on these types of development, yes, without a doubt. Will the failure to correct this  
216 regulatory error and not increase parking requirements in this manner be substantially detrimental to  
217 the quality of life of the current members of this community, yes, without a doubt. The Town is fully  
218 aware of this problem, to ignore it by perpetuating the existing requirements appears to be inexcusable  
219 and indefensible. All future development, whether it be hotbeds or workforce housing, are subordinate  
220 to the overarching goals and concerns of both year-round and part-time residents which is preserving  
221 the community character, quality of life, neighborhoods and open space of the Mountain Village and  
222 protecting them from the negative impacts of development. The lessons from the history of the  
223 Mountain Village are obvious and indisputable, the failure to learn from them and act accordingly would  
224 be inexcusable.

225

#### 226 4. Architecture.

227

228 Three points on the project’s conceptual architecture:

229

230 4.1 Really? Perhaps this design is just a “placeholder” and does represent the actual plans, but  
231 that is not stated in the application.

232

233 4.2 The following subsections are from Section 17.5.4 Town Design Theme of the CDC:

234

235 “C. Architecture and landscaping within the town shall be respectful and **responsive to**  
236 **the tradition of alpine design** and shall reflect sturdy building forms common to alpine  
237 regions.

238 D. Architectural expression shall be a blend of influences that visually tie the town to  
239 **mountain buildings typically found in high alpine environments.**

240 E. Architecture within the town will continue to evolve and create a unique mountain  
241 vernacular architecture that is influenced by international and regional historical alpine  
242 precedents. The Town encourages new compatible design interpretations that embrace  
243 nature, recall the past, interpret our current time, and move us into the future while  
244 **respecting the design context of the neighborhood surrounding a site.**

245 F. The key characteristics of the town design theme are:

246 1. Building siting that is sensitive to the building location, access, views, solar  
247 gain, tree preservation, and visual impacts **to the existing design context of**  
248 **surrounding neighborhood development.**” (Emphasis added)

249

250 It is hard to comprehend how this conceptual design qualifies as “mountain buildings typically  
251 found in high alpine environments” that are “responsive to the tradition of alpine design” (e.g.,  
252 a flat roof the size of a football field).

253

254 The modern style of architecture that currently dominates the design of new single-family  
255 homes may be acceptable in the big lot environment of the Single-Family Zone District because  
256 of the existing amount of architectural variety and large distances between structures that exist  
257 in that zone. However, neither architectural variety nor large distances between structures exist  
258 in the Village Center Zone District, the architectural design theme is well-established and  
259 universally applied in the Village Center. Consequently, it is hard to comprehend how this  
260 conceptual design respects “the design context of the neighborhood surrounding a site” and is  
261 sensitive “to the existing design context of surrounding neighborhood development”.

262  
263 In view of the above referenced failures to meet the requirements of Section 17.5.4, it is hard to  
264 understand how a person could conclude that the proposed design is consistent with the Town  
265 Design Theme required by Section 17.5.4.

266  
267 4.3 As discussed just a moment ago, the lessons from the history of the Mountain Village are  
268 obvious and indisputable, the failure to learn from them and act accordingly would be  
269 inexcusable. Architecturally, the Peaks Hotel is probably the singular most informative project in  
270 the Town’s history. We must heed the saying “Those who fail to learn from history are doomed  
271 to repeat it.” The parallels between this project and the Peaks Hotel are numerous and striking  
272 and so it is incumbent on the Town to ensure the mistakes of the Peaks Hotel are not allowed to  
273 be repeated in the Lot 161C-R/Pond Lots project. Although it may be hard to fathom today, but  
274 at the time the Peaks Hotel (actually the Doral Resort and Spa) was approved, it was not a  
275 question of **when** the Mountain Village would be successful, but **if** the developer would even  
276 survive. The decision-maker determined that the Doral was the key to survival and that it  
277 needed to be approved despite great trepidation regarding the design proposed (i.e.,  
278 demanded) by the south Florida developer and its big name architectural firm. And so, it was  
279 with collective pinched-noses and crossed-fingers that the Doral’s design was approved in late  
280 1989/early 1990, construction started in April, 1990. Fast forward to today, 32 years and a  
281 completely different economic environment later. The success of the community is in no way in  
282 jeopardy if the Lot 161C-R/Pond Lots project does not proceed. However, the community’s  
283 character, quality of life, neighborhoods and open space is in jeopardy if the impacts of this  
284 project are not addressed and adequately dealt with, and that includes the architectural design  
285 of the project.

## 286 287 **5. CONCLUSION**

288  
289 As the community starts this process, perhaps the Town needs to ask itself a series of key questions:

290  
291 5.1 What is the current quality of life in our regional community in terms of crowding (e.g.,  
292 gondola lines, traffic locally and to Montrose, restaurant availability, Bridal Veil trailhead  
293 congestion, ski area capacity, simply trying to walk down Main Street in Telluride)?

294  
295 5.2 How will adding these hotbeds add to the crowding?

296  
297 5.3 How will adding these hotbeds diminish the quality of life in the community?

298  
299 5.4 What is the purpose for approving these additional hotbeds (and the “community” deserves  
300 an explanation that goes beyond buzzwords such as “economic vitality”)?

301

302 5.5 Who really and truly benefits from these additional hotbeds?

303

304 5.6 Who is really and truly injured by the impacts created by these additional hotbeds?

305

306 At a not so long ago DRB meeting, a former DRB member stated that from a development point of view  
307 "if we are not growing then we are dying". If that is the case, then I have bad news for all of us, our  
308 community is destined to die. It is destined to die because at some point all the developable land will be  
309 developed and, by this theory, our community will die. This theory is illogical and unsustainable. I  
310 suggest we must look at our future through a different lens, a lens that will ensure a sustainable future  
311 for our community. I suggest we look at our future in terms that may be summed up by the phrase "we  
312 must continually strive to get better, and by continually improving our product we will continually  
313 improve our economy". At some point our community will reach an equilibrium in terms of physical and  
314 economic development (we may already be very near equilibrium in terms of hotbeds) because never  
315 ending growth and development is not only unsustainable but it will result in a community in which  
316 none of us will want to live in (e.g., Breckenridge, Jackson Hole and Vail). On the other hand, if we, as a  
317 community, continually strive to get better we will forever remain a viable and vibrant community with  
318 a quality of life we can all embrace. Bigger is not necessarily better.

319

320 END OF MEMORANDUM

321

**From:** [Michael Moore](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Lot 161  
**Date:** Friday, February 11, 2022 6:53:28 AM

---

Hi Michelle,

Although we have not met, I hope to soon. As a long time visitor of Telluride and Mountain Village, my family and I along with two business partners are now proud owners of a beautiful condo in MV. I am writing in support of the development being planned for lot 161CR.

I firmly believe that the town and regional resort as a whole needs a 5 star luxury hotel. Not only will a development like this be good for every business in the region, it will improve property values, create many jobs and enhance the the overall experience in Mountain Village. The developers' contemplated design preserves a lot of open space, expands the gondola plaza, and creates a pedestrian walking trail that connects the gondola plaza to the pond plaza.

There are significant public amenities open to everyone, including a world class spa and two restaurants with an après ski area.

The planned project has lower density than specified in the comp plan which results in more open space and less traffic.

As a result I fully support this proposed development.

Thanks

Michael P. Moore  
817-703-2775



LOT 161 CR  
 TELLURIDE MOUNTAIN VILLAGE, CO  
 SPUD SUBMITTAL | 1.12.22

### CONCEPTUAL SITE PLAN

L1.01

Olson Kundig

159 South Jackson St, Suite 600  
 Seattle, Washington 98104 USA  
 +1 206 624 5670 olsonkundig.com




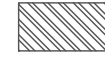
**DESIGNWORKSHOP**

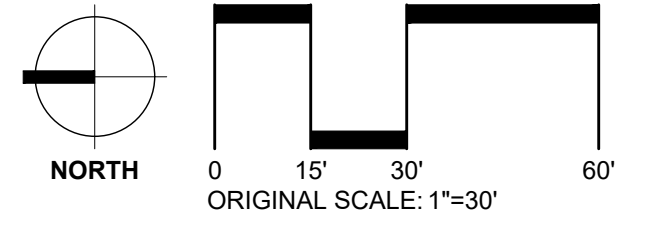


ARCHITECTURE  
 URBAN DESIGN  
 INTERIOR DESIGN



**PLANTING LEGEND**

-  PROPOSED EVERGREEN TREE
-  PROPOSED DECIDUOUS TREE
-  PROPOSED GROUND COVER (NATIVE GRASS/ WILDFLOWERS)
-  PROPOSED PLANTING AREA (DECIDUOUS & EVERGREEN SHRUBS/ PERENNIALS/ ORNAMENTAL GRASS/ GROUND COVER PLANTS)



LOT 161 CR  
TELLURIDE MOUNTAIN VILLAGE, CO  
SPUD SUBMITTAL | 1.12.22

**CONCEPTUAL LANDSCAPING PLAN**

L1.02

**Olson Kundig**

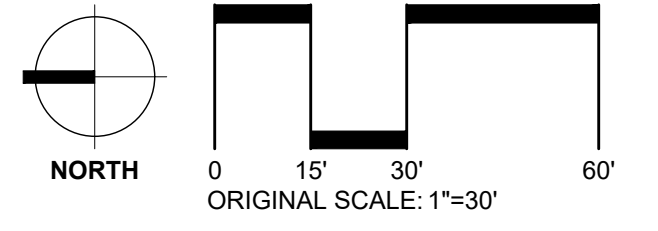
159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

**SITE CIRCULATION LEGEND**

- GENERAL PUBLIC AREAS
- AMENITY PATRON AREAS
- SHARED PRIVATE - HOTEL GUESTS AND RESIDENT AREAS



LOT 161 CR  
TELLURIDE MOUNTAIN VILLAGE, CO  
SPUD SUBMITTAL | 1.12.22

**CONCEPTUAL SITE CIRCULATION PLAN**

L1.03

**Olson Kundig**

159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

**DESIGNWORKSHOP**



**AGENDA ITEM NO. 8**  
**OFFICE OF THE TOWN MANAGER**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 729-2654

**TO:** Mountain Village Town Council  
**FROM:** Paul Wisor, Town Manager; Jim Soukup, Chief Technology Officer  
**DATE:** February 5, 2022  
**RE:** January 5, 2022 Internet Outage

---

On January 25, 2022, the Town of Mountain Village experienced a prolonged internet outage. This report outlines the causes of this outage and steps that have been taken by the Town and its third-party provider ensure an outage of this nature does not occur again.

Due to its remote location, the Town of Mountain Village established its own internet service in order to guarantee Mountain Village with internet access that is more reliable than internet access in most rural communities. In order to provide this service, the Town works with a third-party provider, Mammoth Networks, who connects Mountain Village fiber to a regional fiber network.

The Town and Mammoth initially established a fiber route that traversed from Mountain Village to Montrose, to Grand Junction and eventually on to Denver. After experiencing failures in the northern route that left the Town without service, the Town worked with Mammoth to establish a southern route that acts as a reliable redundancy route in the event the northern route fails. This southern route ran from Mountain Village, to Cortez, to Farmington, to Albuquerque, back up to Colorado Springs and then to Denver.

In December, Mammoth increased the Town's capacity from 10 gigabits to 20 gigabits on the north route and 5 gigabits to 10 gigabits on the south route. Though not required, Mammoth switched the Town to a different line for the south route. When this upgrade occurred, Mammoth and the Town tested both lines to confirm the system, including redundancy, worked. All these tests returned positive results.

On January 25, 2022, at approximately 1:00, a construction crew inadvertently cut a fiber line in Montrose. This fiber cut immediately resulted an internet outage to the Mountain Village community.

At 1:09, the Town's Chief Technology Officer contacted Mammoth to inform Mammoth the Town was experiencing failures on the north route as well as the south route. It was not immediately apparent why the Town was experiencing a complete outage as a failure on the north route should have led the system to default to the south route, which should not have been impacted by any event effecting the north route.

The Town's CTO worked with Mammoth's CTO to address the problem at hand. Eventually, Mammoth was able to switch the Town to an active route owned by Mammoth. Internet service was restored at 7:52 p.m.

Following the restoration of internet service, the Town began working with Mammoth to understand why, despite the existence of the redundant south route, the Town of Mountain Village went without internet service when the north route failed.

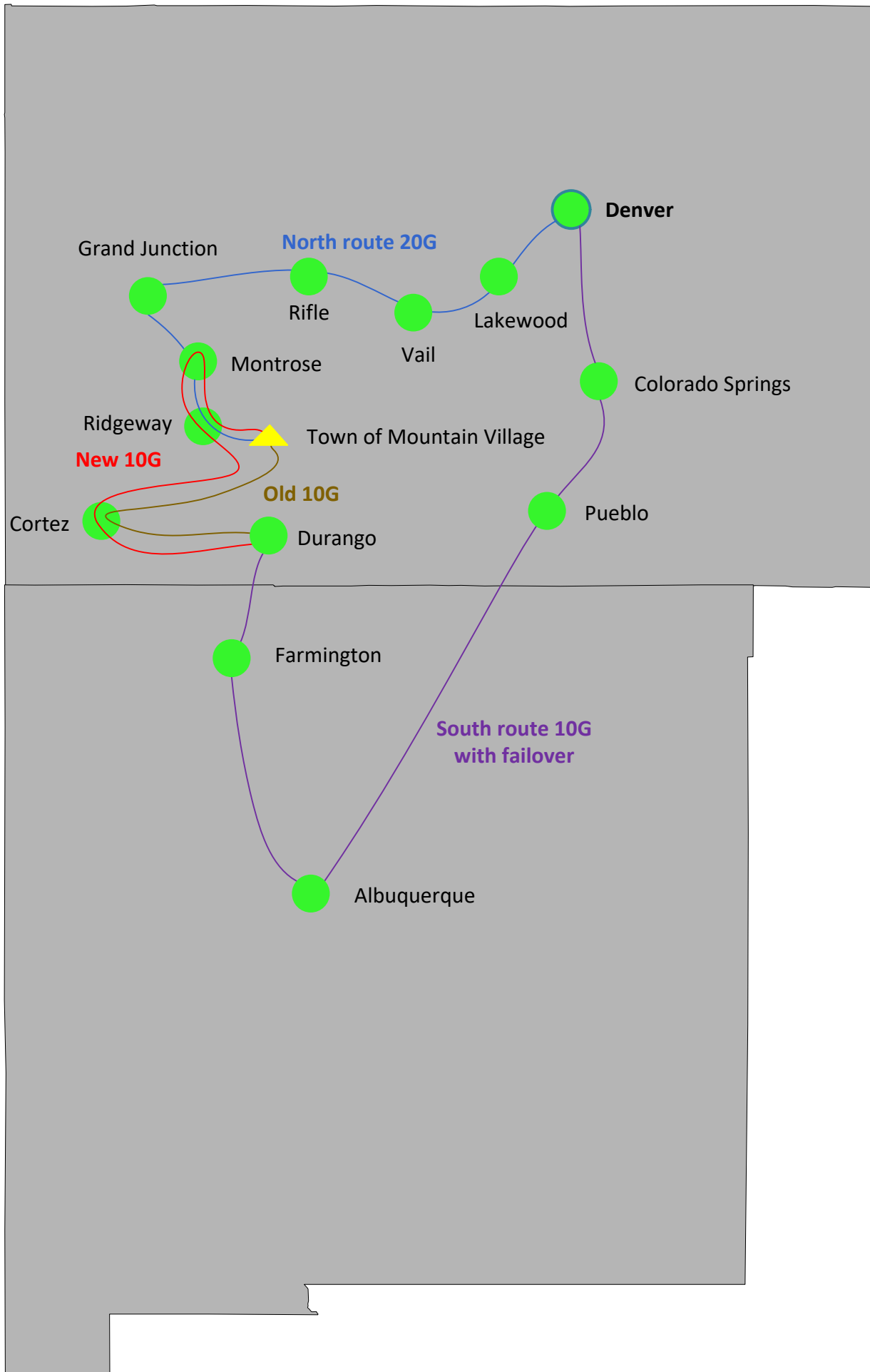
Mammoth contracts with a third party, Lumen Technologies (CenturyLink) for fiber installs. Without Mammoth's knowledge, when Lumen installed the line for the new south route, Lumen inexplicably ran the route north to Montrose and then made a hairpin turn south and returned to Durango, on to Farmington, up to Colorado Springs and on to Denver. Given the location of the fiber cut in Montrose, the Town's south route experienced the same failure as the north route, as set forth in **Exhibit A**.

It is not industry practice for installers such as Lumen to provide Mammoth with the mapping of fiber installs. Companies such as Mammoth typically need to specifically request such a map, and such maps are not always provided. In this case, Mammoth did not ask for the map, so they were unaware of Lumen's unilateral choice to initially take the south route to the north.

As set forth in **Exhibit B**, Mammoth acknowledges they were ultimately responsible for the failure of the south route on January 25th and the resulting Mountain Village internet outage. Mammoth should have asked for the specific route information from Lumen, and Mammoth intends to make this a part of their standard operating procedure going forward. For its part, this fall the Town asked Mammoth for confirmation of the south route, and Mammoth provided the map set forth in **Exhibit C**. This map provided to the Town reflected what Mammoth requested Lumen to install, but, unbeknownst to Mammoth at the time, the map did not reflect the actual route. The Town did not know Mammoth was subcontracting with Lumen, so the Town had no reason to know it should have made an inquiry to Lumen.

In order to avoid future internet failures, the Town will, as it has done, conduct regular testing to confirm both the north and south routes are active, functioning properly, and the Town's service will switch to the south route in the event of a south route failure. In addition, the Town will now be asking Mammoth for regular confirmation of the routes being utilized by Mammoth to provide Mountain Village with service. In the event either route is altered, the Town will require specific mapping be provided by Lumen.

**EXHIBIT A**



**EXHIBIT B**



## **Reason for Outage**

**Customer Affected:** Town of Mountain Village

**Case Number:** 132689

**Date/Time of Outage:** 1/25/22 1:09 PM MST

**Date/Time Service Restored:** 1/25/22 7:02pm MST

**Reason for Outage:** At approximately 1:09pm Town of Mountain Village reported to Mammoth that their service was down on both their North and South route. Mammoth Noc immediately opened a ticket with the Carrier. The Carrier reported a fiber cut had occurred outside of Montrose. It was unclear to Mammoth as to why both the primary and secondary routes were affected by the fiber cut as the routes were supposed to be diverse. Mammoth NOC escalated to Mammoth's CTO to find an alternative solution. Mammoth's CTO was able to temporarily move Town of Mountain Villages service over to a Mammoth owned route to restore their service. The Carrier continued to repair the damage fiber and the primary and secondary restored.

Mammoth continued to investigate with the Carrier as to why the services were not diverse. Mammoth requested a DLR (Design Layout Record) from the Carrier for both the Primary (North route) and Secondary (South route). It was at that time that Mammoth determined that in fact the Primary and Secondary routes overlapped between Durango and Montrose (see attached drawing). In early 2021, Mammoth had requested a quote from the Carrier to upgrade the original 10G to 20G on the North route and from 5G to 10G on the South route. Regarding the Telluride to Durango portion of the South route, Mammoth presumed the Carrier would provision the new 10G on the same direct route that the 5G traversed. It was Mammoth's error to assume and consequently, Mammoth was not made aware of this routing error until the fiber cut occurred.

**Actions Items:** Town of Mountain Village arranged a call with Mammoth and determined the following.

- Mammoth will keep TMV on the Mammoth owned back up path until permanent resolution of a diverse path is made on the Primary 20G path and the Secondary 10G path. (Confirmed with CTO that a groom/maintenance will not need to occur as this route has an auto-failover).
- Mammoth has already made requests with the Carrier for the diverse path and will continue to communicate with TMV when the traffic move back to those routes can take place.
- Mammoth has recognized their error in assumption and has implemented a standard to always confirm the routes on all services going forward by request of a DLR from the Carrier prior to turn up.
- Mammoth has updated all documentation to ensure a smoother interaction for TMV with Mammoth's NOC on all future troubleshooting requests.
- Mammoth has supplied an updated escalation list to TMV (see attached).
- Reference current Circuit ID - WY/UETH/229347//MAM
- Mammoth has supplied an updated circuit diagram with routing details (see attached).



# EXHIBIT C





**Agenda Item No. 9**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435

(970) 729-2654

**TO:** Mountain Village Town Council  
**FROM:** David McConaughy, Town Attorney  
**DATE:** February 17, 2022  
**RE:** Amending Section 1.08.010 – General Penalty

---

### **Summary**

The proposed ordinance would increase the fine imposed for general violations of the Town's Municipal Code from \$1,000 to \$2,650.

### **Background**

In 2010, Town Council set the maximum fine for general violations of the municipal code – those violations not related to traffic offenses or other offenses with specific penalties associated with them at \$1,000.

### **Discussion**

Pursuant to a change in Colorado law, the Town may set the general penalty for violation of the Town's Municipal Code at a fee not to exceed \$2,650. This is the maximum fee that may be assessed, and nothing within the ordinance requires all penalties be imposed in this amount.

### **Financial Considerations**

There may be a small increase in revenue to the Town.

### **Staff Recommendation**

Staff recommends approval of the proposed ordinance.

### **Proposed Motion**

"I move to approve on second reading, the proposed ordinance to amend the Town's Municipal Code Section 1.08.010 - General Penalty."

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,  
COLORADO AMENDING SECTION 1.08.010 – GENERAL PENALTY – OF THE  
MUNICIPAL TOWN’S MUNICIPAL CODE**

**Ordinance 2022-**

WHEREAS, the Town of Mountain Village (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town of Mountain Village Home Rule Charter of 1995, as amended (the “Charter”); and

WHEREAS, pursuant to the Town’s Municipal Code, the Town imposes a penalty a general penalty of \$1,000 for municipal offenses; and

WHEREAS, pursuant to HB19-1148, municipalities are now authorized to impose general penalties in amounts up to \$2,650 per penalty; and

WHEREAS, in compliance with C.R.S. § 31-23-304, Town Council held a public hearing on the proposed amendment on February 17, 2022; and

WHEREAS, the Town Council desires to amend the Town’s Municipal Code to increase the general penalty for municipal offenses as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, as follows:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Amendment to the Municipal Code. Section 1.08.010 of the Town’s Municipal Code is hereby amended as set forth in Exhibit A, attached hereto.

Section 3. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 5. Effective Date. This Ordinance shall become effective on March 19, 2022 and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.

Section 6. Public Hearing. A public hearing on this Ordinance was held on the 17th day of February 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 7. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.8 of the Charter.

**INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 20th day of January 2022.**

**TOWN OF MOUNTAIN VILLAGE:**

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

ATTEST:

By: \_\_\_\_\_  
Laila Benitez, Mayor

\_\_\_\_\_  
Susan Johnston, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 17th day of February 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

ATTEST:

By: \_\_\_\_\_  
Laila Benitez, Mayor

\_\_\_\_\_  
Susan Johnston, Town Clerk

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

1. The attached copy of Ordinance No. \_\_ ("Ordinance") is a true, correct and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on December \_\_, 2021, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_, 2021 in accordance with Section 5.2d of the Town of Mountain Village Home Rule.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on January \_\_, 2022. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Susan Johnston, Town Clerk  
(SEAL)

Exhibit A

1.08.010 Designated Penalty.

With the exception of traffic offenses or Sections of this Code where a specific penalty is stated, whenever in any section of this Code or any section of a rule or regulation promulgated hereunder the doing of any act is required, prohibited or declared to be unlawful, any person who shall be convicted of, or plead guilty or no contest to a violation of any such section shall, for each offense, be fined in a sum not more than ~~One Thousand~~ Two Thousand Six Hundred Fifty Dollars (~~\$1000~~2,650.00) or imprisoned not to exceed one (1) year, or both such fine and imprisonment. Each day an offense continues shall constitute a separate offense.



**Agenda Item No. 10**  
**LEGAL DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 729-2654

**TO:** Mountain Village Town Council  
**FROM:** David McConaughy, Town Attorney  
**DATE:** February 17, 2022  
**RE:** Ordinance Regulating Weight Size of Motor Vehicles

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**Summary**

The proposed Ordinance would prohibit the operation of large trucks and similar vehicles within the Town of Mountain Village unless the operator of such a vehicle obtains a permit for such operation.

**Updates**

**THIS ORDINANCE IS BEING FURTHER CONTINUED TO ALLOW FOR GOVERNMENTAL PARTNERS TO PROVIDE ADDITIONAL INPUT.**

Staff is requesting a continuation to the March 17, 2022 regular Town Council meeting.

**Recommended Motion**

I move to continue the second reading, public hearing and Council vote on an Ordinance Regulating Weight Size of Motor Vehicles to the March 17, 2022 regular meeting.



**AGENDA ITEM 11**  
**OFFICE OF THE TOWN MANAGER**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 729-2654

**TO:** Mountain Village Town Council  
**FROM:** Paul Wisor, Town Manager  
**DATE:** February 10, 2022  
**RE:** Meadows Resident Advisory Board Appointments

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Executive Summary: Town Council has directed staff to form the Meadows Resident Advisory Board for the purpose of assisting Town Council in its efforts to revise the Meadows Subarea Plan. Council must appoint four Meadows residents to the Meadows Resident Advisory Board.

### **OVERVIEW**

At the direction of Council, staff has begun the process of forming the Meadows Resident Advisory Board. The purpose of the Advisory Board is to advise Council regarding density, transportation, commercial use, safety and community amenities in connection with a proposed Meadows Subarea Plan amendment to the Town's Comprehensive Plan.

### **ATTACHMENTS**

- A. Applications
- B. Meadows Advisory Framework

### **APPLICANTS**

The Advisory Board will be composed of four Meadows residents, at least one member of Town Council, and two Town of Mountain Village staff members. In order of submittal of application materials, the following residents have applied to serve on the Advisory Board.

1. Heather Knox
2. Joan May
3. Yolana Vankova
4. Richard Thorpe
5. Tami Huntsman
6. Erika Builder
7. Abbott Smith
8. Jonathan Greenspan
9. John Vise
10. Matthew Zaremba
11. Michael Gorman
12. Michelle Sherry



Council must select four residents to serve. Each applicant's application materials are attached hereto as Exhibit A.

**SELECTION CRITERIA**

At the Mayor's direction, staff is not providing a recommendation on this selection. However, in making its selections, staff suggests Council could consider a range of resident types such as local business owners, full time residents, and part time residents. Council could also take into account the thoughtfulness of application.

**RECOMMENDED MOTION**

I move to approve the following four Meadows residents to the Meadows Resident Advisory Committee

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

## EXHIBIT A

February 2, 2022

To: Town of Mountain Village Town Council  
From: Heather Knox  
Re: Meadows Subcommittee Letter of Interest

Please consider my letter of interest to serve on the Mountain Village Meadows Subcommittee.

I have a unique perspective of the Meadows. I first moved to the Meadows, and lived in Fairway Four, from 1995 - 1998. Fairway Four, Big Billies, and the Telluride Apartments were the only housing in the Meadows then. I also worked for Mountain Village Metro District's property maintenance department at that time. I am familiar with the uses and land surrounding the Town and TSG Maintenance buildings.

After moving away, I continued to work for Mountain Village Metro District/Town of Mountain Village from 1996 - 2008. I watched the town evolve from a company town and become a real community.

I moved back to the Mountain Village Meadows in 2015, and I have lived here ever since. It is a great place to raise my children because of the safety, location, environment, and easy access to public transportation.

I am knowledgeable about how committees operate. Since 2017 I have served on the Colorado Department of Health and Environment Pollution Prevention Advisory Board Assistance Committee. Individuals on this committee represent all areas of the state. As a group we come to a consensus on grant awards with an annual budget of ~\$2.1M - \$2.8M. I would love it if the Meadows Subcommittee had that budget for Meadows improvements! 😊

I want to represent my neighbors on the Meadows subcommittee. I am hopeful that the committee, and Mountain Village town government, can come to a consensus and find solutions for the many concerns Meadows residents have expressed.

Thank you for your consideration.

Heather Knox  
970-729-3362  
Parker Ridge #402

**From:** [Abbott Smith](#)  
**To:** [housing@mtnvillage.org](mailto:housing@mtnvillage.org)  
**Subject:** LOI Meadows Advisory Board  
**Date:** Tuesday, February 8, 2022 10:43:03 AM

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Hi MV,

I am writing to officially apply for the Meadows Advisory Board. As a 9 year owner of my condo at 327 Adams Ranch Rd #203, as well as owner of the commercial space at 567 Mountain Village Blvd Suite 106B, commercial board director for the TMVOA, member of the gondola subcommittee, board of MV promotional association, member of the MV Merchants meetings, member of the MV Tourism Marketing RFP selection subcommittee and owner of the Telluride Distilling Company, I have a strong insight to the needs of our businesses and residential community and how that affects the residents, including myself, in the Mountain Village Meadows. I appreciate your time and consideration.

Abbott Smith  
Telluride Distilling Company  
152B Society Drive (UPS, Fedex, Freight)  
PO Box 2818 (USPS, Billing)  
Telluride, CO 81435  
[abbott@telluridedistilling.com](mailto:abbott@telluridedistilling.com)  
Direct (970)708-4248  
Distillery (970)728-2910

**From:** [Richard Thorpe](#)  
**To:** [housing@mtnvillage.org](mailto:housing@mtnvillage.org)  
**Subject:** Meadows Advisory Board  
**Date:** Thursday, January 27, 2022 8:21:25 AM

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Richard Thorpe  
19 Boulders Way  
Area resident since 2000  
Meadows property owner since 2003  
Full time Meadows resident since 2005  
President, Boulders HOA

I feel that my long term time in the Meadows uniquely qualifies me for the board. Also, I've previously served as a board member for the Mountain Village Open Space and Recreation Advisory Board.

Thank you for your consideration.  
Richard Thorpe

**From:** [Mat Zaremba](#)  
**To:** [housing@mtnvillage.org](mailto:housing@mtnvillage.org)  
**Subject:** Meadows Resident Advisory Board  
**Date:** Wednesday, February 9, 2022 1:09:09 PM

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Hello,

My name is Mathew Zaremba and I have lived and worked in Telluride for the last 4 years at Brodsky & Associates providing my accounting, bookkeeping, and tax services to the citizens and business of Telluride. Recently in May of 2021 I purchased a condo in Parker Ridge and currently reside at 327 Adams Ranch Rd in Unit 601.

I would like to volunteer to serve on the Meadows Resident Advisory Board. I believe that with my financial background and business acumen I would bring unique skills and insight to the position. While I have not lived in Mountain Village long I would like to become more involved in my community and make sure the impacts of any future planning are fully vetted and thought out.

Thank you for your consideration,

## **Mathew Zaremba**

Brodsky & Associates-CO, Inc.  
PO Box 72  
100 W. Colorado Ave, Unit #230  
Telluride, CO 81435  
Office (970) 728-4171  
Fax: (970) 728-7922  
[Mat@brodskypc.com](mailto:Mat@brodskypc.com)  
[www.BrodskyPC.com](http://www.BrodskyPC.com)

**From:** [Erika Builder](#)  
**To:** [housing@mtnvillage.org](mailto:housing@mtnvillage.org)  
**Subject:** Meadows Resident Advisory Board  
**Date:** Tuesday, February 8, 2022 8:49:51 AM

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Hello,

My name is Erika Bulder, and I would like to apply for a position on the Meadows Advisory Board. I have been a resident of the Meadows neighborhood since 2012, and really love living in this neighborhood and the camaraderie amongst neighbors.

The Meadows is our chosen place to live for the long term, as my husband and I plan to build a house in the Boulders soon, and I would like to take part in helping to plan and facilitate how our neighborhood continues to develop. This is a thriving and active community within the larger Mountain Village community, and is such a beautiful, special place to call home.

Thanks for your consideration!

[Erika Builder](#)

Ph. 970.708.4533  
[amerikadesigns@yahoo.com](mailto:amerikadesigns@yahoo.com)

**From:** [jg@sunrisetelluride.com](mailto:jg@sunrisetelluride.com)  
**To:** [housing@mtnvillage.org](mailto:housing@mtnvillage.org)  
**Cc:** [Susan Johnston](#)  
**Subject:** Meadows resident advisory board  
**Date:** Tuesday, February 8, 2022 2:38:54 PM

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To the esteemed Mountain Village Town Council and staff

It is my desire to to apply for the position on the Meadows advisory board. I do feel I have all the necessary credentials to help guide and participate in this great process for the future of the meadows. I have a 33 year history in the area as well as 22 years as a meadows resident and home owner. As the meadows has the largest concentration of workforce owner occupied housing in the Village, I believe the meadows has incredible potential to be something more and is a very integral part of our community. The Meadows can be easily looked at as the heart and soul of the Village. My contribution as resident and taxpayer of the Village includes being an owner of a deed restricted home ( Spring Creek ), a very strong back ground in environmental practices including composting, recycling, and solar, recreation, forestry and other. Having been a business owner in the region for over 2 decades I know what it takes to implement ideas while realizing the impact on the health, well being and quality of life of the community. I'm a user of almost all of the amenities in the meadows and the village. It is important to understand the transportation, recreation, environmental, employment, housing and more on how all need to work in unison to be a successful viable home for all.

Thx for the consideration  
Thank you from Jonathan Greenspan  
#2 Spring Creek dr  
The Meadows  
970-729-2780



**From:** [Joan May](#)  
**To:** [housing@mtnvillage.org](mailto:housing@mtnvillage.org)  
**Subject:** Meadows Resident Advisory Board  
**Date:** Wednesday, February 2, 2022 9:54:09 AM

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Dear Mt. Village Town Council,

I'd like to offer my time and attention to serve on the Mountain Village Meadows Resident Advisory Board if you think I'd be a helpful addition to the group.

I believe that a small, dedicated, thoughtful group of Meadows residents can provide helpful recommendations on density, transportation, commercial use, and community amenities in connection with the Meadows Subarea Plan amendment to the Comprehensive Plan. Our input will help inform how to preserve the high quality of life that is an important part of life in the Meadows neighborhood, where roughly half of the residents of Mt Village live.

I've resided and owned my home at Fairway Four in the Meadows since 1992, and I raised my son here. I have worked for commercial, non-profit, and government entities in the Telluride region since 1987.

Thank you for forming this important committee.

Please let me know if you need further information from me.

Joan May

Fairway Four Unit 12  
970-729-1359  
[joan@joanmay.org](mailto:joan@joanmay.org)

**From:** [JOLANA VANKOVA](#)  
**To:** [housing@mtnvillage.org](mailto:housing@mtnvillage.org)  
**Subject:** Meadows residents advisory board - application  
**Date:** Saturday, January 29, 2022 9:48:35 PM

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Dear Town Council,

I would like to participate on the the Meadows residents advisory board. We purchased our lot in 2003, and moved in 2005. Having attended as many various meetings,town council & master-planning may be helpful in this process.

We have a unique opportunity to see what exactly we need to project into the future needs of our community.

Not just with a broad brush stroke,but checking in with community,and then double check. It is so helpful to have support of the most members of community during this process.

Having experience with this master planning process since its inception, I am happy to offer my time and energy for the Meadows Committee.

Thank you for considering my application,

Jolana Vanek,  
19 Boulders Way  
[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)

Michael Gorman  
306 Adams Ranch Rd  
Unit 3  
Mountain Village, CO 81435

February 9, 2022

Council Members  
Town of Mountain Village  
455 Mountain Village Blvd  
Mountain Village, CO 81435

Dear Town Council Members,

I am submitting this letter of intent to apply to the Meadows Advisory Board.

I have lived in the Telluride area for the past 12 years, currently residing at 306 Adams Ranch Rd, Unit 3, since November 2017. I have been employed at Telluride Ski and Golf since 2011, currently in the position of Executive Chef at Allreds.

My tenure at TSG and Allreds has given me a unique perspective on seasonal and long-term Meadows residents, which may be of value to this board. Understanding the unique needs of our highly seasonal and transient residents, as well as our long-term residents, I feel is very important to consider in the planning and future of the Meadows.

The Meadows is where my 4-year-old son and I call home, and very much love the community of friends and families we have made living here. I hope to see this part of Mountain Village grow and make improvements that benefit both meadows residents, and the community as a whole.

Thank you,

Michael Gorman

**From:** [Michelle Sherry](#)  
**To:** [housing@mtnvillage.org](mailto:housing@mtnvillage.org)  
**Subject:** RE: Letter of Intent for Meadows Resident Advisory Board  
**Date:** Wednesday, February 9, 2022 11:51:15 PM

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Mountain Village Town Council,

I would like to be considered for the Meadows Resident Advisory Board.

My address in the Meadows neighborhood is 12 Spring Creek Drive.

I also own a unit at Fairway Four as well as commercial space in Prospect Plaza and a light industrial lot in the Meadows.

I have served on the Mountain Village Design Review Board and the Mountain Village Town Council.

I also owned and operated 2 business for 28 years in the Meadows area, raised our family here, was a member of the Accountability Committee for the Telluride High School and have served on several homeowner's association boards in the Meadows.

I was part of the council when we implemented numerous Meadows improvements including the sidewalks, stairs and path near the post office, the Boulders/Prospect Plaza path, road improvements and bus stop, Big Billes bus stop drainage work, etc.

I would like to see concepts that were discussed in those meetings continued and have some input on decisions for further planning for the Meadows area.

Thank you,

Michelle Sherry  
12 Spring Creek Drive  
Mountain Village, CO

**Scottsdale, Arizona  
Mountain Village, Colorado**

**Office Phone: (602) 436-6518  
Home Phone: (602) 451-3690  
Cell Phone: (602) 738-9074  
Personal Cell Phone: (480) 432-3243  
Work E-Mail: [johnvise@honeywell.com](mailto:johnvise@honeywell.com)  
Personal E-Mail: vise1@cox.net**

**BIO / CAREER**

**Summary:**

Senior Aerospace Executive with Honeywell for 35 years with a proven success in leading organizations to achieve profitable business growth and technology leadership in both defense and commercial aerospace markets. Broad experience in organizational leadership, financial management, marketing and sales, engineering, manufacturing, and program management. Demonstrated ability to deliver aggressive business results in positions of progressively greater leadership responsibility.

Specialties directly helpful for the Telluride Regional Airport Authority Board Open Seat:

- Knowledgeable of aircraft design and FAA certification, including Boeing, Airbus, Regionals, Business Jets, General Aviation.
- Familiar with Fixed Based Operator (FBO) organizations and Commercial Maintenance, Repair, and Overhaul (MRO) businesses.
- Familiar with Business Jet Service offerings consisting of Fuel Services, Fuel Management, Flight Planning, Hospitality / Catering Services, and Connectivity Services.
- Well versed in financial fiduciary responsibility with a strength in growth.
- Well versed in Aerospace Contracts (development and production), Sales Agreements, Leases, and Sales Incentives.
- Served on Home Owners Associations.

Other Specialties:

- Organizational Vision & Goal Alignment.
- Marketing & Sales Campaign Deployment.
- Profitable Growth.
- Margin Enhancement & Cost Management.
- Customer Strategic Engagement.
- Program and Technical Management Leadership.
- Strategic Product & Services Roadmap Development.
- Talent & Team Development.
- Process Focused Continuous Improvement.

**PICTURE:**



**EDUCATION:**

MBA, Chicago Keller Graduate School of Management, 1992.

BSME, School of Engineering, Arizona State University, 1985.

Executive Leadership Program, 2007

Green Belt Certified

PMI Certified

Honeywell Advanced Program for Managers

Defense Systems Management College, Contractor Performance Measurement Course

**EXPERIENCE:**

**July 2016 –  
Present**

**Honeywell  
Senior Customer Business / Sales Director  
Connected Aircraft BGA  
Americas Aftermarket Business  
Aerospace, Phoenix, Arizona.**

Responsible for the connected aircraft business in the Business and General Aviation market. The business has grown from \$80M in sales to over \$200M in

sales in the last 5 years. Products include Satcom, Iridium, JetWave, Air to Ground Terminals, Cabin Management (Routers, Server, Wireless Access Points), and Services (GoDirect JetConnex, SBB, Iridium, GDC, and Navigation Databases). Responsible for the business and enabling sales in the business and general aviation markets, working closely with OEMs and the Channel Partner / Dealer network. Responsibilities include revenue, gross margin, and other financial targets (accounts receivable, development COGs spending, cash flow, etc.). Responsible for ultimate customer satisfaction for Rockwell Collins (Honeywell is their largest supplier) and GoGo and, including performance on all development initiatives.

**Nov 2012 –  
July 2016**

**Director Program Management  
Connected Aircraft BGA**

**BGA Aftermarket Business  
Aerospace, Phoenix, Arizona.**

Responsible for the connected aircraft business in the Business and General Aviation market. The business has grown from \$80M in sales to over \$200M in sales in the last 5 years. Products include Satcom, Iridium, JetWave, Air to Ground Terminals, Cabin Management (Routers, Server, Wireless Access Points), and Services (GoDirect JetConnex, SBB, Iridium, GDC, and Navigation Databases). Responsible for the business and enabling sales in the business and general aviation markets, working closely with OEMs and the Channel Partner / Dealer network. Responsibilities include revenue, gross margin, and other financial targets (accounts receivable, development COGs spending, cash flow, etc.). Responsible for ultimate customer satisfaction for Rockwell Collins (Honeywell is their largest supplier) and GoGo and, including performance on all development initiatives. Responsible for the JetWave program development and certification across multiple aircraft platforms. Ultimate customer satisfaction, including performance on all development initiatives. This includes Engineering Spend of over \$100M from 2012 – 2016.

**May 2008 –  
Nov 2012**

**Director of Engineering  
Com/Nav/Surveillance COE  
Engineering and Technology  
Aerospace, Phoenix, Arizona.**

Responsible for the communication, navigation, and surveillance product portfolio for the Honeywell Aerospace business. This includes communication radios (VHF/HF), air to ground datalink systems, enhanced ground proximity warning systems, navigation radios (ILS, Marker Beacon, Radio Altimeter, and GPS), Radar, SATCOM, and TCAS/Transponders. The COE supports all markets (Air Transport, Business Jet, and General Aviation) and includes over 3000 products. The position includes managing over 450 engineers in the domestic market and over 300 in the global market place. Locations include Redmond, Washington; Phoenix, Arizona; Olathe, Kansas; Moorestown, N.J.; Ottawa, Canada; Tewkesbury, UK; plus Brno, China, and India. Responsibilities include creating initial product offerings and technology development, developing estimates, project planning, development execution, certification, entry into service, in-service issue management, value engineering / obsolescence management, customer management, and talent management. The position is responsible for \$1M department expenses, \$5M capital expenditures, and \$70M RD&E development on a yearly basis.

**Jul 2006 –  
Apr 2008**

**Business Development Director (RS) and  
B747/57/67 Platform Director  
Air Transport & Regional  
Aerospace, Phoenix, Arizona.**

Responsible for the next generation narrow body pursuit with Boeing Commercial Aviation valued at \$70B in potential total revenue across all product lines. Lead and coordinate all strategic, pricing, and pursuit activities across all product packages across Aerospace. This includes leading an Aerospace Wide Team consisting of support from M&PM, Tech Sales, Engineering, AME, Finance, Contracts, and the Business. Also, responsible for the B747/57/67 Business (\$27M Revenue), consisting of Commercial Avionics, Environmental Control Systems, and Mechanical Products. Responsibilities include revenue, gross margin, and other financial targets (capital, development spending, cash flow, etc.). Responsible for ultimate customer satisfaction, including performance on all development initiatives. This includes Engineering Spend of \$33M in 2007 (RS and B747-8 NGFMS, W&B, etc.) and \$2M B&P (RS).

Jul 2005 –  
Jun 2006

**B737 Platform Director**  
**Air Transport & Regional**  
**Aerospace, Phoenix, Arizona.**

Responsible for the B737 Business (\$275M Revenue), consisting of Commercial Avionics, Environmental Control Systems, Electric Power/Conversion/Distribution, APU, and Mechanical Products. Responsibilities include revenue, gross margin, and other financial targets (capital, development spending, cash flow, etc.). Responsible for ultimate customer satisfaction, including performance on all development initiatives. This includes Engineering Spend of \$14M in 2007.

Jan 2005 –  
Jun 2005

**OEM Business Jet CBT Leader**  
**Business, General Aviation, and Helicopter, SBS**  
**Commercial Electronic Systems, Phoenix, Arizona.**

Responsible for the OEM Business Jet Business (\$133M Revenue), consisting of Commercial Avionics and Business Jet Flight Deck Systems and Products. Responsibilities include revenue, gross margin, and other financial targets (capital, development spending, cash flow, etc.). Responsible for ultimate customer satisfaction, including performance on all development initiatives (Engineering Spend included \$33M Budget in 2005). Lead and coordinate all strategic, pricing, and new business opportunities, with support from the marketing and sales groups.

Details include:

1. Management of four Customers, Dassault, Raytheon, Bombardier / Learjet, and Sino-Swearingen.
2. Development efforts include for Raytheon and Dassault, integration of the EPIC Flight Deck (consisting of a state of the art, fully integrated flight deck system, involving multiple subsystems) on multiple aircraft platforms. Ensure continued profitable growth on the Primus 2000 Avionics Suite with Bombardier on the Global Express through incremental upgrades.
3. Revenue and P/L responsibility for all four customers, \$15M RAC, \$49M DA, \$67M BA/Learjet, and \$1.5M Sino. Total business responsibility for 2005 is \$133M.
4. Reporting Responsibilities: Direct reports include 6 PMs and 1 Administrative Assistant. All others are team members are dotted line via a matrix organization.

Nov 2001 –  
Dec 2004

**Dassault Senior Program Manager, BRGA Bell Road Business**  
**Business, Regional, and General Aviation, Phoenix, Arizona.**

Responsible for the management and successful execution of the EPIC Advanced Flight Deck Certifications for the Dassault family of Business Jets, including the Falcon 900EX, 2000EX, and F7X. These programs consist of 3-4 year development cycles. Managed the successful initial certification of both the



F900EX EASy and F2000EX EASy aircraft by the DGAC, EASA and the FAA. Currently, responsible for multiple follow-on certifications, legacy support, and the first flight and certification of Dassault's brand new F7X Platform. Responsibilities include managing all aspects of the program including design, support to production, certification, software development / testing, and system integration. Responsibilities also include managing the customer, and meeting program objectives (including cost, schedule, and program deliverables). Total development spending for the EPIC EASy implementation is approximately \$110M.

Also responsible for the overall Dassault Customer Business within BRGA including meeting P&L Targets, ensuring profitable growth, managing pursuits, and pursuing overall business within the area. Details include:

1. Management of two Customers, Dassault and Dornier (AvCraft).
2. Development efforts include for Dassault Aviation, integration of the EPIC Flight Deck (consisting of a state of the art, fully integrated flight deck system, involving multiple subsystems) on three aircraft platforms (F900, F2000, and F7X). \$25M DP Budget for 2004.
3. Revenue or P/L responsibility for those two customers, \$35M Revenue / Business responsibility for 2004.
4. Reporting Responsibilities: Direct reports include 3 PMs and 5 BAs. All others are team members are dotted line via a matrix organization.

Apr 2001 –  
Oct 2001

**Airbus Program Manager, Airbus Business Segment**  
**TAIS Development Program Manager, Long Range Communications COE**  
**Honeywell Air Transport Systems and Business, Regional, and General Aviation, Phoenix, Arizona.**

Through August of 2001, responsible for the management and final certification of the TAIS In-flight Mail Service. Responsibilities included direct engineering supervision, certification of the product, and meeting program objectives, including cost, schedule, and program deliverables. Total development dollars average \$2M per year.

Took on the added responsibility of managing the Airbus A340 DSCS Program in April 2001, and transferred full time to the Airbus Business Segment in August of 2001. Current responsibilities include finishing the A340 DSCS Program through certification, scheduled for January 2002, and managing the FMS Legacy Programs. The A340 DSCS Program entails \$13M development spending over three years. The FMS Legacy Programs run \$1M - \$2M per year. Responsibilities include managing the internal aspects of the program including design support to production, certification, software development / testing, and system integration.

Aug 2000 –  
Mar 2001

**Manager of Programs, Aviation Information Services**  
**AFIS Program Manager, Airbus Business Segment Team**  
**Honeywell Air Transport Systems and Business, Regional, and General Aviation, Phoenix, Arizona.**

Responsible for the management of successful execution of the development programs within the AIS Organization. These responsibilities include meeting cost, schedule, and deliverable objectives for each program as determined by AIS and its customers. This is accomplished through managing a department of program managers and a program administrator. Total development dollars average \$10M per year.

Also, responsible for managing the AFIS Program with Airbus. This program will develop and certify an onboard network and information processing system for all forward fit Airbus aircraft. The program entails \$15M development spending over two years. Responsibilities include managing the internal aspects of the program

including design support to production, certification, software development / testing, and system integration.

Sep 1999 –  
Aug 2000

**Business Segment Manager – Maintenance and Operations**  
**Honeywell Aviation Information Services, Phoenix, Arizona.**

Responsible for the Profit, Sales, and Financial Growth of the Ground Maintenance Business Segment within AIS. This includes customer satisfaction, strategic planning and guidance of the business area, ensuring profitable growth, managing pursuits, and pursuing overall business within the area. Total development dollars average \$2M per year, revenue is \$3M per year. Responsible for the Marketing, Contracts, and Program Management functions of the business. Successfully led, won, and negotiated the first major airline opportunity with America West Airlines.

1999:

**Business Segment Manager – Test Equipment**  
**Honeywell Commercial Aviation Systems, Phoenix, Arizona.**

Responsible for the Profit, Sales, and Financial Growth of the Test Equipment Business Segment. This includes customer satisfaction, strategic planning and guidance of the business area, ensuring profitable growth, managing pursuits, and pursuing overall business within the area. Total development dollars average \$2M per year, with \$10M worth of product produced (internal and external). Responsible for the Marketing, Contracts, and Program Management functions of the business.

1998:

**Senior Program Manager**  
**Honeywell Satellite Systems Operation, Glendale, Arizona.**

Responsible as the Deputy Program Manager for all the International Space Station MDM (ISS MDM) contracts, \$250M revenue. The ISSMDM contracts are responsible for the processing and data control functions of the Space Station C&DH System. Also, responsible as the Program Manager for multiple software contracts, \$5-10M revenue. Efforts include: Managing and responsible for the internal aspects of the programs including design support to production, production and test, and software development / testing.

1996 to 1998:

**Senior Program Manager and Business Team Leader**  
**Honeywell Satellite Systems Operation, Glendale, Arizona.**

Responsible for managing the Mechanism and Control Systems (M&CS) Business Area. Responsibilities include strategic planning and guidance of the business area, ensuring profitable growth, managing pursuits, and pursuing overall business within the area. M&CS revenue is \$20M - \$30M per year.

Also, responsible for managing an internally funded program to develop energy wheel technology for space applications. The program's main objective is to develop an Energy Storage/Attitude Control System to replace conventional batteries and reaction wheels on spacecraft. Efforts include managing internal funds, pursuing external funding through alliance or partnerships, and marketing the application to the Aerospace Industry.

1994 to 1995:

**Program Manager**  
**Honeywell Satellite Systems Operation, Glendale, Arizona.**

Responsibilities include managing a development program utilizing energy wheel technology, \$5.0M revenue, and managing all the International Space Station Mechanism (ISSM) contracts, \$70M revenue. The ISSM contracts are responsible for all the rotary joints on the International Space Station. Efforts include: Managing and responsible for the profit and financial performance of the program; giving direction to the team, managing resources, managing the contractual and technical baseline, and acting as single point contact to the customer.

Also, responsible for developing a new product line for the electric automobile market by replacing conventional batteries with technology based on the energy wheel. The program involved demonstrating the technology in a lab environment. This effort was performed under contract to a specific customer.

**1991 to 1993:**

**Associate Program Manager**

**Honeywell Satellite Systems Operation, Glendale, Arizona.**

Responsibilities include managing the beta rotary joint for Space Station Alpha, \$10M revenue. Program utilizes roll ring technology to transfer power and data across a rotary interface. Also, involved managing Space Station Payload and EOS Pursuits utilizing mechanism and control devices, passive and active isolation, reaction wheel assemblies (RWAs), and processing/data management systems.

Previously responsible for managing programs concerned with passively isolating payloads during launch and passively isolating disturbances from momentum control devices during satellite operation. Previously performed as Pursuit Manager for the development of electromechanical actuators to be used for thrust vector control on launch vehicles. On a continuing basis, responsible for small development study programs with emphasis on isolation, gimbals, and pointing systems, as well as components including brushless and stepper DC motors, encoders, resolvers, and harmonic drives.

**1990 to 1991:**

**Senior Program Control Administrator**

**Honeywell Satellite Systems Operation, Glendale, Arizona.**

Supported space mechanism contracts, involved in the initiation and reconciliation of program control information, coordinating proposal efforts, and implementing and maintaining cost and schedule controls.

**1987 to 1990:**

**Senior Project Engineer**

**Honeywell Commercial Flight Systems Group, Phoenix, Arizona.**

Responsible for the design and development of mechanical packaging for commercial navigation systems, guidance and control equipment, and flight systems.

**1985 to 1987:**

**Mechanical Engineer**

**Ford Aerospace and Communications Corporation, Newport Beach, California.**

Responsible for the design and development of mechanical structures and mechanisms for military aircraft, specifically in the design and testing of night vision (infrared) systems.

**TECHNICAL SOCIETIES:**

Member of American Society of Mechanical Engineers (ASME) and Performance Management Association (PMA).

**PATENTS**

U.S. Patent Application for: **SYSTEMS AND METHODS FOR MANAGING CONTROLLER PILOT DATA LINK COMMUNICATION (CPDLC) SYSTEMS** filed on Sep 15<sup>th</sup>, 2011.

**PAPERS:**

“A Launch Isolation System For The Shuttle Resupplied Hubble Space Telescope Solar Array,” 63rd Shock and Vibration Symposium, October 1992.

“Roll Ring Assemblies for The Space Station”, 28th Aerospace Mechanisms Symposium, May 1994.

**AWARDS:**

Team Performance Award, Inmarsat Gx Aviation Pursuit Team, 2012

Aerospace EMS Integration, Engineering Leader, 2011 - 2102

**REFERENCES:**

Mr. Dave Marinick  
Honeywell Vice-President and General Manager Propulsion  
(602) 365-3031

Mr. Mike Beazley  
Honeywell Vice-President Sales B&GA Americas Aftermarket  
Aerospace  
(602) 365-4384

Mr. Kevin Calcagni  
Honeywell Vice-President Engineering Services & Connectivity  
(602) 436-6535

Tami Huntsman  
302 Adams Ranch Road Unit 16

Letter of intent for the Meadows Subcommittee

Dear Town Officials,

I have lived in the Meadow's area for 25 years. I have seen it grow from a few developments into many. Seven years ago I got involved with the Citizen Initiated Petition on lot 640A. At that time it became apparent to me that the proposed density in the Meadows was too great. A few friends and I started the momentous task of working with our neighbors to bring down the density of lot 640A to 45 units. We were successful.

It was rewarding to work with the Town, Meadow's residents and others in Mountain Village to achieve the goal that was desired.

Many Meadows residents are busy with work and families. They want to get involved in neighborhood matters but just don't have the time. I would like to represent my Meadow's neighbors by obtaining a seat on the Meadows Subcommittee.

My related experience would be being a teacher in the Public School system for 26 years and all my recent experience with the revised 2011 Comprehensive Plan.

I am grateful that you are initiating this committee. I look forward to working with you if I am chosen to represent the Meadows on this important committee.

Sincerely,

Tami Huntsman

[tamihuntsman@mac.com](mailto:tamihuntsman@mac.com)

970-729-0080

## EXHIBIT B

## **MEADOWS RESIDENT ADVISORY BOARD FRAMEWORK**

### **Mission Statement**

To collaborate with Meadows residents in order to receive input regarding density, transportation, commercial use, safety and community amenities.

### **Meadows Advisory Board Composition**

- Four Meadows residents

### **Terms**

The Town Council will appoint four Meadows residents.

Residency in the Meadows is a requirement to serve on the advisory board, therefore, if an advisory board member is no longer a resident, they will be replaced via a similar process utilized in the appointment of members.

We expect the advisory board commitment to be for a 3-4 month period.

### **Town Support**

The Town will provide one staff administrator at each meeting and when advised of the meeting dates and times, a Town Council member, at Town Council's discretion, will be in attendance.

### **Form of Organization and Recommendations**

The advisory board will not be a decision-making body. Rather it will be an advisory board that will provide recommendations to Town Council regarding desired planning efforts that likely would result in an amendment to the Meadows Subarea section in the Comprehensive Plan.

1. The staff and advisory board will advise Town Council of progress bimonthly.
2. Town staff will help coordinate meeting times and agendas.

### **Meeting Procedures**

Meeting dates will be set by the advisory board at their first meeting. The advisory board may elect a chairperson who would schedule the advisory board meetings and help facilitate the meetings and agenda creation.

### **Meeting Notifications**

The town will not require agendas to be drafted or public noticed; however, the meetings will be posted on the Town's website, event calendar and social media channels. Meetings are open to the public.

### **Advisory Board Limitations**

1. The advisory board will provide informed decision utilizing planning tools and information to envision the elements needed and requested as outlined above related to density, transportation, safety, commercial use and public amenities.
2. The advisory board does not direct the actions of staff or budget, but rather, the advisory board is a forum for resident input in concert with town staff and a Town Council member.



### Business and Government Activity Report

For the month ending: January 31st

Activity	2022			2021			YTD or MTD Variance		
	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %	
<b>Cable/Internet</b> <i>*New</i>									
TV Residential Subscribers	3	(3)		641	7		(638)	-99.5%	
Fiber Video *	648	38		0	0		648	NA	
TV Bulk Subscribers	567	0		612	129		(45)	-7.4%	
Fiber Commercial *	20	0		0	0		20	NA	
TV Inactive Subscribers	9	(4)		106	(15)		(97)	-91.5%	
Cable Modem Residential Cable Modem Subscribers	693	5		879	9		(186)	-21.2%	
Cable Modem Business Net Service Subscribers	30	0		38	0		(8)	-21.1%	
Cable Modem Hospitality Subscribers	245	(24)		272	(6)		(27)	-9.9%	
Dark Fiber Transport	8	0		8	1		0	0.0%	
Fiber Hospitality Subscribers	8	0		8	0		0	0.0%	
Fiber Residential Subscribers	511	11		255	0		256	100.4%	
Phone Subscribers	48	0		71	(2)		(23)	-32.39%	
<b>Village Court Apartments</b>									
Occupancy Rate	%	97.27%	-2.28%	97.27%	100.00%	0.91%	100.00%	-2.73%	-2.7%
# Vacated Units		4	1	4	2	0	2	2	100.0%
# Work Orders Completed		14	5	14	20	13	20	(6)	-30.0%
# on Waiting List		217	(5)		251	(2)		(34)	-13.5%
<b>Public Works</b>									
Service Calls		594	(172)	594	775	110	775	(181)	-23.4%
Truck Rolls		102	(62)	102	148	121	148	(46)	-31.1%
Snow Fall	Inches	22	(41)	22	48	11	48	(26)	-54.2%
Snow Removal - Streets & Prkg Lots	Hours	754	(183)	754	526	(54)	526	228	43.4%
Roadway Maintenance	Hours	12	4	12	80	77	80	(68)	-84.9%
Water Billed Consumption	Gal.	50,554,000	6,760,000	50,554,000	28,522,000	(10,618,000)	28,522,000	22,032,000	77.2%
Sewage Treatment	Gal.	8,968,000	2,837,000	8,968,000	8,041,000	849,000	8,041,000	927,000	11.5%
<b>Child Development Fund</b>									
# Infants Actual Occupancy		4.76	1.99		5.42	(1.02)		(0.66)	-12.1%
# Toddlers Actual Occupancy		10.00	3.99		11.19	0.00		(1.19)	-10.6%
# Preschoolers Actual Occupancy		15.00	5.46		15.06	(1.50)		(0.06)	-0.4%
<b>Transportation and Parking</b> <i>January parking revenues in 2022 include Bulk valet parking ticket sales of \$17,500</i>									
GPG Parking Utilization (% of total # of spaces occupied)		72.5%	10.50%	72.5%	65.40%	1.10%	65.4%	7.1%	10.9%
HPG Parking Utilization (% of total # of spaces occupied)		72.6%	8.00%	72.6%	72.90%	1.90%	72.9%	-0.3%	-0.4%
Parking Utilization (% of total # of spaces occupied)		72.7%	8.30%	72.7%	65.60%	-0.90%	65.6%	7.1%	10.8%
Paid Parking Revenues		\$69,117	\$24,427	\$69,117	\$44,781	(\$1,704)	\$44,781	\$24,336	54.3%
Bus Routes	# of Passengers	261	(2,505)	261	25	NA	25	236	944.0%
<b>Human Resources</b>									
Part Time EE's: Council (7), Judge (1), Child Care (6), IT Tech Help (1) Clerk's Office Help (1) MARRS: 6 employee's Seasonal EE's: Gondola Ops, Groundskeeper New Hires: 1 Finance Director, 1 Plaza Supervisor, 1 Childcare Assistant, 3 Seasonal Gondola Ops Terms: 0									
FT Year Round Head Count		83	2		76	(6)		7	9.2%
Seasonal Head Count (FT & PT)		1	0		5	1		(4)	-80.0%
PT Year Round Head Count		16	2		14	0		2	14.3%
Gondola FT YR, Seasonal, PT YR Head Count		58	4		68	2		(10)	-14.7%
Total Employees		158	1		163	(1)		(5)	-3.1%
Gondola Overtime Paid	Hours	317	78	317	282	57	282	35	12.2%
Other Employee Overtime Paid		153	55	153	102	22	102	51	49.5%
# New Hires Total New Hires		6	1	6	5	(3)	5	1	20.0%
# Terminations		0	(5)	0	2	(3)	2	(2)	-100.0%
# Workmen Comp Claims		0	0	0	2	2	2	(2)	-100.0%
Workmen Comp Claims Costs		\$0	\$0	\$0	\$291	\$291	\$291	(\$291)	-100.0%
<b>Communications &amp; Business Development</b>									
Town Hosted Meetings		6	0	6	5	0	5	1	20.0%
Email Correspondence Sent		19	1	19	13	5	13	6	46.2%
E-mail List	#	8,150	(19)		7,914	1		236	3.0%
Ready-Op Subscribers		2,078	3		1,978	(3)		100	5.1%
News Articles		28	1	28	24	(8)	24	4	16.7%
Press Releases Sent		4	3	4	1	(1)	1	3	300.0%
<b>Gondola and RETA</b>									
Gondola	# of Passengers	317,541	41,522	317,541	229,739	21,415	229,739	87,802	38.2%
Chondola	# of Passengers	28,600	(922)	28,600	21,337	(4,724)	21,337	7,263	34.0%
RETA fees collected by TMVOA		\$ 1,220,350	\$ (195,050)	\$ 1,220,350	\$ 1,113,234	\$ (931,738)	\$ 1,113,234	\$107,116	9.6%





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

Activity	2022			2021			YTD or MTD Variance		
	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %	
<b>Police</b>									
Calls for Service	#	693	147	693	568	(8)	568	125	22.0%
Investigations	#	15	(2)	15	20	7	20	(5)	-25.0%
Alarms	#	15	2	15	29	(3)	29	(14)	-48.3%
Arrests	#	0	0	0	4	3	4	(4)	-100.0%
Summons	#	8	7	8	2	2	2	6	300.0%
Traffic Contacts	#	10	10	10	9	3	9	1	11.1%
Traffic Tickets Written	#	3	3	3	0	0	0	3	NA
Parking Tickets Written	#	556	(95)	556	493	75	493	63	12.8%
Administrative Dismissals	#	7	2	7	5	(2)	5	2	40.0%
<b>Building/Planning</b>									
Community Development Revenues		\$17,425	(\$11,305)	\$17,425	\$147,642	\$52,269	\$147,642	(\$130,217)	-88.2%
# Permits Issued		12	-20	12	29	(12)	29	(17)	-58.6%
Valuation of Mtn Village Remodel/New/Additions Permits		\$0	(\$304,900)	\$0	\$4,032,000	\$3,295,164	\$4,032,000	(\$4,032,000)	-100.0%
Valuation Mtn Village Electric/Plumbing/Other Permits		\$23,900	(\$35,134)	\$23,900	\$75,841	\$58,636	\$75,841	(\$51,941)	-68.5%
Valuation Telluride Electric/Plumbing Permits		\$216,083	\$13,278	\$216,083	\$241,301	(\$1,203,949)	\$241,301	(\$25,218)	-10.5%
# Inspections Completed		333	(75)	333	456	70	456	(123)	-27.0%
# Design Review/Zoning Agenda Items		22	3	22	13	3	13	9	69.2%
# Staff Review Approvals		10	(3)	10	6	(10)	6	4	66.7%
<b>Plaza Services</b>									
Snow Removal Plaza	Hours	247	(164)	247	179	1	179	67	37.5%
Plaza Maintenance	Hours	687	166	687	639	45	639	48	7.5%
Lawn Care	Hours	0	0	0	0	0	0	0	NA
Plant Care	Hours	8	(8)	8	24	24	24	(17)	-69.1%
Irrigation	Hours	0	0	0	0	0	0	0	NA
TMV Trash Collection	Hours	99	11	99	112	10	112	(12)	-11.0%
Christmas Decorations	Hours	222	95	222	154	86	154	68	43.9%
Residential Trash	Pound	86,558	86,558	86,558	65,014	65,014	65,014	21,544	33.1%
Residential Recycle	Pound	32,600	32,600	32,600	23,776	23,776	23,776	8,824	37.1%
Diversion Rate	%	27.36%	NA	27.36%	26.78%	NA	26.78%	0.58%	2.2%
<b>Vehicle Maintenance</b>									
# Preventive Maintenance Performed		16	(6)	16	15	(10)	15	1	6.7%
# Repairs Completed		26	(13)	26	31	10	31	(5)	-16.1%
Special Projects		1	(1)	1	2	(1)	2	(1)	-50.0%
# Roadside Assists		4	3	4	1	1	1	3	300.0%
<b>Finance</b>									
# Other Business Licenses Issued		1,135	1116	1,135	869	831	869	266	30.6%
# Privately Licensed Rentals		102	96	102	70	68	70	32	45.7%
# Property Management Licensed Rentals		478	474	478	400	390	400	78	19.5%
# Unique VRBO Property Advertisements Listings for MV		512	0	512	480	0	480	32	6.7%
% of Paperless Billing Customers		57.42%	0.47%	57.42%	57.08%	6.94%	57.08%	0.3%	0.6%
# of TMV AR Bills Processed		2,250	43	2,250	2,169	16	2,169	81	3.7%
<b>Accounts Receivable</b>					<b>General Fund Investment Activity</b>				
	<b>TMV Operating Receivables (includes Gondola funding)</b>		<b>Utilities - Broadband and Water/Sewer</b>		<b>VCA - Village Court Apartments</b>		<b>Change in Value (Month)</b> (\$83,275) <b>Ending Balance</b> \$8,821,474 <b>Investment Income (Month)</b> \$0 <b>Portfolio Yield</b> na  <b>Other Statistics</b> Population (estimated) 1,434 (Active) Registered Voters 873 Property Valuation 326,965,182		
Current	\$131,007	36.4%	\$558,857	84.8%	\$2,847	50.0%			
30+ Days	152,181	42.3%	48,309	7.3%	2,280	40.0%			
60+ Days	12,260	3.4%	29,557	4.5%	265	4.7%			
90+ Days	11,264	3.1%	21,414	3.2%	26	0.5%			
over 120 days	52,891	14.7%	793	0.1%	276	4.8%			
Total	\$ 359,603	100.0%	\$ 658,930	100.0%	\$ 5,694	100.0%			
	<b>Other Billings - CDF, Construction Parking</b>		<b>Total All AR</b>		<b>Change Since Last Month - Increase (Decrease) in AR</b>				
Current	\$18,340	60.5%	\$ 711,051	67.4%	\$7,640	6.9%			
30+ Days	3,621	12.0%	206,391	19.6%	112,434	101.1%			
60+ Days	1,286	4.2%	43,368	4.1%	7,523	6.8%			
90+ Days	2,414	8.0%	35,118	3.3%	12,195	11.0%			
over 120 days	4,637	15.3%	58,597	5.6%	(28,529)	-25.6%			
Total	\$30,298	100.0%	\$ 1,054,525	100.0%	\$ 111,263	100.0%			



## Memorandum

**To:** Town Council  
**From:** Lizbeth Lemley, Finance Director and Julie Vergari, Chief Accountant  
**Date:** February 9, 2022  
**Re:** Town of Mountain Village Financial Statements through December 2021

### General Fund Summary

The December financials are unaudited and reflect revised budgets adopted for 2021. These financials are preliminary and subject to year end and audit adjustments.

As of December 31, 2021, the General Fund reflects a surplus of \$4.1 million primarily resulting from taxes, permits, charges for services and intergovernmental revenues, and unexpended funds. Revenues of \$15.1 million were over the budget by \$874,800 due mainly to sales taxes and development related fees.

Total GF operating expenditures of \$9.6 million were under budget by \$1.1 million.

Transfers to other funds include:

<b>Fund</b>	<b>This Month</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>Budget Variance</b>
Capital Projects Fund (From GF)	\$ 13,890	\$ 100,000	\$ 80,691	(19,309)
Child Development Fund	\$ 4,775	\$ 117,799	\$ 119,331	1,532
Conference Center Subsidy	\$ 8,597	\$ 151,538	\$ 233,360	81,822
Affordable Housing Development Fund (Monthly Sales Tax Allocation)	\$ 128,654	\$ 726,319	\$ 803,876	77,557
Broadband Fund	\$ 605,949	\$ 895,982	\$ 605,949	(290,033)
Vehicle & Equipment Acquisition Fund	\$ (33,088)	\$ 290,831	\$ 240,886	(49,945)

Income transfers from other funds include:

<b>Fund</b>	<b>This Month</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>Budget Variance</b>
Overhead allocation from Broadband, W/S, Gondola, VCA and Parking Services	\$ 78,398	\$ 685,729	\$ 642,404	(43,325)
*Tourism Fund	\$ 13,661	\$ 85,627	\$ 100,742	15,115

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

Debt Service Fund (Specific Ownership Taxes)	\$ 1,664	\$ 32,000	\$ 23,976	(8,024)
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**Vehicle and Equipment Acquisition Fund – No Fund Income Statement Attached**

The Bobcat leases were renewed, shop equipment, a Cat loader, and a plaza services vehicle were purchased. \$240,886 has been transferred from the General Fund.

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

\$80,016 was spent on safety improvements. \$80,691 has been transferred from the General Fund.

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

\$102,308 in property taxes were collected and \$100,255 was tendered to the historical museum. The county treasurer retained \$2,053 in treasurer’s fees.

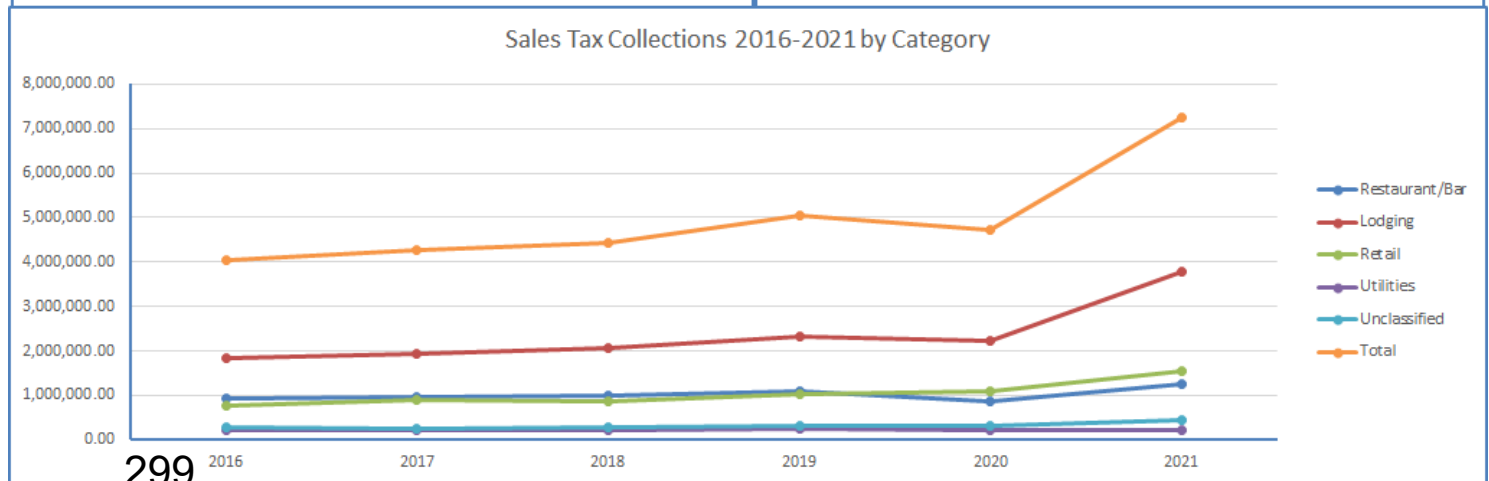
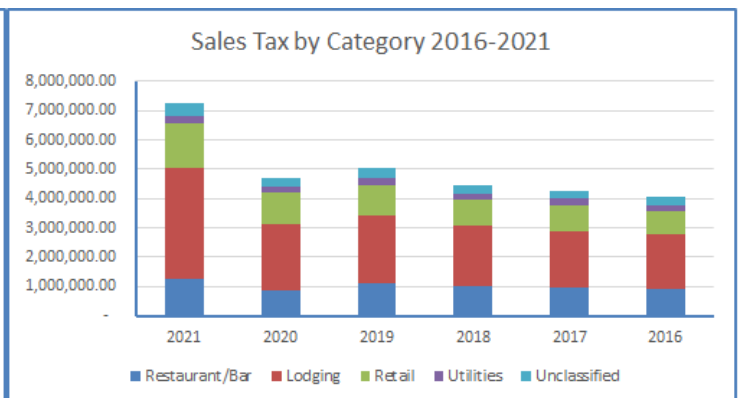
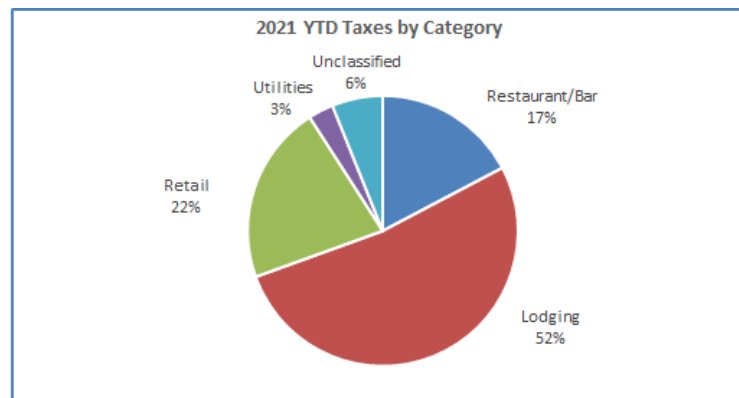
**Mortgage Assistance Fund – No Fund Income Statement Attached**

\$18,000 in mortgage assistance has been granted and \$6,571 in interest has been received.

**Sales Tax**

Sales taxes of \$7.2 million are 53% over 2020 through this period and are over budget. Lodging shows the highest increase at 69%, followed by Other(unclassified) at 43.7%.

Tax Collection Summary											
4.5% Tax	December 2021	December 2020	2021-2020 % change	December 2019	2021-2019 % change	December 2018	2021-2018 % change	December 2017	2021-2017 % change	December 2016	2021-2016 % change
Restaurant/Bar	168,975.30	91,180.73	85.32%	129,103.25	31%	118,325.75	43%	122,183.25	38%	132,907.86	27%
Lodging	627,163.36	309,178.61	102.85%	330,974.92	89%	319,294.75	96%	326,805.13	92%	350,966.64	79%
Retail	271,327.12	212,920.53	27.43%	188,840.83	44%	171,105.82	59%	232,091.00	17%	171,204.76	58%
Utilities	26,277.15	25,692.71	2.27%	25,884.51	2%	25,468.22	3%	23,759.01	11%	26,632.11	-1%
Unclassified	71,954.05	52,493.94	37.07%	59,542.14	21%	55,815.32	29%	54,209.88	33%	56,953.06	26%
<b>Total</b>	<b>1,165,696.98</b>	<b>691,466.52</b>	<b>68.58%</b>	<b>734,345.65</b>	<b>59%</b>	<b>690,009.86</b>	<b>69%</b>	<b>759,048.27</b>	<b>54%</b>	<b>738,664.43</b>	<b>58%</b>
4.5% Tax	YTD 2021	YTD 2020	2021-2020 % change	YTD 2019	2021-2019 % change	YTD 2018	2021-2018 % change	YTD 2017	2021-2017 % change	YTD 2016	2021-2016 % change
Restaurant/Bar	1,250,337.79	874,564.23	42.97%	1,109,519.72	12.69%	994,707.35	25.70%	951,725.74	31.38%	926,505.94	34.95%
Lodging	3,777,888.11	2,231,991.06	69.26%	2,320,113.83	62.83%	2,080,293.30	81.60%	1,941,478.64	94.59%	1,842,965.24	104.99%
Retail	1,549,567.08	1,097,793.82	41.15%	1,043,820.31	48.45%	866,058.04	78.92%	885,332.79	75.03%	783,359.88	97.81%
Utilities	218,280.67	211,275.39	3.32%	238,578.60	-8.51%	224,071.67	-2.58%	235,197.84	-7.19%	230,955.79	-5.49%
Unclassified	440,007.00	306,202.72	43.70%	325,498.78	35.18%	281,036.36	56.57%	257,101.47	71.14%	269,541.91	63.24%
<b>Total</b>	<b>7,236,080.65</b>	<b>4,721,827.22</b>	<b>53.25%</b>	<b>5,037,531.24</b>	<b>43.64%</b>	<b>4,446,166.72</b>	<b>62.75%</b>	<b>4,270,836.48</b>	<b>69.43%</b>	<b>4,053,328.76</b>	<b>78.52%</b>



## Tourism Fund

2021 restaurant taxes totaling \$550,880 have been collected and \$539,862 was tendered to the airline guarantee program. \$3.25 million in lodging taxes were collected and \$3.2 million was tendered to the airline guarantee program and to MTI. The Town retained \$59,794 in administrative fees, and penalties and interest of \$3,779.

Lodging taxes are over prior year by 65% and over budget by 12%. Restaurant taxes are over prior year and over budget by 42.6% and 4.7%, respectively.

### Town of Mountain Village Colorado Lodging Tax Summary

	2017 Activity (4%)	2018 Activity (4%)	2019 Activity (4%)	2020 Activity (4%)	2021 Activity (4%)	2020 Var %	2021 Budget (1)	Budget Var %
January	245,628	273,707	300,246	325,337	271,522	-16.54%	301,930	-11.20%
February	260,809	262,096	310,947	334,936	358,131	6.93%	406,558	-13.52%
March	312,990	322,588	401,256	212,698	475,919	123.75%	382,816	19.56%
April	8,353	18,205	17,822	855	40,874	4679.32%	36,159	11.53%
May	12,493	18,134	24,335	784	51,474	6463.75%	51,283	0.37%
June	122,193	137,760	139,428	55,426	229,731	314.48%	178,966	22.10%
July	158,585	170,730	196,062	242,927	412,650	69.87%	349,783	15.23%
August	112,264	136,080	160,993	226,805	336,701	48.45%	330,370	1.88%
September	148,624	171,040	158,287	173,096	323,557	86.92%	255,950	20.89%
October	34,399	34,696	46,789	94,985	133,675	40.73%	139,229	-4.16%
November	18,535	17,307	14,761	38,597	71,435	85.08%	55,218	22.70%
December	290,808	283,658	295,803	266,888	546,075	104.61%	373,508	31.60%
<b>Total</b>	<b>1,725,680</b>	<b>1,846,001</b>	<b>2,066,729</b>	<b>1,973,334</b>	<b>3,251,742</b>	64.78%	<b>2,861,770</b>	11.99%
<b>Tax Base</b>	<b>43,142,003</b>	<b>46,150,032</b>	<b>51,668,223</b>	<b>49,333,357</b>	<b>81,293,559</b>		<b>71,544,250</b>	

### Town of Mountain Village Colorado Restaurant/Bar Tax Summary

	2017 Activity (2%)	2018 Activity (2%)	2019 Activity (2%)	2020 Activity (2%)	2021 Activity (2%)	2020 Var %	2021 Budget (1)	Budget Var %
January	54,097	57,188	62,864	73,576	45,706	-37.88%	59,097	-29.30%
February	60,144	63,140	66,720	76,476	59,659	-21.99%	73,929	-23.92%
March	74,202	75,202	87,671	50,565	82,463	63.08%	68,793	16.58%
April	1,829	7,119	7,364	85	5,733	6660.89%	5,115	10.76%
May	4,448	4,838	4,299	553	6,196	1019.64%	6,753	-9.00%
June	34,365	39,048	38,614	9,040	55,585	514.89%	52,299	5.91%
July	46,470	46,603	60,113	37,654	66,892	77.65%	61,228	8.47%
August	34,998	39,031	44,673	37,777	61,744	63.45%	51,393	16.76%
September	39,291	36,920	42,922	32,718	62,420	90.79%	54,511	12.67%
October	13,519	12,695	17,657	19,674	25,444	29.33%	26,765	-5.19%
November	5,352	7,221	3,503	8,215	8,687	5.75%	11,178	-28.67%
December	54,303	53,383	57,178	39,959	70,351	76.06%	53,877	23.42%
<b>Total</b>	<b>423,017</b>	<b>442,390</b>	<b>493,579</b>	<b>386,293</b>	<b>550,880</b>	42.61%	<b>524,940</b>	4.71%
<b>Tax Base</b>	<b>21,150,852</b>	<b>22,119,524</b>	<b>24,678,936</b>	<b>19,314,627</b>	<b>27,544,013</b>		<b>26,247,000</b>	

Business license fees of \$349,236 are over budget (4%) and prior year (6%). \$328,282 was remitted to MTI and \$37,089 in admin fees and penalties were transferred to the General Fund.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
December 2021**

	2021						2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
			(\$)	(%)					
<b>Revenues</b>									
Charges for Services	\$ 734,714	\$ 633,274	\$ 101,440	16.02%	\$ 633,274	\$ (101,440)	\$ 302,874	\$ 364,489	\$ 388,660
Contributions	80,002	88,340	(8,338)	-9.44%	88,340	8,338	145,915	39,781	8,783
Fines and Forfeits	3,248	11,841	(8,593)	-72.57%	11,841	8,593	68,175	10,151	61,398
Interest Income	(47,384)	35,000	(82,384)	-235.38%	35,000	82,384	190,386	277,886	156,638
Intergovernmental	512,565	415,303	97,262	23.42%	415,303	(97,262)	572,124	629,801	475,260
Licenses and Permits	650,885	543,578	107,307	19.74%	543,578	(107,307)	395,985	422,603	353,865
Miscellaneous Revenues	345,098	359,214	(14,116)	-3.93%	359,214	14,116	733,732	88,086	65,618
Taxes and Assessments	12,851,738	12,169,502	682,236	5.61%	12,169,502	(682,236)	9,733,930	9,885,648	9,050,695
<b>Total Revenues</b>	<b>15,130,866</b>	<b>14,256,052</b>	<b>874,814</b>	<b>6.14%</b>	<b>14,256,052</b>	<b>(874,814)</b>	<b>12,143,121</b>	<b>11,718,445</b>	<b>10,560,917</b>
<b>Operating Expenses</b>									
Legislation & Council	120,043	116,174	3,869	3.33%	116,174	(3,869)	78,447	85,346	84,204
Town Manager	680,440	657,441	22,999	3.50%	657,441	(22,999)	298,504	271,102	254,752
Town Clerk's Office	284,396	333,273	(48,877)	-14.67%	333,273	48,877	333,421	376,466	361,634
Finance	857,911	902,508	(44,597)	-4.94%	902,508	44,597	914,710	828,910	833,372
Technical	511,804	597,446	(85,642)	-14.33%	597,446	85,642	415,883	370,245	336,654
Human Resources	340,962	364,238	(23,276)	-6.39%	364,238	23,276	357,350	327,158	352,818
Town Attorney	210,309	409,946	(199,637)	-48.70%	409,946	199,637	330,138	422,153	414,772
Communications and Business Development	492,554	577,453	(84,899)	-14.70%	577,453	84,899	1,462,463	571,659	426,418
Municipal Court	25,620	34,381	(8,761)	-25.48%	34,381	8,761	32,026	31,080	29,981
Police Department	985,422	1,050,798	(65,376)	-6.22%	1,050,798	65,376	969,254	957,066	828,532
Community Services	58,820	62,906	(4,086)	-6.50%	62,906	4,086	51,315	54,109	52,017
Community Grants and Contributions	112,338	112,338	-	0.00%	112,338	-	120,370	114,863	122,850
Roads and Bridges	971,626	1,095,539	(123,913)	-11.31%	1,095,539	123,913	775,945	1,077,722	1,033,147
Vehicle Maintenance	454,535	481,589	(27,054)	-5.62%	481,589	27,054	410,962	440,836	423,267
Municipal Bus	224,704	253,548	(28,844)	-11.38%	253,548	28,844	295,158	244,051	217,479
Employee Shuttle	33,222	53,316	(20,094)	-37.69%	53,316	20,094	41,663	49,102	72,359
Parks & Recreation	434,413	468,184	(33,771)	-7.21%	468,184	33,771	400,381	457,666	536,834
Plaza Services	1,306,446	1,346,956	(40,510)	-3.01%	1,346,956	40,510	1,175,247	1,292,510	1,194,366
Public Refuse Removal	64,486	63,345	1,141	1.80%	63,345	(1,141)	62,742	61,684	64,707
Building/Facility Maintenance	287,330	305,768	(18,438)	-6.03%	305,768	18,438	240,966	213,933	203,608
Building Division	474,572	489,970	(15,398)	-3.14%	489,970	15,398	324,810	273,566	322,544
Housing Division Office	74,343	88,261	(13,918)	-15.77%	88,261	13,918	22,182	21,539	19,630
Planning and Zoning Division	552,401	737,283	(184,882)	-25.08%	737,283	184,882	279,860	347,206	534,894
Contingency	-	94,062	(94,062)	-100.00%	94,062	94,062	-	84,246	-
<b>Total Operating Expenses</b>	<b>9,558,697</b>	<b>10,696,723</b>	<b>(1,138,026)</b>	<b>-10.64%</b>	<b>10,696,723</b>	<b>1,138,026</b>	<b>9,393,797</b>	<b>8,974,218</b>	<b>8,720,839</b>
Surplus / Deficit	5,572,169	3,559,329	2,012,840	56.55%	3,559,329	(2,012,840)	2,749,324	2,744,227	1,840,078
Capital Outlay	226,182	215,000	11,182	5.20%	215,000	(11,182)	21,481	272,035	181,646
Surplus / Deficit	5,345,987	3,344,329	2,001,658	59.85%	3,344,329	(2,001,658)	2,727,843	2,472,192	1,658,432
<b>Other Sources and Uses</b>									
Sale of Assets	13,410	-	13,410	NA	-	(13,410)	-	12,496	30,533
Transfer (To) From Affordable Housing	(803,876)	(726,319)	(77,557)	10.68%	(726,319)	77,557	(524,406)	(560,214)	(493,047)
Transfer (To) From Affordable Housing-Housing Off	74,343	88,260	(13,917)	-15.77%	88,260	13,917	22,182	21,539	19,630
Transfer (To) From Broadband	(605,949)	(895,982)	290,033	-32.37%	(895,982)	(290,033)	(1,610,148)	(424,383)	10,000
Transfer (To) From Child Development	(119,331)	(117,799)	(1,532)	1.30%	(117,799)	1,532	(124,813)	(105,019)	(155,694)
Transfer (To) From Capital Projects	(80,691)	(100,000)	19,309	-19.31%	(100,000)	(19,309)	(51,701)	-	(11,247)
Transfer (To) From Debt Service	23,976	32,000	(8,024)	-25.08%	32,000	8,024	(666,709)	27,548	29,307
Transfer (To) From Overhead Allocation	642,404	685,729	(43,325)	-6.32%	685,729	43,325	573,280	567,972	540,924
Transfer (To) From Parking Services	-	-	-	NA	-	-	-	-	-
Transfer (To) From Conference Center	(233,360)	(151,538)	(81,822)	53.99%	(151,538)	81,822	(211,666)	(197,239)	(202,543)
Transfer (To) From Tourism	98,242	85,627	12,615	14.73%	85,627	(12,615)	67,643	18,402	44,344

	2021					2020	2019	2018	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Transfer (To) From Vehicle/Equipment	(240,886)	(290,831)	49,945	-17.17%	(290,831)	(49,945)	(109,221)	(157,616)	(356,833)
Transfer (To) From Water/Sewer	-	-	-	NA	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>(1,231,718)</b>	<b>(1,390,853)</b>	<b>159,135</b>	<b>-11.44%</b>	<b>(1,390,853)</b>	<b>(159,135)</b>	<b>(2,635,558)</b>	<b>(796,513)</b>	<b>(544,627)</b>
Surplus / Deficit	\$ 4,114,269	\$ 1,953,476	\$2,160,793	110.61%	\$ 1,953,476	\$ (2,160,793)	\$ 92,285	\$ 1,675,679	\$ 1,113,805
<b>Beginning Fund Balance Components</b>		<b>Actual YTD</b>			<b>Annual Budget</b>				
Emergency Reserve	\$	3,743,853			\$	3,743,853			
Unreserved		10,062,032				10,062,032			
<b>Beginning Fund Balance</b>	\$	13,805,885			\$	13,805,885			
<b>YTD Ending Fund Balance Components</b>		<b>Actual YTD</b>			<b>Annual Budget</b>				
Emergency Reserve	\$	3,743,853			\$	3,743,853			
Unreserved		14,176,301				12,015,507			
<b>Ending Fund Balance</b>	\$	17,920,154			\$	15,759,361			

#### Revenues

Taxes & Assessments - Property taxes are under budget due to abatements. Specific Ownership taxes are over budget \$23,200 and are \$17,100 more than prior year. Sales tax is 10% over budget. Construction use tax hit the budget projection.

Licenses & Permits - Construction permits are over budget \$68,800. Plumbing and Electrical permits are also over budget \$19,900.

Intergovernmental - Intergovernmental revenues are exceeding budget in R&B taxes (\$19,000) and the SMART contribution.

Charges for Services - DRB fees and plan review fees exceeded the budget \$100,000, energy mitigation fees came in \$14,000 over budget.

Fines & Forfeitures - \$3,248 in fines have been assessed to date. Under budget in traffic fines and miscellaneous fines.

Investment Income - Investment income is under budget and prior year and is netted with gains or losses on investments.

Miscellaneous - Revenues are under budget primarily due to forestry grant funds.

Contributions - Defensible space and roof rebate contributions have been received.

#### Top Ten Budget Variances

##### Over Budget

Town Manager - \$22,999 Over budget in salaries and wages.

Legislation & Council - \$3,869 Over budget for the comp study.

Trash Removal - \$1,141 Annual Spring clean up was over budget.

##### Under Budget

Town Attorney - \$199,637 General legal, prosecution legal, and personnel costs are under budget.

Planning & Zoning - \$184,882 Savings in personnel costs due to vacancies and staff changes, consulting fees, and forestry management.

Road & Bridge - \$123,913 Under budget in paving repairs and employee expenses.

Technical - \$85,642 Under budget in contracted services, salaries and wages, and certain software support fees.

Communications and Business Development - \$84,899 Under budget mainly due to BDAC expenses.

Police - \$65,376 Under budget due to worker's compensation and housing allowance.

Town Clerk's Office - \$48,877 Under budget in communications, live video streaming, and employee expenses.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
December 2021**

	2021				2020	2019	2018		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Actual YTD	Actual YTD	Actual YTD		
<b>Tourism Fund</b>									
<b>Revenues</b>									
Business License Fees	\$ 349,236	\$ 335,000	\$ 14,236	4%	\$ 335,000	\$ (14,236)	\$ 325,964	\$ 321,392	\$ 313,553
Lodging Taxes - Condos/Homes	2,244,364	1,958,181	286,183	15%	1,958,181	(286,183)	1,205,168	1,130,092	1,005,648
Lodging Taxes - Hotels	1,005,418	903,589	101,829	11%	903,589	(101,829)	761,487	929,287	834,041
Lodging Taxes - Prior Year	6,678	6,678	-	0%	6,678	-	3,286	5,311	6,751
Penalties and Interest	19,914	14,500	5,414	37%	14,500	(5,414)	13,297	10,759	23,208
Restaurant Taxes	550,880	524,940	25,940	5%	524,940	(25,940)	385,851	492,476	440,611
Restaurant Taxes - Prior Year	442	100	342	342%	100	(342)	1,103	1,779	394
<b>Total Revenues</b>	<b>4,176,931</b>	<b>3,742,988</b>	<b>433,943</b>	<b>12%</b>	<b>3,742,988</b>	<b>(433,943)</b>	<b>2,696,156</b>	<b>2,891,095</b>	<b>2,624,206</b>
<b>Tourism Funding</b>									
Additional Funding	-	-	-	NA	-	-	-	50,995	31,694
Airline Guaranty Funding	2,135,960	1,920,079	215,882	11%	1,920,079	(215,882)	1,344,486	1,496,068	1,336,941
MTI Funding	1,940,229	1,734,783	205,446	12%	1,734,783	(205,446)	1,281,527	1,324,130	1,208,727
<b>Total Tourism Funding</b>	<b>4,076,189</b>	<b>3,654,861</b>	<b>421,328</b>	<b>12%</b>	<b>3,654,861</b>	<b>(421,328)</b>	<b>2,626,013</b>	<b>2,871,193</b>	<b>2,577,363</b>
Surplus / Deficit	100,742	88,127	12,615	14%	88,127	(12,615)	70,143	19,902	46,844
<b>Administrative Fees</b>									
Audit Fees	2,500	2,500	-	0%	2,500	-	2,500	1,500	2,500
<b>Total Administrative Fees</b>	<b>2,500</b>	<b>2,500</b>	<b>-</b>	<b>0%</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>1,500</b>	<b>2,500</b>
Surplus / Deficit	98,242	85,627	12,615	15%	85,627	(12,615)	67,643	18,402	44,344
<b>Other Sources and Uses</b>									
Transfer (To) From Other Funds	(98,242)	(85,627)	(12,615)	15%	(85,627)	12,615	(67,643)	(18,402)	(44,344)
<b>Total Other Sources and Uses</b>	<b>(98,242)</b>	<b>(85,627)</b>	<b>(12,615)</b>	<b>15%</b>	<b>(85,627)</b>	<b>12,615</b>	<b>(67,643)</b>	<b>(18,402)</b>	<b>(44,344)</b>
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -

**Town of Mountain Village Monthly Revenue and Expenditure Report  
December 2021**

	2021						2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Parking Services Fund</b>									
<b>Revenues</b>									
Contributions/Shared Facility Expenses	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ 5,985
Fines and Forfeits	47,954	45,000	2,954	7%	45,000	23,450	20,995	49,968	40,283
Gondola Parking Garage	129,528	118,000	11,528	10%	118,000	20,665	109,581	93,914	87,360
Heritage Parking Garage	267,109	249,000	18,109	7%	249,000	106,374	202,151	247,733	207,257
Parking in Lieu Buyouts	13,000	13,000	-	0%	13,000	-	130,000	-	-
Parking Meter Revenues	37,304	30,000	7,304	24%	30,000	10,390	20,544	25,527	21,914
Parking Permits	11,050	12,000	(950)	-8%	12,000	6,390	7,450	11,350	14,115
Special Event Parking	-	-	-	NA	-	-	-	135,833	50,628
<b>Total Revenues</b>	<b>505,945</b>	<b>467,000</b>	<b>38,945</b>	<b>8%</b>	<b>467,000</b>	<b>167,269</b>	<b>490,721</b>	<b>564,325</b>	<b>427,542</b>
<b>Operating Expenses</b>									
Other Operating Expenses	14,572	8,208	6,364	78%	8,208	(6,364)	12,507	107,505	20,491
Personnel Expenses	144,663	145,363	(700)	0%	145,363	700	111,064	136,000	116,607
Gondola Parking Garage	94,947	72,766	22,181	30%	72,766	(22,181)	39,030	55,751	42,640
Surface Lots	21,326	29,900	(8,574)	-29%	29,900	8,574	18,655	20,826	46,338
Heritage Parking Garage	100,795	112,630	(11,835)	-11%	112,630	11,835	71,848	70,331	72,868
Meadows Parking	1,000	1,000	-	0%	1,000	-	1,000	1,016	1,000
<b>Total Operating Expenses</b>	<b>377,303</b>	<b>369,867</b>	<b>7,436</b>	<b>2%</b>	<b>369,867</b>	<b>(7,436)</b>	<b>254,104</b>	<b>391,429</b>	<b>299,944</b>
Surplus / Deficit	128,642	97,133	31,509	32%	97,133	174,705	236,617	172,896	127,598
<b>Capital</b>									
Capital	57,286	89,800	(32,514)	-36%	89,800	32,514	5,415	94,266	5,615
Surplus / Deficit	71,356	7,333	64,023	873%	7,333	142,191	231,202	78,630	121,983
<b>Other Sources and Uses</b>									
Sale of Assets	-	-	-	NA	-	-	-	-	-
Insurance Proceeds	15,345	-	15,345	NA	-	(15,345)	-	-	-
Overhead Allocation	(38,298)	(22,953)	(15,345)	67%	(22,953)	15,345	(33,620)	(42,374)	(33,571)
Transfer (To) From General Fund	-	-	-	NA	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>(22,953)</b>	<b>(22,953)</b>	<b>-</b>	<b>0%</b>	<b>(22,953)</b>	<b>-</b>	<b>(33,620)</b>	<b>(42,374)</b>	<b>(33,571)</b>
Surplus / Deficit	\$ 48,403	\$ (15,620)	\$ -	0%	\$ (15,620)	\$	\$ 197,582	\$ 36,256	\$ 88,412
<b>Beginning Fund Balance</b>	\$ 466,658	\$ 324,550	\$ 142,108						
<b>Ending Fund Balance</b>	\$ 515,061	\$ 308,930	\$ 206,131						

Parking revenues are over budget \$38,945. HPG revenues are over budget 8% and prior year 2%. Parking meter (surface lots) revenues are over budget 24% and over prior year 81%. GPG is over budget and prior year 10% and 17%. Parking fines are over budget and prior year. General expenses are over budget in personnel costs, consultant costs, and signage. GPG is over budget for elevator maintenance. Surface lots is under budget in maintenance. HPG has budget savings in tech support and credit card processing. The 2021 transfer to the General Fund is \$38,298, which is the overhead allocation. \$15,345 in insurance proceeds were received for the HPG door damage.



**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2021				2020	2019	2018		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Gondola Fund</b>									
<b>Revenues</b>									
Event Operations Funding	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ 6,831	\$ 6,262	\$ 3,556
Event Operations Funding - TOT	-	36,000	(36,000)	-100.00%	36,000	36,000	36,000	36,000	36,000
Operations Grant Funding	2,656,532	2,656,532	-	0.00%	2,656,532	-	1,195,511	141,241	145,719
Capital/MR&R Grant Funding	179,009	320,000	(140,991)	-44.06%	320,000	140,991	-	699,570	737,063
Miscellaneous Revenues	6,578	-	6,578	NA	-	(6,578)	788	781	7,164
Sale of Assets	-	-	-	NA	-	-	-	-	-
TSG 1% Lift Sales	215,902	200,000	15,902	7.95%	200,000	(15,902)	187,360	212,387	188,099
TMVOA Operating Contributions	1,348,496	476,000	872,496	183.30%	476,000	(872,496)	2,667,335	3,446,606	3,378,268
TMVOA Capital/MR&R Contributions	493,334	1,511,611	(1,018,277)	-67.36%	1,511,611	1,018,277	168,295	484,874	1,196,554
<b>Total Revenues</b>	<b>4,899,851</b>	<b>5,200,143</b>	<b>(300,292)</b>	<b>-5.77%</b>	<b>5,200,143</b>	<b>300,292</b>	<b>4,262,119</b>	<b>5,027,722</b>	<b>5,692,423</b>
<b>Operating Expenses</b>									
Overhead Allocation Transfer	29,636	55,000	(25,364)	-46.12%	55,000	25,364	32,249	39,959	54,138
MAARS	68,674	79,417	(10,743)	-13.53%	79,417	10,743	70,301	68,079	65,018
Chondola	151,666	195,839	(44,173)	-22.56%	195,839	44,173	167,757	171,266	232,529
Grant Success Fees	-	-	-	NA	-	-	-	27,001	8,474
Operations	2,161,985	2,061,486	100,499	4.88%	2,061,486	(100,499)	2,021,581	1,811,697	1,707,746
Maintenance	1,384,238	1,434,095	(49,857)	-3.48%	1,434,095	49,857	1,393,983	1,279,880	1,271,316
FGOA	431,308	458,306	(26,998)	-5.89%	458,306	26,998	407,954	445,396	398,549
Major Repairs and Replacements	268,642	336,000	(67,358)	-20.05%	336,000	67,358	155,903	1,149,756	1,791,839
Contingency	-	120,000	(120,000)	-100.00%	120,000	120,000	-	-	21,036
<b>Total Operating Expenses</b>	<b>4,496,150</b>	<b>4,740,143</b>	<b>(243,993)</b>	<b>-5.15%</b>	<b>4,740,143</b>	<b>243,993</b>	<b>4,249,728</b>	<b>4,993,034</b>	<b>5,550,645</b>
Surplus / Deficit	403,700	460,000	(56,300)	-12.24%	460,000	56,300	12,392	34,688	141,778
<b>Capital</b>									
Capital Outlay	403,700	460,000	(56,300)	-12.24%	460,000	56,300	12,392	34,688	141,778
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -

The gondola fund is \$300,300 under budgeted expenditures.

MARRS is under budget with savings primarily in worker's compensation, wages, and Zip bike expense. Chondola expenses are under budget due mainly to operations wages and terminal rebuild expenses. Gondola operations is over budget in employee costs. Maintenance is under budget with savings in worker's, facility expenses and parts. FGOA costs are under budget mainly in natural gas and electricity. MR&R expenditures were for spare parts, window buffing, bull wheel replacement, cabin refurb, and station upgrades.

Capital expense was for bike racks and conveyor and driveline rebuilds.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2021				2020	2019	2018		
	Actual	Budget	Budget	Budget	Actual	Actual	Actual		
	YTD	YTD	Variance	Variance	YTD	YTD	YTD		
		(\$)	(%)						
<b>Child Development Fund</b>									
<b>Revenues</b>									
Infant Care Fees	\$ 67,518	\$ 67,104	414	0.62%	\$ 67,104	\$ (414)	\$ 52,792	\$ -	\$ -
Toddler Care Fees	109,025	143,752	(34,727)	-24.16%	143,752	34,727	98,239	266,717	254,675
Preschool Fees	131,767	146,772	(15,005)	-10.22%	146,772	15,005	115,098	193,895	174,909
Fundraising Revenues - Infant	-	3,550	(3,550)	-100.00%	3,550	3,550	-	-	-
Fundraising Revenues - Preschool	-	5,000	(5,000)	-100.00%	5,000	5,000	165	5,000	5,150
Fundraising Revenues - Toddler	105	8,450	(8,345)	-98.76%	8,450	8,345	285	15,008	10,992
Grant Revenues - Infant	59,291	78,257	(18,966)	-24.24%	78,257	18,966	56,067	-	-
Grant Revenues - Preschool	49,767	51,529	(1,762)	-3.42%	51,529	1,762	30,543	60,363	34,005
Grant Revenues - Toddler	65,278	92,854	(27,576)	-29.70%	92,854	27,576	70,195	36,693	32,700
<b>Total Revenues</b>	<b>482,751</b>	<b>597,268</b>	<b>(114,517)</b>	<b>-19.17%</b>	<b>597,268</b>	<b>114,517</b>	<b>423,384</b>	<b>577,675</b>	<b>512,431</b>
<b>Operating Expenses</b>									
Toddler Care Other Expense	39,778	54,306	(14,528)	-26.75%	54,306	14,528	47,264	90,023	65,545
Toddler Care Personnel Expense	238,587	272,583	(33,996)	-12.47%	272,583	33,996	238,742	365,599	383,771
Infant Care Other Expense	23,348	19,806	3,542	17.88%	19,806	(3,542)	14,657	-	-
Infant Care Personnel Expense	121,992	137,787	(15,795)	-11.46%	137,787	15,795	98,520	-	-
Preschool Other Expense	43,989	42,938	1,051	2.45%	42,938	(1,051)	35,069	53,801	55,596
Preschool Personnel Expense	134,388	187,647	(53,259)	-28.38%	187,647	53,259	113,945	173,007	163,477
<b>Total Operating Expenses</b>	<b>602,082</b>	<b>715,067</b>	<b>(112,985)</b>	<b>-15.80%</b>	<b>715,067</b>	<b>112,985</b>	<b>548,197</b>	<b>682,430</b>	<b>668,389</b>
Surplus / Deficit	(119,331)	(117,799)	(1,532)	1.30%	(117,799)		(124,813)	(104,755)	(155,958)
<b>Other Sources and Uses</b>									
Contributions	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	119,331	117,799	(1,532)	-1.30%	117,799	(1,532)	124,813	105,019	155,694
<b>Total Other Sources and Uses</b>	<b>119,331</b>	<b>117,799</b>	<b>(1,532)</b>	<b>-1.30%</b>	<b>117,799</b>	<b>(1,532)</b>	<b>124,813</b>	<b>105,019</b>	<b>155,694</b>
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ 264	\$ (264)

Child Development revenues are \$154,600 under budget. Child care fees are under projections due to COVID related closures. Operating expenses are \$113,000 under budget due primarily to understaffed personnel expenses and scholarships. The program has required \$119,300 in funding from the General Fund in 2021.

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	2021						2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Water &amp; Sewer Fund</b>									
<b>Revenues</b>									
Mountain Village Water and Sewer	\$ 3,258,711	\$ 3,205,415	\$ 53,296	1.66%	\$ 3,205,415	\$ (53,296)	\$ 3,092,490	\$ 2,909,773	\$ 2,825,765
Other Revenues	12,489	8,650	3,839	44.38%	8,650	(3,839)	9,741	10,294	8,693
Ski Ranches Water	288,160	268,017	20,143	7.52%	268,017	(20,143)	261,383	193,132	157,460
Skyfield Water	23,698	34,482	(10,784)	-31.27%	34,482	10,784	21,163	34,619	27,749
<b>Total Revenues</b>	<b>3,583,058</b>	<b>3,516,564</b>	<b>66,494</b>	<b>1.89%</b>	<b>3,516,564</b>	<b>(66,494)</b>	<b>3,384,777</b>	<b>3,147,818</b>	<b>3,019,667</b>
<b>Operating Expenses</b>									
Mountain Village Sewer	675,919	691,016	(15,097)	-2.18%	691,016	15,097	600,368	500,570	475,835
Mountain Village Water	1,193,814	1,356,611	(162,797)	-12.00%	1,356,611	162,797	968,177	942,110	916,086
Ski Ranches Water	23,582	38,692	(15,110)	-39.05%	38,692	15,110	28,146	26,221	20,283
Contingency	-	35,000	(35,000)	-100.00%	35,000	35,000	-	-	-
<b>Total Operating Expenses</b>	<b>1,893,315</b>	<b>2,121,319</b>	<b>(228,004)</b>	<b>-10.75%</b>	<b>2,121,319</b>	<b>228,004</b>	<b>1,596,691</b>	<b>1,468,901</b>	<b>1,412,204</b>
Surplus / Deficit	1,689,743	1,395,245	294,498	21.11%	1,395,245		1,788,086	1,678,917	1,607,463
<b>Capital</b>									
Capital Outlay	603,706	677,000	(73,294)	-10.83%	677,000	73,294	491,323	801,557	562,700
Surplus / Deficit	1,086,037	718,245	367,792	51.21%	718,245		1,296,763	877,360	1,044,763
<b>Other Sources and Uses</b>									
Overhead Allocation Transfer	(219,652)	(219,652)	-	0.00%	(219,652)	-	(170,876)	(159,945)	(114,305)
Mountain Village Tap Fees	215,840	204,492	11,348	5.55%	204,492	(11,348)	33,680	112,829	113,108
Grants	-	-	-	NA	-	-	-	-	-
Ski Ranches Tap Fees	-	-	-	NA	-	-	-	6,000	-
Skyfield Tap Fees	-	-	-	NA	-	-	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	-	-	-	NA	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>(3,812)</b>	<b>(15,160)</b>	<b>11,348</b>	<b>-74.85%</b>	<b>(15,160)</b>	<b>(11,348)</b>	<b>(137,196)</b>	<b>(41,116)</b>	<b>(1,197)</b>
Surplus / Deficit	\$ 1,082,225	\$ 703,085	\$ 379,140	53.93%	\$ 703,085		\$ 1,159,567	\$ 836,244	\$ 1,043,566
<b>Beginning (Available) Fund Balance</b>	\$ 6,467,477	\$ 6,467,477	\$ -						
<b>Ending (Available) Fund Balance</b>	\$ 7,549,702	\$ 7,170,562	\$ 379,140						

Mountain Village water revenues are over budget in base water and sewer fees and irrigation and snowmaking fees. Ski Ranch water is over budget in excess water fees. Other revenues exceeded budget in inspection fees. Skyfield revenues are under budget in excess water fees. Sewer expenditures are under budget by 2%, primarily for regional sewer expenses. MV water is under budget in electricity, legal, and employee costs due to unstaffed positions. Ski Ranch operations is under budget because of repair and maintenance and tank replacement. Capital costs are mainly for Ski Ranches and regional sewer capital.

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	2021					2020	2019	2018	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Broadband Fund</b>									
<b>Revenues</b>									
Cable TV User Fees	\$ 846,946	\$ 997,471	\$ (150,525)	-15.09%	\$ 997,471	\$ 150,525	\$ 975,791	\$ 993,838	\$ 954,525
Internet User Fees	1,326,721	1,012,200	314,521	31.07%	1,012,200	(314,521)	1,161,287	1,112,465	1,039,306
Other Revenues	27,508	70,540	(43,032)	-61.00%	70,540	43,776	51,843	48,369	63,876
Phone Service Fees	26,764	35,000	(8,236)	-23.53%	35,000	7,492	35,488	40,863	42,665
<b>Total Revenues</b>	<b>2,227,939</b>	<b>2,115,211</b>	<b>112,728</b>	<b>5.33%</b>	<b>2,115,211</b>	<b>(112,728)</b>	<b>2,224,409</b>	<b>2,195,535</b>	<b>2,100,372</b>
<b>Operating Expenses</b>									
Cable TV Direct Costs	729,905	933,383	(203,478)	-21.80%	933,383	203,478	793,119	836,649	810,900
Phone Service Costs	16,762	25,200	(8,438)	-33.48%	25,200	8,438	19,293	22,326	24,344
Internet Direct Costs	154,045	236,500	(82,455)	-34.86%	236,500	82,455	179,615	257,744	205,620
Broadband Operations	862,703	823,758	38,945	4.73%	823,758	(38,945)	714,711	602,877	617,216
Contingency	-	3,000	(3,000)	-100.00%	3,000	3,000	-	-	2,313
<b>Total Operating Expenses</b>	<b>1,763,415</b>	<b>2,021,841</b>	<b>(258,426)</b>	<b>-12.78%</b>	<b>2,021,841</b>	<b>258,426</b>	<b>1,706,738</b>	<b>1,719,596</b>	<b>1,660,393</b>
Surplus / Deficit	464,524	93,370	371,154	397.51%	93,370		517,671	475,939	439,979
<b>Capital</b>									
Capital Outlay	861,121	780,000	81,121	10.40%	780,000	(81,121)	1,939,290	981,650	227,622
Surplus / Deficit	(396,597)	(686,630)	290,033	-42.24%	(686,630)		(1,421,619)	(505,711)	212,357
<b>Other Sources and Uses</b>									
Sale of Assets	-	-	-	NA	-	-	-	-	-
Transfer from General Fund	605,949	895,982	(290,033)	-32.37%	895,982	290,033	1,610,148	424,383	-
Transfer (To) From General Fund	-	-	-	NA	-	-	-	-	(10,000)
Overhead Allocation Transfer	(209,352)	(209,352)	-	0.00%	(209,352)	-	(188,529)	(169,531)	(163,416)
<b>Total Other Sources and Uses</b>	<b>396,597</b>	<b>686,630</b>	<b>(290,033)</b>	<b>-42.24%</b>	<b>686,630</b>	<b>290,033</b>	<b>1,421,619</b>	<b>254,852</b>	<b>(173,416)</b>
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ (250,859)	\$ 38,941
<b>Beginning (Available) Fund Balance</b>	\$ -	\$ -	\$ -						
<b>Ending (Available) Fund Balance</b>	\$ -	\$ -	\$ -						

Residential TV revenues are under budget but bulk account revenues are over budget. Internet revenues are over budget 31% and over prior year 14%. Other revenues are under budget 61% due primarily to labor and parts. Direct costs for cable are under budget 21.8% and under prior year 7%. This is primarily due to the transition from traditional cable services to fiber video. Internet costs are under budget 35%. Phone service revenues are under budget by 23.5%, while phone service expenses are under budget by 33.5%. Broadband operating expenses are over budget in employee costs and contract labor. Capital expenses are for continuing system upgrades.

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	2021				Annual Budget	Budget Balance	2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
<b>Telluride Conference Center Fund</b>									
<b>Revenues</b>									
Beverage Revenues	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -
Catering Revenues	-	-	-	NA	-	-	-	-	-
Facility Rental	-	-	-	NA	-	-	-	-	-
Operating/Other Revenues	-	-	-	NA	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	NA	-	-	-	-	-
<b>Operating Expenses</b>									
General Operations	-	-	-	NA	-	-	4,600	-	2,017
Administration	119,478	131,538	(12,060)	-9.17%	131,538	12,060	107,066	90,768	87,796
Marketing	100,000	-	100,000	NA	-	(100,000)	100,000	100,000	100,000
Contingency	-	-	-	NA	-	-	-	-	-
<b>Total Operating Expenses</b>	219,478	131,538	87,940	66.86%	131,538	(87,940)	211,666	190,768	189,813
Surplus / Deficit	(219,478)	(131,538)	(87,940)	66.86%	(131,538)		(211,666)	(190,768)	(189,813)
Capital Outlay/ Major R&R	13,882	20,000	(6,118)	-30.59%	20,000	6,118	-	6,471	12,730
Surplus / Deficit	(233,360)	(151,538)	(81,822)	53.99%	(151,538)		(211,666)	(197,239)	(202,543)
<b>Other Sources and Uses</b>									
Damage Receipts	-	-	-	NA	-	-	-	-	-
Insurance Proceeds	-	-	-	NA	-	-	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	233,360	151,538	81,822	53.99%	151,538	(81,822)	211,666	197,239	202,543
Overhead Allocation Transfer	-	-	-	NA	-	-	-	-	-
<b>Total Other Sources and Uses</b>	233,360	151,538	81,822	53.99%	151,538	(81,822)	211,666	197,239	202,543
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -

Expenses for the year are HOA dues, HVAC repair, facility expenses, and contracted marketing \$'s.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2021				2020	2019	2018		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Affordable Housing Development Fund</b>									
<b>Revenues</b>									
Contributions	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Proceeds	-	-	-	NA	-	-	-	-	-
Rental Income	34,280	34,080	200	0.59%	34,080	(200)	34,965	33,623	13,050
Sales Proceeds	-	-	-	NA	-	-	-	-	-
<b>Total Revenues</b>	<b>34,280</b>	<b>34,080</b>	<b>200</b>	<b>0.59%</b>	<b>34,080</b>	<b>(200)</b>	<b>34,965</b>	<b>33,623</b>	<b>13,050</b>
<b>Operating Expenses</b>									
Community Garden	-	-	-	NA	-	-	74	487	-
Property Purchase Expenses	925,831	887,998	37,833	4.26%	887,998	(37,833)	-	-	-
Leased Properties	20,790	21,600	(810)	-3.75%	21,600	810	21,000	20,729	-
HA Consultant	-	-	-	NA	-	-	-	-	-
RHA Funding	92,625	92,625	-	0.00%	92,625	-	92,625	92,625	107,668
Town Owned Properties	12,225	18,506	(6,281)	-33.94%	18,506	6,281	7,341	20,581	19,719
Density Bank	16,086	17,002	(916)	-5.39%	17,002	916	16,475	14,580	8,856
<b>Total Operating Expenses</b>	<b>1,067,556</b>	<b>1,037,731</b>	<b>29,825</b>	<b>2.87%</b>	<b>1,037,731</b>	<b>(29,825)</b>	<b>137,515</b>	<b>149,002</b>	<b>136,243</b>
Surplus / Deficit	(1,033,276)	(1,003,651)	29,625	-2.95%	(1,003,651)	29,625	(102,550)	(115,379)	(123,193)
<b>Other Sources and Uses</b>									
Transfer (To) From MAP	(11,429)	(11,479)	50	-0.44%	(11,479)	(50)	(29,900)	(54,339)	(30,000)
Gain or Loss on Sale of Assets	(12,416)	-	(12,416)	NA	-	12,416	(355)	(5,486)	(4,512)
Transfer (To) From General Fund - Sales Tax	803,876	726,319	77,557	10.68%	726,319	(77,557)	524,406	560,214	493,047
Transfer (To) From VCA	-	(56,190)	56,190	-100.00%	(56,190)	(56,190)	-	-	-
Transfer (To) From General Fund Housing Office	(74,343)	(88,260)	13,917	-15.77%	(88,260)	(13,917)	(22,182)	(21,539)	(19,630)
<b>Total Other Sources and Uses</b>	<b>705,688</b>	<b>570,390</b>	<b>135,298</b>	<b>23.72%</b>	<b>570,390</b>	<b>(135,298)</b>	<b>471,969</b>	<b>478,850</b>	<b>438,906</b>
Surplus / Deficit	\$ (327,589)	\$ (433,261)	\$ (105,672)	24.39%	\$ (433,261)	\$ (105,672)	\$ 369,419	\$ 363,471	\$ 315,713
<b>Beginning Fund Equity Balance</b>	\$ 2,553,553	\$ 2,432,635	\$ 120,918						
<b>Ending Equity Fund Balance</b>	\$ 2,225,964	\$ 1,999,374	\$ 226,590						

Expenses consist of HOA dues, lease payments for a rental unit, RHA funding, Norwood property purchase, and maintenance and utilities on town owned properties.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
December 2021**

	2021						2020	2019	2018
	Actual YTD	Budget YTD	Budget Var (\$)	Budget Var (%)	Annual Budget	Budget Balance	Actual	Actual	Actual
<b>Village Court Apartments</b>									
<b>Operating Revenues</b>									
Rental Income	\$ 2,168,836	\$ 2,262,741	\$ (93,905)	-4.15%	\$ 2,262,741	\$ 93,905	\$ 2,109,386	\$ 2,290,402	\$ 2,261,422
Other Operating Income	96,508	118,410	(21,902)	-18.50%	118,410	21,902	127,757	113,920	124,701
<b>Total Operating Revenue</b>	<b>2,265,344</b>	<b>2,381,151</b>	<b>(115,807)</b>	<b>-4.86%</b>	<b>2,381,151</b>	<b>115,807</b>	<b>2,237,143</b>	<b>2,404,321</b>	<b>2,386,123</b>
<b>Operating Expenses</b>									
Office Operations	193,012	215,173	(22,161)	-10.30%	215,173	22,161	150,263	201,175	188,876
General and Administrative	138,888	148,979	(10,091)	-6.77%	148,979	10,091	146,785	114,769	108,484
Utilities	304,095	305,624	(1,529)	-0.50%	305,624	1,529	349,738	403,479	376,517
Repair and Maintenance	554,787	667,020	(112,233)	-16.83%	667,020	112,233	481,721	495,507	381,500
Major Repairs and Replacement	120,449	227,000	(106,551)	-46.94%	227,000	106,551	160,039	267,306	316,385
Contingency	-	14,500	(14,500)	-100.00%	14,500	14,500	-	-	-
<b>Total Operating Expenses</b>	<b>1,311,231</b>	<b>1,578,296</b>	<b>(267,065)</b>	<b>-16.92%</b>	<b>1,578,296</b>	<b>267,065</b>	<b>1,288,546</b>	<b>1,482,235</b>	<b>1,371,762</b>
<b>Surplus / (Deficit) After Operations</b>	<b>954,113</b>	<b>802,855</b>	<b>151,258</b>	<b>19%</b>	<b>802,855</b>		<b>948,597</b>	<b>922,086</b>	<b>1,014,361</b>
<b>Non-Operating (Income) / Expense</b>									
Investment Earning	(20)	(50)	30	-60.06%	(50)	(30)	(1,376)	(7,830)	(5,383)
Debt Service, Interest	335,317	354,198	(18,881)	-5.33%	354,198	18,881	369,833	381,884	394,539
Debt Service, Fees	933,834	-	933,834	NA	-	(933,834)	418,441	1,925	1,925
Debt Service, Principal	15,000	434,079	(419,079)	-96.54%	434,079	419,079	-	406,393	393,738
<b>Total Non-Operating (Income) / Expense</b>	<b>1,284,131</b>	<b>788,227</b>	<b>(495,904)</b>	<b>-62.91%</b>	<b>788,227</b>	<b>(495,904)</b>	<b>786,898</b>	<b>782,372</b>	<b>784,819</b>
<b>Surplus / (Deficit) Before Capital</b>	<b>(330,019)</b>	<b>14,628</b>	<b>-</b>	<b>0.00%</b>	<b>14,628</b>		<b>161,699</b>	<b>139,714</b>	<b>229,542</b>
Capital Spending	25,943	30,000	4,058	13.53%	30,000	4,058	11,105	393,920	398,386
<b>Surplus / (Deficit)</b>	<b>(355,961)</b>	<b>(15,372)</b>	<b>(340,589)</b>	<b>2215.65%</b>	<b>(15,372)</b>		<b>150,594</b>	<b>(254,206)</b>	<b>(168,844)</b>
<b>Other Sources / (Uses)</b>									
Transfer (To)/From General Fund	(163,425)	(163,425)	-	0.00%	(163,425)	-	(147,964)	(156,163)	(140,169)
New Loan Proceeds	-	-	-	NA	-	-	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Grant Revenues	(2,162)	-	(2,162)	NA	-	2,162	175,837	-	-
Transfer From AHDF	-	56,190	(56,190)	-100.00%	56,190	56,190	-	-	-
<b>Total Other Sources / (Uses)</b>	<b>(165,587)</b>	<b>(107,235)</b>	<b>58,352</b>	<b>-54.42%</b>	<b>(107,235)</b>	<b>58,352</b>	<b>27,873</b>	<b>(156,163)</b>	<b>(140,169)</b>
<b>Surplus / (Deficit)</b>	<b>(521,548)</b>	<b>(122,607)</b>	<b>(398,941)</b>	<b>325.38%</b>	<b>(122,607)</b>		<b>178,467</b>	<b>(410,369)</b>	<b>(309,013)</b>

Rent revenues are under budget 4% and over prior year 2.8% because of the rent waivers. Other revenues are under budget 19% due mainly to laundry revenues, investment income, repair charges and an miscellaneous revenues. Office operations are under budget 10.3% which is manly due to computer/software support. General and administrative is under budget mainly because of legal costs. Utilities are .5% under budget. The savings are in electricity because of the electric submetering, but water/sewer is over budget. Maintenance is under budget 17% due to employee costs, supplies, and subcontracting. MR&R expenses include carpet and vinyl replacement, appliance and hot water heater replacements, and roof and window repairs.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
December 2021**

	2021				Annual Budget	Budget Balance	2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
<b>Debt Service Fund</b>									
<b>Revenues</b>									
Abatements	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	(53,221)
Contributions	206,000	206,000	-	0.00%	206,000	-	199,600	203,200	201,650
Miscellaneous Revenue	-	-	-	NA	-	-	-	-	-
Property Taxes	461,382	480,012	(18,630)	-3.88%	480,012	18,630	509,934	550,730	551,407
Reserve/Capital/Liquidity Interest	405	2,000	(1,595)	-79.73%	2,000	1,595	1,911	5,301	5,001
Specific Ownership Taxes	23,976	32,000	(8,024)	-25.08%	32,000	8,024	24,724	27,548	29,307
<b>Total Revenues</b>	<b>691,764</b>	<b>720,012</b>	<b>(28,248)</b>	<b>-3.92%</b>	<b>720,012</b>	<b>28,248</b>	<b>736,170</b>	<b>786,779</b>	<b>734,143</b>
<b>Debt Service</b>									
<b>2001/2011 Bonds - Gondola - Paid by contributions from TMVOA and TSG</b>									
2001/2011 Bond Issue - Interest	76,000	76,000	-	0.00%	76,000	-	79,600	83,200	86,650
2001/2011 Bond Issue - Principal	130,000	130,000	-	0.00%	130,000	-	120,000	120,000	115,000
<b>2006/2014/2020 Bonds - Heritage Parking</b>									
2014 Bond Issue - Interest	144,033	144,032	1	0.00%	144,032	(1)	137,213	250,725	256,225
2014 Bond Issue - Principal	320,000	320,000	-	0.00%	320,000	-	285,000	285,000	275,000
<b>Total Debt Service</b>	<b>670,033</b>	<b>670,032</b>	<b>1</b>	<b>0.00%</b>	<b>670,032</b>	<b>(1)</b>	<b>621,813</b>	<b>738,925</b>	<b>732,875</b>
Surplus / (Deficit)	21,731	49,980	(28,249)	-56.52%	49,980		114,357	47,854	1,268
<b>Operating Expenses</b>									
Administrative Fees	1,770	3,182	(1,412)	-44.37%	3,182	1,412	83,343	2,256	3,158
County Treasurer Collection Fees	13,880	14,797	(917)	-6.20%	14,797	917	16,012	16,564	14,995
<b>Total Operating Expenses</b>	<b>15,650</b>	<b>17,979</b>	<b>(2,329)</b>	<b>-12.95%</b>	<b>17,979</b>	<b>2,329</b>	<b>99,355</b>	<b>18,820</b>	<b>18,153</b>
Surplus / (Deficit)	6,081	32,001	(25,920)	-81.00%	32,001		15,002	29,034	(16,884)
<b>Other Sources and Uses</b>									
Transfer (To) From General Fund	(23,976)	(32,000)	8,024	-25.08%	(32,000)	(8,024)	666,709	(27,548)	(29,307)
Transfer (To) From Other Funds	-	-	-	NA	-	-	-	-	-
Payment to Refunding Bonds Escrow	-	-	-	NA	-	-	(6,192,795)	-	-
Proceeds From Bond Issuance	-	-	-	NA	-	-	5,475,000	-	-
<b>Total Other Sources and Uses</b>	<b>(23,976)</b>	<b>(32,000)</b>	<b>8,024</b>	<b>-25.08%</b>	<b>(32,000)</b>	<b>(8,024)</b>	<b>(51,086)</b>	<b>(27,548)</b>	<b>(29,307)</b>
Surplus / (Deficit)	\$ (17,895)	\$ 1	\$ (17,896)		\$ 1	\$	\$ (36,084)	\$ 1,486	\$ (46,191)
<b>Beginning Fund Balance</b>	<b>\$ 369,490</b>	<b>\$ 405,573</b>	<b>\$ (36,083)</b>						
<b>Ending Fund Balance</b>	<b>\$ 351,595</b>	<b>\$ 405,574</b>	<b>\$ (53,979)</b>						



**TO:** Mountain Village Town Council

**FROM:** Chris Broady, Chief of Police  
Kathrine Warren, Public Information Officer  
Shannon Armstrong, San Miguel Emergency Manager  
John Cheroske, TFPD Fire Division Chief

**DATE:** February 8, 2022

**RE:** Emergency preparedness and evacuation procedures review and discussion  
(30 minutes)

With continuing dry winter conditions, emergency planners wanted to review with Mountain Village Town Council the plans and actions that can be taken before and during this summer season for wildfire preparedness.

As the recent Marshall Fire showed us, wildfire can happen without warning and spread quickly, putting true meaning to the phrase, spread like wildfire. Many residents and business owners have reached out to our local fire and police departments asking, could this happen to us? And the answer unfortunately is yes it could.

The Mountain Village Police Department works closely with Telluride Fire Protection District staff, our San Miguel County Office of Emergency Management and United States Forest Service officials to go over all possible scenarios for a wildfire in and around Mountain Village.

While the location of a wildfire is impossible to predict, fire officials have examined many different scenarios when it comes to planning for our community to stay safe during a wildfire.

We encourage residents and visitors of Mountain Village take a number of actions to be prepared should a wildfire start within, or near the town.

All residents and visitors to the region should sign up for CodeRED to receive important emergency alerts from San Miguel County. Should wildfire evacuations occur, public safety officials would use CodeRed and geolocation to notify individuals in evacuation zones with specific instructions. You can sign up for CodeRed at [bit.ly/SMCprepared](https://bit.ly/SMCprepared).

Mountain Village also maintains its own public notification system, ReadyOp, and it would be used to reinforce the messaging going out through CodeRed should the need arise. All council members are signed up for this service, and can encourage the public to sign up through [bit.ly/MVNotifications](https://bit.ly/MVNotifications).

Cellular networks may be congested during a wildfire, but text messages are more likely to go through than phone calls. Technology is not 100 percent effective however, and if you see smoke or flames, evacuate immediately.

Should the need arise, residents are urged be prepared for quick evacuations. Together with your family or household members, plan ahead in case of wildfire. Here is a helpful “Ready Set Go” document for household planning : [rsq-eaq.pdf](#)

As you know, there are very few routes in and out of both Telluride or Mountain Village and beyond, so it's critical to make yourself aware of different evacuation routes based on your location. To learn about different evacuation routes, see links below:

[Mountain Village Evacuation Map](#)

[Mountain Village Evacuation Guide](#)

[San Miguel County Resident Evacuation Guide](#)

[Colorado Wildfire Risk Public Viewer](#)

For those living in wooded areas, investigate creating a defensible space around your home to further protect your home. More information can be found at [cowildfire.org](http://cowildfire.org).

The San Miguel County Emergency Management Office, your regional fire agencies, and law enforcement agencies work tirelessly behind the scenes to be as prepared as possible for any scenario, but at the end of the day, personal responsibility is crucial in keeping you and your family safe. Be sure to also visit [westslopefireinfo.com](http://westslopefireinfo.com) for the latest fire restrictions throughout our entire region.

Some of the financial implications that Council may consider is the funding of mitigation costs, both within the Town limits and on the adjoining properties. The Town Forester can speak to this in much more detail.

Another lesson learned from the Marshall fire is some residents who suffered losses are finding they are under-insured.

**Possible action for Council members**

*National Incident Management System (NIMS) / Incident Command System (ICS) Training –*

- G-402: ICS Overview for Executives and Senior Officials
- IS-800b: Intro to the National Response Framework
- IS-801 to IS-814 on Emergency Support Functions appropriate to their responsibilities

Thank you for this critical discussion.

Respectfully submitted



Chris Broady

## **MEMORANDUM**

To: Mountain Village Town Council

From: Andrew Knudtsen and Rachel Shindman, Economic & Planning Systems

Subject: Housing Linkage Program Update  
Council Work Session February 17, 2022

Date: February 10, 2022

Town Council has identified the creation of housing mitigation rates for new development as a priority; EPS and RRC were retained by the town to generate a linkage study and proposed community housing mitigation requirements for housing needs generated by new construction.

EPS and RRC have been developing these tools, and work completed to date includes the following:

- Residential employee generation – new employees, by industry and income level, generated by new residential development
- Commercial employee generation– new employees, by industry and income level, generated by new commercial development
- Hotel employee generation – new employees, by income level, generated by new hotel development

Staff and consultants reviewed these findings with Council on January 20, 2022 and introduced policy questions to be considered as part of this process. The following three policy areas were discussed, with guidance provided as follows:

- Depth/breadth of program: apply to all commercial and residential development (with potential for exemption/appeal for unusual circumstances)
- Mitigation methods/prioritization: prioritize units constructed in town, followed by units constructed within the region, followed by payment of a fee-in-lieu
- Mitigation rates: set to be consistent with historic position of the region, at 40% for commercial and 60% for residential

At the February 17 work session, staff and the consultant team will review and walk through the following elements of the program:

1. Mitigation requirements for various types of projects (commercial, hotel, multifamily residential, single family residential) to document the standards and requirements of the program, as outlined based on direction provided previously by Council
2. Discuss how these proposed standards compare to peer communities
3. Review and confirm the recommendations for a hierarchy of mitigation methods, prioritizing (1) in-town construction, followed by (2) out of town construction, followed by (3) a fee-in-lieu payment



## VILLAGE COURT APARTMENTS

415 Mountain Village Blvd, Suite 1  
Mountain Village, CO 81435  
(970) 708-1253

### Agenda Item No. 16

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**TO:** Mountain Village Town Council  
**FROM:** Connor Reilly, Property Manager; Dylan Cornish, Maintenance Manager  
**FOR:** Meeting of February 17, 2021  
**DATE:** February 7, 2022  
**RE:** Village Court Apartments Quarterly Update

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**Executive Summary:** Village Court Apartment (VCA) staff aims to provide quarterly updates to Town Council related to staffing changes, ongoing operations, and general initiatives occurring on the property. This report captures Administrative, Financial, and Maintenance updates. Overall, VCA has been operating very smoothly since the transition to a new leadership structure. We have a very ambitious Maintenance program for 2022 but we feel that we are adequately staffed to accomplish these goals.

#### **Administrative Updates:**

- **Staffing Changes:** Connor Reilly was promoted to Property Manager and has officially transitioned into this role. Dylan Cornish was also promoted to the Maintenance Manager position. Both promotions have done well in their new roles. Additionally, Marco Campas has been hired on as Maintenance Technician and he will be starting February 14th. The VCA maintenance crew is now fully staffed which will allow the maintenance team to stay on top of projects, the grounds, and the buildings more effectively. Tatum Mullis, the VCA Property Attendant is now being managed by our Maintenance Manager Dylan which we feel will be much more efficient since the maintenance team is walking the grounds and working on turnovers, in turn managing the property attendant in a more efficient way.
- **Turnovers:** VCA turnovers have remained steady. We have had around 5 apartment turnovers each month. We are expecting this rate to stay the same. Even with the turnovers staying at 5 the last couple of months our occupancy rate has been at 99% for the last year.
- **Waitlist:** There are still approximately 210 people on the VCA waitlist. Based on current movement, we are still anticipating that the waitlist will remain closed for at least the next 12 months before reaching the re-opening mark of 150. VCA Staff plans to contact everyone on the waitlist to confirm if they are still interested in remaining on the waitlist. This should help us eliminate people on the list that have moved or no longer interested in a VCA unit. Additionally, we are planning on creating a new income limited waitlist to assist in better meeting our CDBG income limited unit obligations. This change would help in administration of our CDBG units and eliminate process for these units.

**Rent Increase:** This year we have increased the rental rates at VCA for all units by 2.5%.

- Over the past decade, rental rates at Village Court Apartments have had minimal changes with no rate adjustments from 2014-2018. In 2019 rents were adjusted and, in some cases, decreased, because we also sub-metered all electric, placing the responsibility to pay electric equitably between all unit owners. In 2019 we also removed cable as a free amenity but re-instated it during COVID, along with free internet for school children who were in school remotely.
- In increase in rent will result in \$56,712 in additional revenue for FY2022, but these amounts will be offset by increases in operational costs.

#### **Financial Hardships Update:**

- **Hardship Applications:** We are continuing to offer financial hardship payment arrangements for those in need. We have seen a decrease in VCA financial hardship applications over the last few months. Currently none of our tenants are using the financial hardship payment plans.
- **Evictions:** To-date, we have still not processed a single eviction during the pandemic. None of our move outs have indicated that their reason for leaving was due to financial hardship within the last year.
- **Late Rent Payments:** We have not seen an increase in residents paying their rent late. It is still within the normal margins of approximately 5 per month.
- **Rental Assistance:** There are two rental assistance grants that we have been asking tenants to fill out if they are having financial difficulties. One is the good neighbor fund that is offered through the Tri-County Health Network, the other is through DOLA and can help tenants cover up to 15 months of rent due to COVID 19 difficulties. These are separate programs from VCA and do not affect staff workloads.

#### **Maintenance Work Program Updates:**

Below is a list of ongoing projects and priorities relating to the 2021 work plan and capital reserve study, along with other maintenance projects:

- **Laundry Machine Upgrades:** We are looking into upgrading the laundry machines so that tenants can pay for the washers and dryers through an app on their smart phones. These devices from Shine Pay plug into our existing laundry machines and connect to the tenant's phone through Bluetooth, all they must do is scan a QR code. The purpose of this change is to eliminate the token distribution and collection by staff, reducing overall workload and the overseeing of cash by VCA staff. The company Shine Pay does take a 3.9% transaction fee.
- **Dog Park:** We are proposing to upgrade the VCA Dog Park in 2022. To date, we have received quotes from fencing companies to replace the existing fencing with a similar fence as to what was placed at the basketball court. Once the snow melts, VCA Maintenance staff will be removing the old fence and grading the area. After the site work is completed, a third-party fencing company will install the new fence. The proposed

surfacing of the upgraded park is proposed as woodchips which can be provided to us free of charge from our forestry department and third party forestry professionals working in the Village. Staff is pursuing a grant to cover the cost of the dog park.

- **Hallway Painting:** The interior hallways in Buildings 10-14 will be repainted this upcoming summer. The goal is to make these hallways more aesthetically pleasing.
- **Window Washing:** Window washing occurs on an annual basis - the 2022 window washing is currently scheduled for Fall.
- **Roof Replacement:** We will be replacing one of the tile roofs on Buildings 1-9. The new roof will be corrugated metal, making this roof easier to maintain in the future. The tile pulled from the old roof will be stored on the property and used to repair the other tile roofs as necessary.
- **Water Heaters:** The water heaters in Buildings 10-14 have reached the end of their lifespan. VCA maintenance staff will be replacing all the water heaters in house which will limit the overall cost of the project with labor savings.
- **Roof Repairs:** Pro Services LLC will be repairing damaged fascia board and roofs February of 2022. This work will occur on Buildings 10-14.
- **Basketball Court:** The new fence for the basketball court has been installed and looks great. The fence was identified as being an important amenity for the residents committee, due to pedestrian dangers occurring when basketballs leave the court and roll onto the road. This change will make it much safer for the kids playing basketball. Once the snow melts the maintenance team will install stairs leading up to the fence and some benches.
- **Studio 3<sup>rd</sup> Floor Ceilings:** The exterior ceilings of Buildings 4-7 are cracked and damaged. This summer the maintenance team will be repairing the ceiling.

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To: Town Council

From: Zoe Dohnal, Business Development and Sustainability Director  
Kathrine Warren, Public Information Officer  
Lauren Kirn, Environmental Efficiencies and Grant Coordinator

For: Meeting, February 17, 2022

Date: February 4, 2022

Re: Communications and Business Development Biannual Report

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## SUMMARY

The department narrative for Business Development, Communications and Sustainability is broken into six sections: communications and public information, marketing and tourism, business development and community engagement, telluride conference center, environmental efficiencies, and grand administration. This report summarizes how key performance measures were accomplished as of December 31, 2021 in comparison to the previous year over year (YOY) and provides a summary of department highlights for the year.

## ATTACHMENTS:

1. Exhibit A- Telluride Conference Center Strategies Report – Lauren Gibbons, Director of Conference Center Sales

## SECTION I: COMMUNICATIONS & PUBLIC INFORMATION

### OVERVIEW

1. Email marketing and social media messaging
  - a. **Grew** 2021 YOY the volume of email correspondence sent by **16%**, with an average open rate of **32.5%** and a click-through rate of **3.3%**.
  - b. **Grew** business, community, and visitor email lists by **9%** YOY
  - c. **Grew** all Town social media platform followers (Facebook, Twitter, and Instagram) by **20%** YOY.
2. Public, staff and council inquiries
  - a. **284** website questions from the public were received and answered in 2021, a **68% increase** YOY.
  - b. Inquiries are also received through individual phone lines and the general town line, direct and general marketing emails, social platform messages, and thread comments.
3. Emergency management and notifications
  - a. Approximately **203** public service announcements (PSA) were posted/shared across TMV platforms, a **20%** increase over last year.
  - b. Grew ReadyOp subscribers to a total of **2062** at the end of 2021, a **4% increase** from 2020. Within the year, **96** ReadyOp alert SMS and emails were sent, a **71%** increase over last year.
4. Campaign development
  - a. Responded to and completed approximately **175** [internal departmental communication requests](#) in 2021.
5. Public relations outreach
  - a. A total of **45** press releases were sent in 2021, a **73% increase** over 2020.
  - b. This year we saw 290 [media articles mentioning the Town of Mountain Village](#), an **8% increase** YOY.



- a. Drove website traffic and grew website optimization with website users seeing a **52%** increase and website sessions seeing a **50% increase** over 2020.

## **HIGHLIGHTS OF 2021**

The COVID-19 pandemic continues to highlight the importance of a nimble communications department that is a source for important and reliable community information.

The continued growth in website traffic, social media followers and email and ReadyOp subscribers, is a testament to the community's trust in our department.

Our Public Information Officer (PIO) meets monthly with regional PIOs and biweekly with local PIOs to maintain regional communications efforts to present a united message for COVID-19 and wildfire preparedness, issues that don't adhere to governmental jurisdictions. Our team understands that the Mountain Village audience may have different expectations than other audiences and advocates for the Town of Mountain Village whenever possible.

## **LOOKING FORWARD TO 2022**

In summer 2021, the Colorado passed HB-1110 which requires state and local government entities to create website accessibility plans and implement those plans by July 1, 2024. The goal of the legislation is to make the website accessible for all members of the public regardless of auditory, cognitive, neurological, physical, speech or visual disability.

Our team is actively working to understand what changes are needed to make the Town's website meet these new accessibility guidelines (which will include how PDFs are posted and shared online) and develop that plan with the support of our website developers in accordance with the new law.

The Communications Team continues to work with our Village Court Apartments staff to translate messaging and applications to Spanish for Spanish-speaking residents and is continually looking for ways to reach our community in an inclusive manner.

Public Information Officer, Kathrine Warren, recently completed a five-day Master Public Information Officer course taught by the FBI's Law Enforcement Executive Development Association program and also looks forward to further developing long-term and crisis communication plans for the department and the Mountain Village Police Department.

## **SECTION II: MARKETING & TOURISM**

### **OVERVIEW**

1. Manage third-party contact(s)
  - a. The Town received **24** submissions for its RFP issued October 25, seeking comprehensive destination marketing, brand marketing, and brand management services. The selection committee consisting of 8 members from TSG, TMVOA, Town Council, Mountain Village restaurant and lodging owners, and Town Staff, selected the Telluride Tourism Board (TTB) and Karsh Hagan to lead the Town's destination marketing efforts.
  - b. Town staff has redefined the scope of work, performance measures, reporting expectations, and fee for service terms.

### **LOOKING FORWARD 2022**

Staff is excited to continue working with TTB and the new addition of Karsh Hagan to give a fresh focus to Mountain Village's marketing efforts. TTB staff will be presenting a bi-annual report to council in tandem with the Business Development department report in July 2022.

## OVERVIEW

2. Business Development Advisory Committee (BDAC)
  - a. Met **9** times throughout the year, not including any subcommittee meetings.
  - b. [The Cabins at Mountain Village](#) celebrate a new public art installation in collaboration with TMVOA and Telluride Arts. **Eleven** gondola dining cabins have been adorned with the art of local and regional artists placed throughout Heritage, Village Pond, Reflection, and Sunset plazas. Usage of The Cabins remains high, shown through the **29,959** pageviews on [Dine Outside](#) within 2021, and the recent mention in 5280 magazine for the 11 best outdoor dining setups in Denver and beyond.
  - c. Approximately, **2,500** masks have been distributed to businesses in 2021
3. Business Liaison
  - a. A dynamic database of **189** Mountain Village center business is used to track annual one-on-one check-ins, as well as keeping up-to-date contact information for each business entity.
  - b. Attended TMVOA merchant meetings and board meetings, the county's Economic Recovery Committee, the Telluride/Mountain Village Restaurant Committee and Lodging Committee, and the Western Slope Colorado Business Recovery group.
  - c. Enhanced the Town's Business Resource webpage and created a dedicated Business Resources and Updates newsletter sent out bi-monthly/as needed.
4. [Online business directory](#)
  - a. **202** Town of Mountain Village businesses are represented on the online business directory, this is a **22% increase** over last year's listings. Staff are working through GIS to more accurately map all businesses for a better wayfinding experience.
5. Plaza Use
  - a. Maintained executed three-year plaza license agreements (PLA) with a 100% completion of new/renewal requests with a total of **22** active agreements in 2021. **2** temporary PLA addendums have also been executed to account for the remaining additional outdoor dining infrastructure.
  - b. In 2021, the Plaza Vending Committee received a record **9** winter vending cart applications and **5** summer. The Town **permitted 7** winter carts and **all** summer applicants.
  - c. In 2021, TMV permitted **44** special events, this is a **38% increase** over last year.
6. The Market on the Plaza has **34** participating vendors this year, this is a 42% increase over last year and on par with 2019. Total sales tax collections **increased 62%** over last year.
7. Wayfinding/ TMV app
  - a. Staff is collaborating with TMVOA and TSG to build a comprehensive destination app, with a focus on wayfinding and Mountain Village offerings.

## HIGHLIGHTS OF 2021

Through BDAC, the Town, in partnership with TMVOA and Telluride Arts Foundation, transformed The Cabins at Mountain Village into a public art installation. This next chapter shows the breadth of possibilities for these unique assets. Staff created a coloring book inspired by The Cabins art to enhance the experience for families and visitors. Town staff also facilitated the addition of heated seats within all The Cabins, so if you have not enjoyed lunch or après in these beautiful dining pods, be sure to soon.

## LOOKING FORWARD 2022

Town staff will continue to work with TSG and TMVOA in creating an easy to use, comprehensive Mountain Village app. Partnering with Algoworks and the Town's web developers, VentureWeb, has set the foundation for a streamlined and customizable app. While the app in no way will be a mirror of the Town's website, developers have created code to take updated information from the Town's website to update app content without staff dedicating additional time. In addition, the app committee is now in conversations with Snow Mappy to integrate an interactive 2D/3D platform for turn-by-turn navigation, offering an unparalleled wayfinding experience.

1. Manage third-party contracts
  - a. The pandemic caused a disruption in TCC bookings but TCC Director of Sales, Lauren Gibbons, has focused on updating pricing, contract standards, lost revenue reporting, and developing other new strategies to increase the success of the facility as shown in **Exhibit A**.

## LOOKING FORWARD TO 2022

Town staff is drafting an RFP to engage a consulting firm to review the existing Telluride Conference Center and assets, complete a trade area analysis/demand, and to complete a needs assessment and feasibility study. In addition, consultants will help identify an optimal management model, necessary infrastructure enhancements with a cost/benefit analysis, a financial pro forma, and define the economic impact to the community.

## SECTION V: ENVIRONMENTAL EFFICIENCIES

### OVERVIEW

1. Environmental Policy and Regional Collaboration
  - a. In 2021, staff attended **4** monthly Telluride Ecology Commission meetings, the Colorado Communities for Climate Action (CC4CA) Virtual Board Retreat and has contributed to the Sneffels Energy Board's regional climate action plan that was issued in October 2021.
  - b. After **8 committee meetings**, and **35 subcommittee meetings** in 2021, staff assisted restructuring the Green Team into a community advisory board with quarterly meetings and no subcommittees. With the hiring of the Town's Environmental Efficiencies and Grant Coordinator, staff now works with members to develop the department's annual narrative focusing on attainable goals that ultimately reduce TMV's greenhouse gas emissions.
2. Zero waste by 2030
  - a. Farm to Community initiative served **85 families (171 people)** a weekly CSA share for 14 consecutive weeks from June 9 through September 15 accumulating to **13,035 pounds** of local produce distributed. The average daily distribution **increased 16%** from 799 pounds in 2020 to 931 in 2021.
  - b. Community Clean-Up Day occurred on Saturday, August 21, 2021 in Sunset Plaza. A total of **59.95 pounds** of trash was removed from the environment.
  - c. Recycling
    - i. Mountain Village **residential recycling** is tracking to be around **27%** for 2021. Plastics made up 18% of the recycled materials. This surpasses the 2020 Colorado statewide recycling and composting rate of 15% and the statewide plastic containers and packaging rate of 9% recycling. The Town's residents have avoided **472.75 metric tons CO2e** in 2021 to date.
    - ii. Mountain Village **commercial recycling** is tracking to be around **16%** for 2021. Plastics made up 17.9% of the recycled materials. This surpasses the 2020 Colorado statewide recycling and composting rate of 15% and the statewide plastic containers and packaging rate of 9% recycling. The Town's commercial properties have avoided **601.93** metric tons CO2e in 2021 to date.
    - iii. Terracycle **disposable mask recycling bins** are located at all gondola stations and the Village Market to divert disposable masks from ending up in landfills, the environment, and the community.
  - d. Composting
    - i. The compost incentive awarded **14 participants** an individual compost unit. In 2021, **1,040.16 pounds** of food waste was diverted from the landfill, generating **531.9 pounds** of compost as of November.
    - ii. A **free composting event** was held from November 1 through November 10 in partnership with the Town of Telluride. A total of **2 tons** of organic waste was diverted from the landfill and **2.93 metric tons of CO2 equivalent** in greenhouse gas emissions was avoided.
  - e. Single-Use Plastic Reduction
    - i. The Town recycles **plastic film collected** in a bin outside of the Town Hall entrance. The bin is filled every month. Informational posts and educational materials will be distributed

through email newsletters, blog posts, and social media to further inform the community on what can be recycled through this box

3. Carbon Neutral by 2050, using 2010 as a benchmark.

a. Greenhouse Gas Reporting

- i. Staff provided Lotus with required data for the 2020 report and were trained on the Excel reporting tool to provide data monthly. This task has now been taken in-house.
- ii. Mountain Village **municipality reduced** its emissions by **25%** in 2020 vs 2019 (2019 Emissions: 4,383 mt CO<sub>2</sub>e; 2020 Emissions: 3,266 mt CO<sub>2</sub>e)
- iii. The Mountain Village community **reduced** its emissions by **9%** in 2020 vs 2019 (2019 Emissions: 74,265 mt CO<sub>2</sub>e; 2020 Emissions: 67,243 mt CO<sub>2</sub>e)
- iv. The **region reduced** its emissions by **12%** between 2018 and 2020. (2018: 350,700 mt CO<sub>2</sub>e; 2020: 307,586 mt CO<sub>2</sub>e.)
- v. Lotus reported that the Mountain Village **municipality reduced** its emissions by **28%** between 2010 and 2020, while the **region** has **reduced** its emissions by **20.3%** 2010 and 2020.

b. Alternative Energy

- i. The Town of Mountain Village is a U.S. EPA Green Power Partner. The U.S. EPA's Green Power Partnership requires a **minimum of 25%** green power usage. The Town uses **38% green power**. Mountain Village purchases **1,813,680 kWh/year** in **green power** from SMPA.
- ii. The 2021 Solar Co-Op Incentive led to **14** contracts being executed for solar installation with Alternative Power Ent; **9** of which are for deed-restricted homes. This equates to a total of 68.8KW of solar capacity under contract to be installed. This is a **37.8%** close rate from the **37 qualifying members** in the Solar Co-Op, which is the second highest close rate in the state. A total of **\$60,000** in incentive funds were awarded. Carbon offset over 25 years of 1,517.3 metric tons, or 3,345,073.9 pounds, which is comparable to taking nearly 13.2 cars off the road one year, every year, for 25 years. It is a projected **energy cost savings of \$418,068** over 25 years.

c. Open Space

- i. The Town of Mountain Village is over **50% open space**, which is a significant source of carbon sequestration. Out of the total 2,095.551 acres, Mountain Village has 1,050.3 acres in open space. Staff is working to quantify the emissions avoidance due to this open space.

d. Building Incentives

- i. **Deed-Restricted Workforce Housing incentive** awarded approximately **\$3,665.23** in fee waivers with a valuation of \$262,200 for deed restricted housing as of November 2021.
- ii. Staff is researching and evaluating opportunities for improved building efficiencies, including **retrofits, renewable energy, and net zero construction**. Staff have met with other municipalities including the Town of Breckenridge, the Town of Vail, San Miguel County, and San Diego County as well as agencies like the Department of Local Affairs (DOLA), Energize Colorado, and the Colorado Energy Office (CEO) to discuss initiatives, policies, funding opportunities, projects, and programs.

e. Electric Vehicle Charging Stations

- i. The Town offers one ChargePoint **Level II, dual port charging station** and eight **Tesla Supercharger** stations in the Gondola Parking Lot. The ChargePoint station that opened in May 2019 has avoided **15,202kg** of greenhouse gas emissions to date. The Tesla Supercharger stations opened for public use in November 2021.
- ii. Tesla will be providing **two Level II charging stations** with **11772 ports** for installation in Heritage Parking Garage.
- iii. The Town was awarded the **Charge Ahead Colorado** grant in November 2021 for two Level II electric vehicle charging stations. One charging station will be installed in Meadows Parking Lot and one station will be installed in Heritage Parking Garage in 2022.

4. Water Conservation and Water Loss Prevention

- a. **Smart Irrigation Controls Incentive** has 5 participants to date. Public Works and the Environmental Efficiencies Departments are collaborating to create a **database** for yearly water use and water use reductions associated with **smart irrigation controls**.
  - b. Staff applied for the **Engagement & Innovation Grant** funding for community education and outreach on the Smart Irrigation Controls Incentive Program and for **irrigation audits**. The intent of the irrigation audits is to identify inefficiencies (leaks, unintentional bends, etc.) in existing irrigation systems to inform home and property managers how to effectively upgrade or repair their systems.
  - c. San Miguel Watershed Coalition (SMWC)
    - i. The Town contributes **\$10,000** in annual funding to SWMC for **water sampling and monitoring** to ensure the quality of municipal water, surface water, aquatic species, and riparian plant communities within Mountain Village.
    - ii. Staff has met with SMWC to discuss partnership opportunities, including **beaver awareness and education** for the community, and developing an **integrated climate hydrologic model** of the watershed. These discussions are ongoing.
  - d. Water Conservation Advisory Board
    - i. The Environmental and Public Works Departments formed a **Water Conservation Advisory Board** to discuss and evaluate water conservation measures, discuss opportunities and challenges, and develop a **long-term strategy** for water conservation.
5. Natural Resources Management and Education
    - a. Staff dedicated **350 man hours** to conducting **noxious weed control** activities for both Town-owned and private properties in 2021.
  6. Wildfire Mitigation and Education
    - a. The Cedar Shake incentive has awarded approximately **\$96,197** in fee waivers as of November 2021.
    - b. Defensible Space incentive has awarded **\$104,937.50** in reimbursements to date.
  7. Department Environmental Goals
    - a. Staff has met with all Town departments to understand their environmental goals and identify opportunities for advancement.
    - b. Staff is evaluating the potential for Mountain Village to become certified to the **Mountain IDEAL Standard**, formally recognized by the Global Sustainable Tourism Council (GSTC). Staff have had conversations with the Town of Breckenridge, the Town of Vail, and Walking Mountains Science Center to understand the certification process, auditing process, and costs. The standard is in the process of being revised. Staff is monitoring this revision and are continuing to review the **pros and cons of certification** and its alignment with the Town's Climate Action Plan.

## HIGHLIGHTS OF 2021

In early 2021, Town Council approved the new position of Environmental Efficiencies and Grant Coordinator. This is the Town's first full-time position dedicated to environmental efficiencies and grants. In summer 2021, Lauren Kirn was hired in this role.

The Town is making great strides in its goals toward zero waste and carbon neutrality. Staff are working collaboratively across departments and local and regional organizations to gather data, track results, implement strategies, and engage and educate the public on environmental programs, ordinances, and best practices. Staff also employed new sustainability initiatives and received positive feedback from the community.

## LOOKING FORWARD 2022

In 2021, the federal government and the State of Colorado issued goals and strategies for reducing greenhouse gas emissions, which are aligned with Mountain Village's Climate Action Plan. With this harmonization of environmental goals, staff is working to develop and find funding for long-term solutions

for composting, energy-efficiency, renewable energy, and water conservation. Our team is working cross-departmentally to develop databases, evaluate current programs, and educate the community on efforts involving water use, energy use, waste diversion, and wildfire mitigation. With buildings as the largest source of greenhouse gas emissions in the community, staff will be reviewing Mountain Village's building codes and providing recommendations for incorporating green building measures.

In summer 2021, Colorado passed HB21-1162 which prohibits the use or distribution of specific types of plastic products and materials by January 2024. Our team is analyzing this bill and its implications for Mountain Village. Staff will provide recommendations for our response to the new legislation based on community needs and an understanding of other mountain town's actions.

## SECTION VI: GRANT ADMINISTRATION OVERVIEW

1. Grant Systems Administration
  - a. Staff developed a grant administration **database** to track and manage **grant and rebate** opportunities, applications, overall finances, and associated **department projects**.
  - b. The grant database is currently tracking **64 funding opportunities** and **66 projects** across **12 departments**.
  - c. A **form** has been created for **all departments** to submit projects for potential grant funding.
  - d. The database is **updated regularly** with new funding opportunities, application statuses, and department projects.
  - e. Staff works **cross-departmentally** to understand the **scope, budget, stakeholders, schedule** of desired projects and upcoming projects, identify funding opportunities, and compose applications.
2. Grant Research, Writing, and Execution
  - a. Staff have met and established relationships with Department of Local Affairs (DOLA), Office of Economic Development & International Trade (OEDIT), Colorado Water Conservation Board (CWCB), Economic Development Assistance (EDA), Colorado Energy Office (CEO), Great Outdoors Colorado (GOCO), Colorado Department of Transportation (CDOT), and Office of Early Childhood (OEC).
  - b. Staff applied for **14 grants** and **1 rebate** in 2021. A total of **\$3,811,301** in funds was requested through these applications.
  - c. The Town was awarded **\$2,904,603** through **4 grant applications** in 2021.
  - d. The Town has been awarded **\$92,233** to date in **2022** through **5 grants applications** submitted in 2021.
  - e. The Town has **5 outstanding applications** under review for award in 2022 that were submitted in 2021. These applications are requesting a total of **\$789,465** in funding.
  - f. Staff have met with the consultant GBSM, Inc. to review and discuss options and strategies for economic resiliency of the region including, but not limited to, the gondola, regional transportation, and the wastewater treatment.
  - g. Town staff is working cross-departmentally to identify applicable rebates through SMPA and Black Hills Energy.
  - h. Staff are developing an implementation plan for installing two electric vehicle charging stations – one in Meadows and one in Heritage Parking Garage – through the Charge Ahead grant.

## HIGHLIGHTS OF 2021

Our team developed a grant administration database, accessible by all departments, to streamline the tracking and management of funding opportunities for Town projects. Staff have developed relationships with federal and state funding agencies as well as local community members for project support. The high demand for desired funding for Town projects kept momentum throughout the year.

With the direction for the future of the community as provided in the Comprehensive Plan, the Town has a wide variety of projects coming down the pipeline. Our team will continue to work with departments to understand project needs, identify grant opportunities, engage stakeholders for support, and apply for funding. Furthermore, staff will continue to keep open communication with funding agencies on Town projects, grant opportunities, and awards.

Of note in 2022, our team is working with the Community Housing Department to apply for grant funding for the Norwood affordable housing development project. Staff are also working with the Transit team and GBSM to explore funding options for the gondola system.

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

### Future Events (contracted): Next 6 Months:

- Gondola 25th Anniversary
- Telluride Fire Protection District
- Eastern Pennsylvania Ski Council
- Flatlands Ski Association
- Retina Conference
- Texas Ski Council
- Telluride AIDS Benefit
- Carecraft
- Chicago Metro Ski Council
- Mayo Clinic
- MountainFilm
- Telluride Theatre
- Telluride Film Festival

### TCC 2022 Updates:

- **\$395,147** already contracted for January-December 2022
  - Significant increase from FY2019 - \$190,000 in contracted revenue
- TCC Revenue in 2019 was: \$336,973. Pacing ahead of 2019 revenue despite current pandemic environment. Additional revenue opportunities for most of the already contracted groups for A/V and additional food & beverage offerings.
- No pandemic cancellations at the TCC to date- we have worked to reschedule several groups to later in 2022 and are seeing groups who have not yet contracted for 2022 and hesitant to sign given the current case levels in Telluride and nationally.



## Telluride Conference Center Strategies Report –

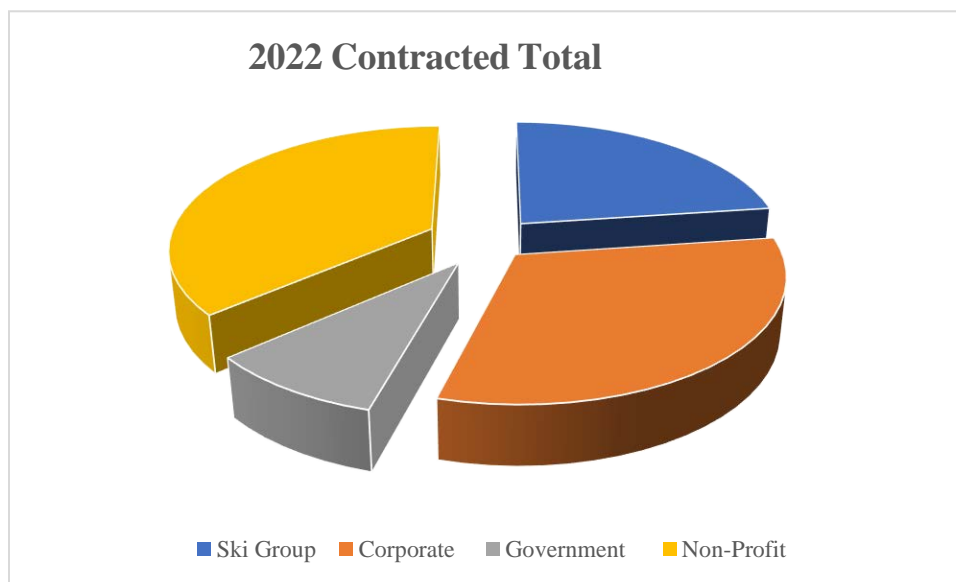
- Implemented new TCC pricing guide with established minimum thresholds and target ranges based on number of attendees and time of year.
- Developed a pre-event and post event profit and loss evaluation tool with TCC operations to better measure group expenses, costs, and revenue.
- Weekly business review meetings with TCC operations as we work to level-set current groups and optimize future booking potential.
- Implemented tracking system to identify trends regarding lost business reasons & revenue.
  - To date hotel rate being too high in addition to not enough hot beds available are the most common reasons for lost business.
- Re-vamping website, CVENT, HPN, Helms Briscoe online presence.
- Updating catering menus with TCC operations.
- Revamping proposal templates and information for clients that offers hotel quotes, TCC quotes, activity quotes and information on travel and destination all in one easy to navigate proposal- through one primary contact.
  - Given recent hotel price increases compared to prior years -have reverted back to multiple contacts versus the TCC relaying price increases across the board for all hotels, meeting space and food and beverage minimums.
- Driving advance commitment for corporate, association and continuing education groups farther in advance 2023/2024 and fill in short-term with local social, wholesale, or concert bookings.
  - Slightly more challenging given the pandemic and recent spikes in cases.
  - We're seeing the market hesitate on booking future years and expect more short-term demand as the climate improves.
- Evaluating all historic, repeat contracts and re-negotiating concessions in addition to locking in both rental & food & beverage minimums well in advance.
  - Emphasis on multi-year bookings like Mayo (2023, 2024 & 2025 booked in one contract).

### •Target Markets:

- Drive Market:** Local client outreach as we see trends for smaller, local, meetings continue in corporate segment.
  - o **Lack of TCC Parking-** Deterrent for day group business in Montrose, Grand Junction & Durango.
- Social:** clubs, retreats, festivals.
- Corporate:** healthcare, pharma, tech, finance, insurance, oncentive, Texas or Denver HQ,
- Education:** universities, CME/CLE
- Associations:**
  - Short-term: state and regional groups
  - Long-term: national (need more hot beds for larger meetings to consider the destination)
- Wholesale:** Successfully renegotiated and contract all 2021/2022 wholesale groups to include food and beverage and rental pricing and level set for future years

**TCC- SWOT Analysis**

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Desirable mountain destination Conference Center</li> <li>• Year-round outdoor experiences</li> <li>• Opportunity to sell all lines of business (one-stop-shop)</li> <li>• Partnership with Peaks on some hotel/TCC bookings for one contract versus two separate.</li> </ul>	<ul style="list-style-type: none"> <li>• Disproportionate ballroom size to room block offerings. Easily can accommodate 300-person meeting- hard to find even 100 hotel rooms to contract</li> <li>• Lack of consistent property identities or comparable hotelroom product to offer groups</li> <li>• Conference Center not attached to any lodging facility</li> <li>• Splitting up groups between lodging accommodations- doesn't speak to unity and keeping attendees centralized in one place – adds evening activity and break challenges, challenging to divide f&amp;b revenue and rental revenue across all properties and still accommodate group's meeting and flow preferences</li> <li>• Transportation cost &amp; time as well as selling against Vail's Epic Shuttles – we do not offer a one-stop shop contract concept for groups or planners</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Brand awareness / reengage strategic group marketing efforts</li> <li>• Opportunity to “grow” within the MV community (outgrow)</li> <li>• Peaks meeting space and smooth transition to TCC)</li> </ul>	<ul style="list-style-type: none"> <li>• Lost ability to manage sales of the plaza space or set pricing for groups to utilize this space outside the TCC (greatly reduces food &amp; beverage options outside of dining in the ballroom where meetings are held)</li> <li>• Pricing not competitive from transportation &amp; package standpoint against other mountain comp set destinations</li> <li>• New hotel meeting space potential in MV, similar sized ballroom with larger breakout space could make TCC redundant</li> </ul>



• Exploring the possibility of implementing a **Partnership Incentive Plan** for local hotels to sell Mountain Village as a destination and include the TCC:

- In an effort to further develop our relationships with local hotels, we suggest implementing a partnership incentive plan for the Telluride Conference Center. Given the recent rate increases at both the Madeline & Peaks Hotels, in addition to the Mountain Lodge and Bear Creek Lodge focusing primarily on the social, wedding & wholesale group markets – the most challenging aspect of selling corporate & association groups at the conference center currently is finding an affordable, 125+ hotel room nights on peak, to simultaneously contract.

- Furthermore, none of our hotel partners are currently motivated or incentivized to cross-sell the conference center. Given Telluride’s unique location, there is an extremely limited (non-existent) day-group market and it is essential we also contract hotel room blocks to win 125+ person conferences, particularly in the corporate, association & continuing education markets.

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

- Increase lead volume from Telluride hotels.
  - Encourage cross-selling and partnership with the TCC.
  - Have great collaboration and open dialogue surrounding selling win-win contracts for both the TCC and Telluride hotels.
  - Similar to Keystone’s Conference Center concept– generate more largescale buyout leads across multiple hotels in Mountain Village and Telluride.
  - Drive advance commitment and multi-year contracts.
  - Focus on contracting multiple lines of business (tickets, rentals, mountain venues, shuttles & activities) – creating more value add for clients and locking in these alternate line of business (LOB) years in advance.
  - Create the opportunity to partner on the creation of a ‘one-stop’ shop contract across multiple hotels, venues & lines of business.
- **2022 Update:** Presently this initiative is on hold given the lack of hot beds available to sell to group block. Most hotels aim to balance group hotel rooms and transient hotel rooms- typically holding a group room ceiling of no higher than 50% of available hotel rooms at any point in time and this % can be reduced over peak transient/FIT dates such as vacations and holidays.
    - **Madeline-** 83 hotel rooms
      - 43 hotel rooms
    - **Peaks Hotel-**131 hotel rooms
      - 65 hotel rooms
  - With only roughly 108 hotel rooms combined- a group of that size could easily fit in these two hotels meeting space and not need the conference center space.
  - Additionally, these hotels first and foremost aim to sell their own meeting space and meet their own food & beverage minimums- before looking to expand into the conference centerspace.
  - We should be targeting 200-300 person groups for the TCC Ballroom. Another challenge is getting a group of that size to hold food & beverage functions in the hotels as well as the TCC as well as use smaller meeting spaces in both hotels.

**Top Lost Business Reasons**

<b>TCC Lost Group Revenue</b>	<b>Number of Groups listing lost reason</b>	<b>Lost Business Reason</b>
\$ 350,000.00	14	Hotel rates too high
\$ 240,000.00	9	Not enough hotel rooms to fulfill requested room block
\$ 635,000.00	6	Both hotel rates listed as too high and not enough hotel room inventory

**Examples of Lost Potential Business RFPS Attached:**

**Winter Corporate Group Example #1 -230 Attendees:**

**Competing Resort Offer:**

Single Rate	Fri 1/7	Sat 1/8	Sun 1/9	Mon 1/10	Tue 1/11	Wed 1/12	Thu 1/13	Fri 1/14	Total Rooms	Committed Revenue
\$309.00	0	20	95	173	173	173	150	20	804	\$248,436.00
\$275.00	0	0	15	27	27	27	0	0	96	\$26,400.00
\$245.00	0	0	0	15	15	15	0	0	45	\$11,025.00
	<b>0</b>	<b>20</b>	<b>110</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>150</b>	<b>20</b>	<b>945</b>	<b>\$285,861.00</b>

**Telluride’s Offer:**

2023		sat	sun	mon	tues	wed	thur	fri	
Madeline Run of House	\$625.00	0	70	70	70	70	70	0	\$218,750.00
Peaks Run of House	\$309.00	20	40	145	145	145	80	20	\$183,750.00
<b>Total</b>		20	110	215	215	215	150	20	<b>\$402,605.00</b>

- Group contracted additional \$90,000 in Food & Beverage with competing ski resort

**Summer Association Group Example #2- 125 Attendees:**

**June 2<sup>nd</sup>-7<sup>th</sup>.**

Thursday - 25 rooms  
 Friday - 65 rooms  
 Saturday - 65 rooms  
 Sunday - 25 rooms

**Competing Resort Offer:**

**Lodging (June 2-7, 2022)**

- Standard Rooms @ \$182/night
- One Bedroom Suites @ \$287/night
- \$15,000 Food & Beverage Minimum
- Waived Meeting Space Rental

**Telluride Offer:**

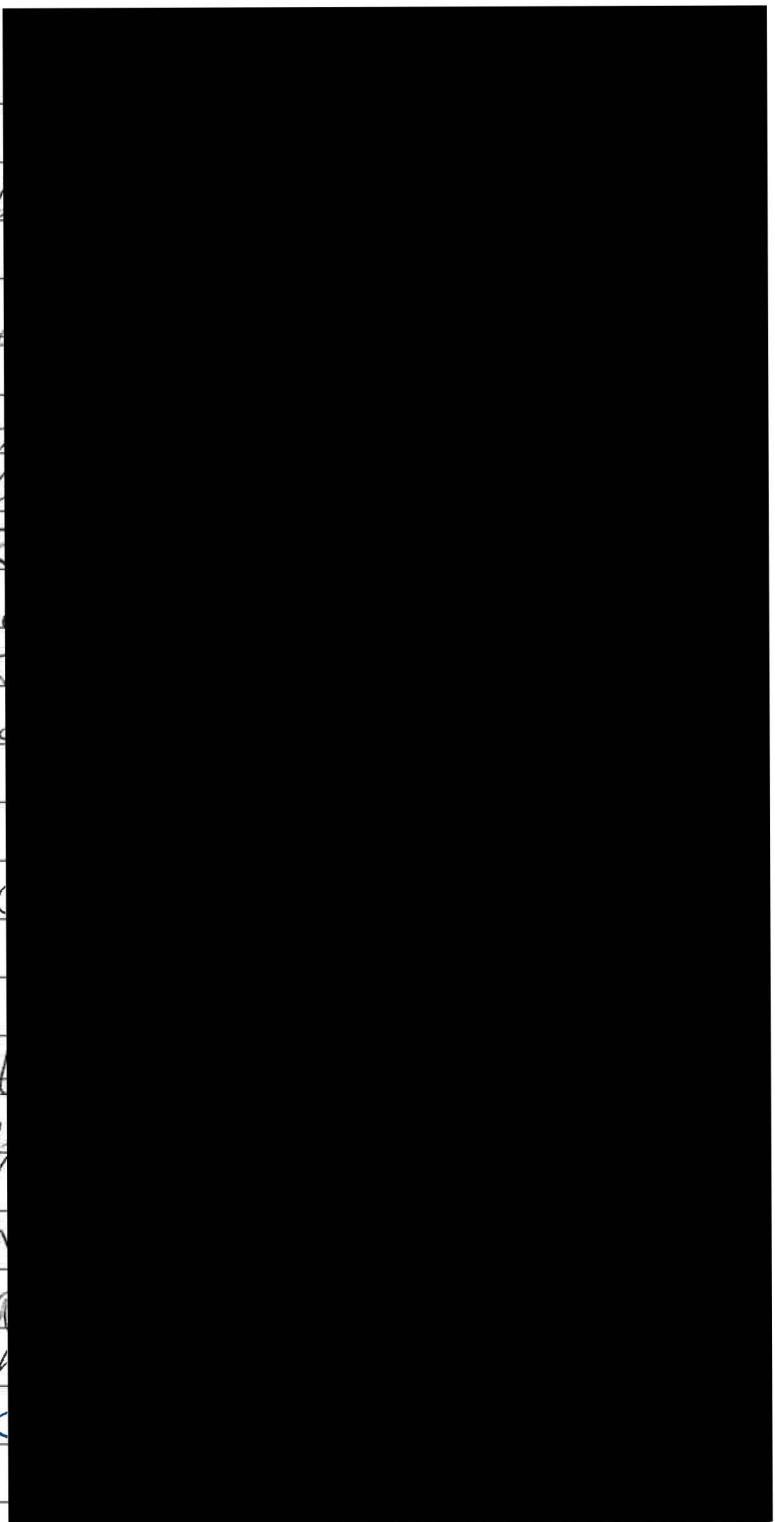
- Run of House Hotel Room: \$225/night
- 2 Other Telluride Hotels did not have availability
- \$30,000 Food & Beverage Minimum
- \$9,000 TCC Rental

**TOWN OF MOUNTAIN VILLAGE**  
**Town Council Meeting**  
**February 17, 2022**  
**2:00 p.m.**

During Mountain Village government meetings and forums, there will be an opportunity for the public to speak. If you would like to address the board(s), we ask that you approach the podium, state your name and affiliation, and speak into the microphone. Meetings are filmed and archived and the audio is recorded, so it is necessary to speak loud and clear for the listening audience. If you provide your email address below, we will add you to our distribution list ensuring you will receive timely and important news and information about the Town of Mountain Village. Thank you for your cooperation.

**NAME: (PLEASE PRINT!!)**

Joe Colman	EMAIL:
David Bulson	EMAIL:
Bob Gleason	EMAIL:
DAVID GALLODE	EMAIL:
JERRY BUSTY	EMAIL:
Dan Zerk	EMAIL:
TERI STEINBERG	EMAIL:
KIMBER MURPHY	EMAIL:
RANDY AVERETTE	EMAIL:
DW Motwan	EMAIL:
JAY KHORRATY	EMAIL:
Dale Reel	EMAIL:
ROB RUTER	EMAIL:
JEFF ZIMMERMANN	EMAIL:
CHRIS PRUM	EMAIL:
Stephanie Fano	EMAIL:
CHRIS HARTON	EMAIL:
FROST PALLOTTA	EMAIL:
Audrey NADEL	EMAIL:
Patrick Latham	EMAIL:
NATHAN FRERICHS	EMAIL:
Ang Bowling	EMAIL:
BILL FANDER	EMAIL:
Chad Horning	EMAIL:
Linda Brown	EMAIL:





February 17, 2022 Joint Town Council and Design Review Board Meeting Zoom Attendees:

- Alline Arguelles
- Amy Markwell
- Andrew Butler
- Ankur Patel
- Bill Whitehurst
- Bohdan Iwanetz
- Bruce Crown
- Bryan Woody
- Carly Shaw
- Connor Reilly
- Dan Morgan
- David Averill
- David Craige
- David Eisenberg
- David Spector
- Douglas Tueller
- Emma Brown
- Gabby Clune
- George Bryant
- Huascar Gomez
- Jack Wolinetz
- Jaime Holmes
- Jean Nictakis
- Jeff Kirby
- Jeff Roberts
- JI
- Joan May
- Joan Semeria
- John Reynders
- Jonathan Greenspan
- Julia Caulfied
- Justin Creido
- Kathy McJoynt
- Kaye Simonson
- KC Kaissi
- Kyle Conley
- Larry Dillon
- Lars Forsythe
- Lee Betten
- Lindsay Niehaus
- Lisa McGovak



- Marcin Ostromecki
- Mark O'Dell
- Mark Ruckoldt
- Mathew Zaremba
- Matt Lewis
- Matthew Hintermister
- Michael Gorman
- Mike Shimkonis
- Mike Weist
- Orsolya Palacios
- Patrick Willis
- Patrick Zoidis
- Paul Zoidis
- Paula Eisenberg
- Randy Podolsky
- Randy Timmerman
- Richard Lee
- Sam Quinn-Jacobs
- Scott Pittenger
- Shawnda Meier
- Stefanie Solomon
- Stephanie Fanos
- Stephen Kear
- Steve Togni
- Sue Oz
- Tamara Bujakowski
- Tige Savage
- Tom Richards
- Yvette Rauff

**From:** [Marc Flitter](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Public Comment Submission, February Town Council Meeting  
**Date:** Friday, February 11, 2022 9:39:13 AM

---

I would request that in view of the scope of the proposed hotel project and the multiple variances to code that will be required that Council commit to holding a public referendum prior to issuing any final approval.

Respectfully,  
Marc Flitter

Sent from my iPad

**From:** [Dan and Greer Garner](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Dan And Liz Caton](#); [Harvey And Gwen Mogenson](#); [Judy Evans And Jack Gilbride](#); [Laila Benitez](#)  
**Subject:** 161R and Pond Lots in Village Center  
**Date:** Friday, February 11, 2022 4:55:22 PM

---

Please accept this question as part of the public comment and request that the applicant as well as TMVOA and Telski respond publicly during the February 17 meeting:

“Many of the public benefits envisioned in the 2011 Comprehensive Master Plan are not being addressed by the applicant because they claim that they would not be acceptable to a 5 Star Flag Hotel operator. Many of those proposed public benefits being discarded are important to Mountain Village and will be lost forever because of the lack of alternative developable sites in the Village Center. One example is a underground loading dock that could be used by MV Center commercial businesses. Another is an underground trash collection facility.

I would be willing to accept such a compromise if, in fact, this property is operated by a 5 Star Flag Hotel operator. We have already experienced a similar promise that failed to materialize, ie. The Madeleine. What assurances and related penalties are in place to make sure that if MV gives up these important public benefits to this developer, that there will be in fact a 5 Star Flag Hotel operator and not just another local branded hotel/condo project?

Respectfully  
Dan Garner

--

**Dan and Dr. Greer Garner**  
**Telluride, CO**

**From:** [Amanda Fulcomer](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Building project  
**Date:** Saturday, February 12, 2022 8:44:13 AM

---

So, you want to build a 5 star hotel to bring in more tourists when no one is helping to bring in employees??? People bust their asses working here and yet you would rather make them bust their asses more?? This is absurd.

**From:** [Steve Kress](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Four Seasons Hotel and Residences  
**Date:** Tuesday, February 15, 2022 9:32:58 PM

---

Hi Michelle, I'm writing in support of the potential project in Mountain Village. It sounds like the project would give our ski mountain and summer activities an amazing luxury resort with needed hotel rooms and residences.

I am a resident in the town of Telluride and enjoy the Four Seasons hospitality when traveling. When the Four Seasons opened in Jackson Hole, it took that ski area to a whole new level of luxury lodging and stay experiences. I'm confident it will do the same for both MV and the town of Telluride.

Cheers,  
Steve

**From:** [Susan Johnston](#)  
**To:** [Kimberly Schooley](#)  
**Subject:** FW: Lot 161 - SPUD  
**Date:** Thursday, February 17, 2022 8:44:41 AM

---

For the packet after the meeting.

Susan Johnston  
Town Clerk  
Town of Mountain Village  
O::970.369.6429  
M::970-729-3440

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#)

---

**From:** David Schillaci <schillaciwork@gmail.com>  
**Sent:** Wednesday, February 16, 2022 5:08 PM  
**To:** council <council@mtnvillage.org>  
**Subject:** Lot 161 - SPUD

Dear Town Council & DRB,

I'll get straight to it.

**My thoughts on the initial concept presented for Lot 161:**

- It is too "boxy" and has no character.
- It is way too modern looking.
- It does not go well with the other buildings of the core.

**My requests/recommendations:**

- This hotel should not only conform with the other buildings of the core, but rather be the best example of the traditional European appearance that has been the desired brand of the core. I say this because this development will likely be the largest in the Mountain Village. Additionally, the town should not allow the architectural brand of the core to be corrupted.
  - Along those lines, please avoid any modern designs. Such designs fall out of favor over time and can appear "cheesy" 20-30 years later, but truly classical designs never become outdated.
  - Please, make sure that the building includes many design details that add an artful European appearance.
  - Please, make sure that the color schemes will fit in with the rest of the core.
- A large and tall building would likely be acceptable as long as the upper floors "step back",

especially near the Westemere building. Overall, please try to make the building appear to be not so large even if it actually is.

- In order to avoid a "boxy" appearance, please make sure the roofs are sloped/pitched similar to the other buildings of the core. In other words, flat roofs will not be attractive.
- Having said that, please keep in mind how this project will look for those on the gondola coming down from the San Sophia station.

Moving on - Having been through the PUD process while on Town Council, I strongly suggest that the Town Council allow for a few months of conceptual comments.

Finally, thank you for your time and consideration of my comments.

Sincerely,  
David Schillaci  
Former MV Town Council member (2009-2015)

308 Adam's Ranch Rd.  
Unit 22  
Mountain Village CO 81435  
Cell: (970) 729-0722

**From:** [Doug Tueller](#)  
**To:** [ssolomon@tellurideskiresort.com](mailto:ssolomon@tellurideskiresort.com)  
**Cc:** [Paul Wisor](#); [David H. McConaughy](#); [Michelle Haynes](#); [anton@tmvoa.org](mailto:anton@tmvoa.org); [bootdr1@gmail.com](mailto:bootdr1@gmail.com); [jtkappes@mac.com](mailto:jtkappes@mac.com); [jsemeria@gmail.com](mailto:jsemeria@gmail.com); [mraeber@comcast.net](mailto:mraeber@comcast.net); [patrick\\_willis@mac.com](mailto:patrick_willis@mac.com); [bsmith@christysports.com](mailto:bsmith@christysports.com); [Andrew J. Gibbs](#); [Neil Cherubin](#); [Christal Dye](#); [Monique Bensett](#)  
**Subject:** Le Chamonix - Lot 161CR and Pond Lots  
**Date:** Friday, February 11, 2022 3:20:25 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Stefanie: We recently were engaged by Le Chamonix to help them in the land use process commencing for the proposed new Four Seasons Hotel Project being proposed on the TMVOA Lot 161-CR and TSG's Pond Lots. In the course of getting oriented, I am being told that, apparently, no one in Le Chamonix has had any contact, outreach, whatever on this Project from anyone, whether on behalf of the Developer, TSG or TMVOA. Thus, until they got notice of the current Application, no one associated with Le Chamonix had any information whatsoever about the Project. Most critically from their perspectives, they had (and actually still do not have) no information whatsoever about plans for dealing with the myriad services, delivery, trash disposal, fire, emergency and/or other issues/impacts that will result from this Project.

Since the CDC and Comp Plan require Le Chamonix to be jointly/cooperatively developed together with these lots, I was surprised to hear that nothing in this regard has occurred to date. Most importantly, this obviously has put the Le Chamonix owners and businesses into an awkward position - where they essentially have no recourse other than to raise objections in the impending Town process – which is neither their desire nor goal.

While I (typically . . .) only am coming to these issues at the 11<sup>th</sup> Hour, I have recommended to our clients that it would be responsible, and hopefully helpful, if we could work with you and/or anyone else appropriate to schedule a meeting among the principals and/or their representatives. The goal of such a meeting would be to discuss how best to move forward in the joint, cooperative, coordinated manner required by the CDC and Comp Plan – and as only makes common sense, for everyone's benefit.

In that connection, please let us know if/how we might help with that process. Also, if Chuck or others have any ideas/suggestions for how best to proceed in this manner, please let us know and we are glad to help, however possible and/or productive. Best. Doug

**DOUGLAS R. TUELLER, ESQ.**  
PARTNER

**618 Mtn. Village Blvd., Suite 201**  
**Mountain Village, CO 81435**

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**From:** [Latcham, Patrick](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Letter of Support: Lot 161C-RR  
**Date:** Friday, February 11, 2022 4:10:36 PM

---

Hi Michelle,

I wanted to send you a quick note expressing my support for the development and replotting of the potential lot 161C-RR.

From a Mountain Village resident perspective, I am excited about this project because of the additional amenities it will provide; a new spa, new restaurants, and a new après ski area. Also, it will be a great option for friends and family when they visit.

I am also excited about this from a resort sales and marketing perspective. We have not built a new hotel since the Madeline. We finally have the perfect storm; a viable economy, an interested developer with a proven track record, a buildable lot, and a proposed design that calls for lower density than proposed in the comp plan and results in more open space. If we do not embrace this opportunity now we may lose out on our ability to finally attract a 5 star, flag ship brand to our destination.

We are also in the midst of a huge shift in terms of occupancy and ADR and the market is starting to demand this product; restaurants and lodging are selling out like never before. The Peaks Resort and Spa and the IALC are sold out the majority of dates today – March 20<sup>th</sup>. Four years from now, this property will be a need in order to deliver the guest experience that guests have come to expect when visiting Telluride, and to keep up with demand.

Thanks,  
-Patrick

--

Patrick Latcham  
VICE PRESIDENT | SALES & MARKETING  
Telluride Ski & Golf  
O: (970)728-7388  
C: (313)268-1621

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**From:** [Carl Carter](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Lot 161  
**Date:** Sunday, February 13, 2022 9:39:12 AM

---

Michelle,

I am writing in support of the development being planned for lot 161CR. As a full time resident and home owner in Mountain Village, I firmly believe that the town needs a 5 star luxury hotel. I've reviewed the initial design and it seem like the exterior façade will complement the existing look and feel of the surrounding buildings but will also add clean lines as is evidenced by recent architecture on single family homes in Mountain Village. The developers' contemplated design connects the gondola plaza to the pond plaza which will add needed infrastructure to expand walking corridors in the Village Core. I realize that there are differing viewpoints on development in general but our town is going to continue to grow as a World Class destination and having a partner with a brand such as the Four Seasons will bring a much needed enhancement to our community.

Thanks,  
Carl

Carl Carter  
713-504-0963

**From:** [Robert Levine](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Lot 161CR proposed project  
**Date:** Tuesday, February 15, 2022 9:15:45 AM

---

I am writing this letter in objection to the design of the proposed project on site 161CR. Having had experience and played a vital role in the development of Mountain Village going back to purchasing a home in 1990 and subsequently developing The Inn at Lost Creek and The Capella Hotel, Core Parking and Ice Rink I have been party to all aspects of the Mountain Villages Design process and intent. I also had previously participated in consideration of development of the 161CR Parcels when Lehman was dealing with after their bankruptcy.

Mountain Villages Design Guidelines were specific and required exacting detail as to rooflines and materials to create a cohesive environment. While this led to more costly construction it was the price of entry and quality of design in the Village Core. The design review process on Lots 50/51 and 38 the Capella and what was to be the Alpin Hirsh previously took in excess of 4 years in dealing with the roof lines, heights and materials. This was an arduous process however as noted previously one required to maintain the compatibility of structures. Ceiling heights and the number of floors were even reduced to accomplish the detailed rooflines, a flat roof has never been considered to my knowledge in the Village core nor would I as an Architect consider it in the Mountain Climate.

I have had the opportunity to review the submission by Olson Kundig and quite candidly can't imagine how the Town could even consider the design of these buildings. I am an advocate of various design approaches as can be evidenced by the millions of square feet of buildings we have developed throughout the country, but the buildings presented could not be more non-conforming to all that the Town had mandated in the evolution of the Towns Architecture and character. I am not objecting to the footprint or intent to construct a 5 star property but the design appears to be nothing more than a Motel 6 by a formidable Design firm.

With genuine concerns for a history of commitment to quality and character.

Robert A. Levine

**From:** [Louise Bryant](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [George Bryant \(gb.bryant@gmail.com\)](#); [MGrey@piermontproperties.com](#); [Elyssa Krasic](#)  
**Subject:** Mt Village Design Review Board and Town Council - hearing on Lot 161CR hotel project  
**Date:** Wednesday, February 16, 2022 3:18:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Memo from Director of Community Development\\_12.2.10.pdf](#)

---

This email is in response to the Town's request for comments on the proposed Lot 161CR hotel project, ccing Michael Grey, the president of our Westermere, HOA and Elyssa Krasic of FullCircleHoa.

Thank you for distributing the information and seeking comment from owners, via the Mt Village public hearing on Lot 161CR hotel project. And for sharing Michael's letter, visual clarification, and discordance with the Mt Village community vision.

We, GB and Louise Bryant, are owners at the Westermere. Our silence is not lack of interest. We are a bit stunned. We are not stunned that there is a proposed project for Lot 161CR. What stuns us is that the proposed configuration, alien to Mt Village's Vision, has been granted a public hearing by the Mt Village Design Review Board and Town Council.

We are mystified that the project is considered viable enough for Mt Village to grant a public hearing. The lot 161cr hotel project proposal appears to be so far out of the described scope(Attached memo from Director of Community Development\_12\_2 10),. Additionally, we are curious about how parking, water use, deliveries, garbage management, arrivals and departures, will be managed effectively.

There is much we do not understand about why the town is entertaining the Lot 161CR hotel project as currently configured.

*\$tart Something!*

Louise

**Louise H. Bryant** MBA CFP® RLP®

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## **Le Chamonix notes on analysis of staff review packet re 161C-R**

Bob Gleason HOA president notes in blue

Pg 28-30 DRB review by staff [In most sections, the staff review concludes](#) “If approved as proposed, staff believes a variation to this code section would be necessary”. [I feel Olsen-Kundig needs to revisit the design with the focus on better conformance to the architectural design that has evolved in the Mountain Village.](#)

Pg 32-Grading and Drainage Design (CDC 17.5.7) Staff: The grading plan submitted is very preliminary in nature. More detail should be provided prior to Sketch Review in regard to erosion and sediment controls, especially as they relate to Gorrano Creek, Village Pond and the wetland areas, retaining wall details (heights, materials), the plan for surface water drainage in any open plaza areas, snowmelt and snow storage areas, storm water runoff plan – drainage study, and more detail regarding the western culvert that connects to the Village Pond. [Le Chamonix is in the direct drainage path of 161C-R. Geologically there is a substrate of shale which will shed water under varying layers of landslide conglomeration. During spring runoff and late summer monsoons, there is potential for flooding. No expense should be avoided in using the best science and design to mitigate potential flooding and land movement issues affecting Le Chamonix and other Village Core structures in the flow path below the development.](#)

Pg 55-14. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots to Parcel E Le Chamonix to facilitate vehicular access to Parcel E Le Chamonix. Concurrent with the development of Parcel D Pond Lots in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general This is not being addressed; however, should be addressed by communications between La Chamonix and this development. Although vehicular access is conformance with the Comprehensive Plan. indicated by the application to not be feasible, an access easement for foot traffic and/or deliveries would be preferred by the town. There could be request for an access easement for trash or utilities. La Chamonix will be land locked.



Work with la Chamonix to provide easements for access to the building through the Pond lots. 15.

Parcel F Lot 161-CR owner evaluates the technical feasibility of establishing a public loading dock and trash collection facility. If a public loading dock and trash collection facility is feasible, as determined by the town, Parcel F Lot 161-CR owner shall construct such facility and provide necessary delivery/access easements to and from the town's plaza areas.

Concurrent with development of Parcel F 161-CR in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.

Pg 57-19. TSG provides necessary easements to and from sites or easements to be conveyed to the TOMV as required by the Public Benefits Table.

Concurrent with the required land or easement conveyance.

Additional analysis can be provided at sketch plan review if any additional easements are needed. [Le Chamonix delivery access is a needed easement.](#)

Pg 59 Village Center Subarea Goals -bottom Provide a coordinated, combined development plan between multiple property owners on Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to maximize the number of hotbed units, attract a significant flagship hotel operator and provide enhanced retail, restaurant, open space and recreational amenities. [To this date, no coordination has been sought with Le Chamonix.](#)

Pg 60-4 Staff recommends coordinating access with La Chamonix is something that should be addressed by the applicant with sketch plan review.

Pg 61-c. Only allow for a rezoning of Mountain Village Center open 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.

The Town Council can determine whether a coordinated development plan between two parcels is enough justification to convey town open space land. Staff

provides more analysis under Plaza area and use section of the memo [To date, there has been no coordination between developer and Le Chamonix.](#)

Pg 64-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 Chamonix and Parcel G Gondola Station. The town staff did not feel a shared loading dock and trash facility works well for the town.

The application does not satisfy providing multiple points of access to the plaza areas by a coordinated development plan specifically for the public and related to access. This needs to be better addressed by the applicant

Pg 64-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.

This is being satisfied. [Applicant has made no effort to evaluate or provide viewshed for Le Chamonix.](#)

Pg 67 Le Chamonix, who had some access via the surface Pond Lot, would have no access with this proposal either for service vehicles, package delivery or pedestrian access. Public comment has been provided by La Chamonix owners. [Also addressed by Le Chamonix legal counsel.](#)

Pg 69 CDC analysis-8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion;

Pg 69-3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table. [Refer to grading and drainage section above.](#)

Pg 71-Access

Access needs to be coordinated better with La Chamonix as well as the town to better facilitate public access to the village center and enhance the visitor, hotel and resident experience. Access may also be needed for town utilities and infrastructure as well as San Miguel Power Association (SMPA) in and around the pond edge and through the area between the hotel and plaza. SMPA illustrated

by referral comment, the need for a 10' easement area for power access which will amend the existing plan provided.

#### Pg 71-Village Center Open Space Conveyance Request

The applicants further request that a total of .487 acres of Village Center Open Space be conveyed to be used in part for private and in part for private ownership but public access by way of an easement. Town Council can consider whether this be conveyed, purchased or kept in town ownership and the private/public plaza areas and uses can be further discussed with more input and information. The site-specific principle, policy and action 4.d. indicates that the Town should only allow for a rezoning of mountain village open space within parcel D 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 La Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station. Given that Parcel E. La Chamonix is not part of a coordinated development plan but they still need access for deliveries, pedestrian access and shipments through the Pond Lots, minimally staff recommends the **applicants work with La Chamonix and work through an access and management plan in order to better justify a conveyances of town owned property**

Pg 76 Proposed motion for approval includes:- 4. In order for the town to consider increasing the footprint lots in excess of 25% and rezoning the open space to PUD zone district, **the developers must work through an access and management agreement with La Chamonix to coordinate access through the project to their property for the purposes of minimally pedestrian access for La Chamonix owners and associated deliveries of personal and commercial items consistent with the site specific principle**, policy and action 4.c. (p. 54-55 of the Comprehensive Plan)

**From:** [Robert S. Atlass](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Four Seasons Telluride  
**Date:** Friday, February 11, 2022 10:41:48 AM  
**Attachments:** [image001.png](#)

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Michelle,

We are part time residents of Telluride since 2008. I am writing you to express our support of the Four Seasons project planned for Mountain Village.

We feel that a five star property like this will continue to elevate and promote the Telluride experience, improve property values, create jobs and add to the food and beverage experience of both the Town of Telluride and Mountain Village.

We hope the Town of Mountain Village continues to support this project.

If we can be of any assistance or answer any questions please do not hesitate to reach out to us.

Best Regards,

Robert & Jena Atlass

**Robert Atlass, AHC**  
Founder - Retired

**Atlass Hardware Corp.**  
1919 SW 2<sup>nd</sup> Street  
Pompano Beach, FL 33069-3122  
Cell: 954-439-5625  
[robert@atlasshardwarecorp.com](mailto:robert@atlasshardwarecorp.com)



**From:** [Dr. Tara Gray](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Public comment on Lot 161CR development  
**Date:** Monday, February 14, 2022 1:23:35 PM

---

Dear Public Comment for Design Review Board re Lot 161 CR Development,

This is my 8th year as a business owner in Mountain Village in the Centrum Building. I completely support the development of a 5 star hotel for Lot 161 CR. My only concern is that some of this lot is currently used for important parking. I am concerned about losing these parking spots and where will equivalent parking spots be located? I currently pay \$600 for a parking space in CO Lot 161C-R Mountain Village, LLC, prior to that I found a spot on the road (which is prohibited now). I'm just needing an equivalent parking space to reach my office in the Centrum Building for the 40 hours of patients I see weekly. As long as I have a future parking space that is equivalently close to the Centrum building, I support the development of Lot 161 for a future 5 star hotel. Thank you.

Respectfully,

***Dr. Tara M. Gray, PhD, LPC, LMHC, LPSC, ACS, RPT-S, RPT***

Dr. Tara Gray Counseling & Wellness

618 Mountain Village Blvd. #203C

Mountain Village, CO 81435

[www.DrTaraGray.com](http://www.DrTaraGray.com)

(970) 769-9472

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**From:** [Dr. Tara Gray](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Public comment on Lot 161CR development  
**Date:** Monday, February 14, 2022 1:23:35 PM

---

Dear Public Comment for Design Review Board re Lot 161 CR Development,

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Respectfully,

***Dr. Tara M. Gray, PhD, LPC, LMHC, LPSC, ACS, RPT-S, RPT***

Dr. Tara Gray Counseling & Wellness

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[www.DrTaraGray.com](http://www.DrTaraGray.com)

(970) 769-9472

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**From:** [Michael Grey](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Public Hearing on application for Lot 161 CR  
**Date:** Wednesday, February 16, 2022 12:43:24 PM  
**Attachments:** [LOT 161CR Scale Model of Proposed Development.pdf](#)  
[Memo from Director of Community Development 12.2.10.pdf](#)

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Dear Council Members:

My wife and I have been owners at Westermere since 2011 and have been coming to Mountain Village since 1999. We have always enjoyed Westermere's Village Core location and all it has to offer. As Telluride's popularity has soared, we knew more projects would be coming and we hoped we could welcome them with open arms bringing more families and businesses that could be sustained by those families to Mountain Village. A welcomed outcome for all.

While we never imagined our neighboring adjacent lot would remain undeveloped, seeing the size and scale of the proposed buildings for Lot 161 CR literally took our breath away! Just look at how the attached scale model dwarfs Westermere and everything around it.

I have also attached a memo from the then Director of Community Development of the Town of Mountain Village to the Town Council dated 12/3/2010 regarding a review of a previous submission for Lot 109R. The relevance of this document is as follows:

On Page 3 of the pdf (page 5 as numbered) I have highlighted Item 4, under CRITERIA FOR DECISION, whereby he cites for the Council Members one of the criterion they must use in arriving at their approval decision on the matter under review. **It states that the proposed development must among other things be compatible with the surrounding environment, neighborhood and area relative to architectural design, scale, bulk, building height, buffer zones and character...**

Has anything in the governance of the Town of Mountain Village changed making the above no longer part of the criteria for review by the Town Council? If not, I don't see how the Council could review what was submitted and suggest it complies letter or spirit of the Criteria for Decision.

Again, we welcome continued responsible and appropriately scaled additions to the Mountain Village core. What has been presented for Lot 161 CR fails miserably on both counts and I hope the Council will act responsibly in protecting the interests of the owners in Mountain Village in proceeding with this project.

Respectfully Submitted,

Michael Grey  
Westermere Condominium owner

**From:** [Michelle Haynes](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [council](#); [mvclerk](#); [Banks Brown](#); [Ellen Kramer](#); [cathjett@gmail.com](#); [David Craige](#); [Lizbeth Lemley](#); [Greer Garner](#); [Shane Jordan](#); [Scott Bennett](#); [Adam Miller](#); [Paul Wisor](#); [David H. McConaughy](#); [Amy Ward](#)  
**Subject:** FW: Public Hearing on Hotel Project Application Located at 161 CR  
**Date:** Thursday, February 17, 2022 1:01:59 PM

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## An additional public comment.

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**From:** George Bryant <gb.bryant@gmail.com>  
**Sent:** Thursday, February 17, 2022 12:32 PM  
**To:** Michelle Haynes <MHaynes@mntvillage.org>  
**Cc:** Louise Bryant <louise.bryant@financialspyglass.com>  
**Subject:** Public Hearing on Hotel Project Application Located at 161 CR

My wife and I are owners in the Westermere ( Unit 410). We have reviewed the initial designs and have these observations:

- 1) The massing and height of the depicted structures dwarf the existing nearby buildings in Mountain Village.
- 2) The facade design and flat roofing of the structure (The buildings' look are more in line with the International Style) are not in keeping with the Architectural Theme and Master Plan developed for the Village.

I suggest and welcome a redesign that brings the building forms in line with the design milieu of the village and continues the unfinished portion of the original design of the Westermere.

Regards,

George Bryant



**From:** [Brian Graham](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Support for the residence project at 161-CR  
**Date:** Saturday, February 12, 2022 10:03:29 AM

---

Hello Michelle,

Although we have not met, I hope to soon. As a long time visitor of Telluride and Mountain Village, my family and I are now proud owners of a beautiful condo in MV. I am writing in support of the development being planned for lot 161CR. We hope to attend the meeting by zoom but did want to send this to you in advance.

My wife and I, firmly believe that the town and regional resort as a whole needs a 5 star luxury hotel. Not only will a development like this be good for every business in the region, it will improve property values, create many jobs and enhance the overall experience in Mountain Village. The developers' contemplated design preserves a lot of open space, expands the gondola plaza, and creates a pedestrian walking trail that connects the gondola plaza to the pond plaza. Continuing to enhance the wonderful area is a great next step in our opinion.

Furthermore, there are significant public amenities open to everyone, including a world class spa and two restaurants with an après ski area.

The planned project has lower density than specified in the comp plan which results in more open space and less traffic. We also believe there exist a real need for a luxury 5 star experience when we entertain guest family. Although current offerings are very nice, demand is beyond capacity which limits our ability to host our guest.

As a result I fully support this proposed development and hope the project will gain support from the broader community.

Warm regards,  
Brian and Meyer Graham

Ms. Michelle Haynes  
455 Mountain Village Blvd  
Suite A  
Mountain Village, CO 81435

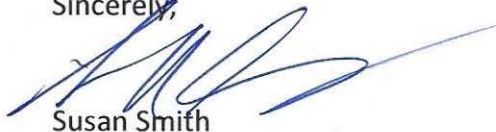
Dear Ms. Haynes,

I have owned a home in Mountain village for over 22 years and live at 218 Adams Ranch Road. I am pleased to send this letter in support of the five-star luxury hotel project being proposed next to the Gondola Plaza. We have desperately needed a five-star hotel in Mountain Village and the development team associated with this project has the perfect background to make this a very special project.

Upon first review of the proposed development, I was surprised that the project has a substantial amount of open space. This is not a typical building that stretches across the entire lot. Instead, there are large open areas and public walkways that have been created, allowing for light and space throughout. I'm sure this is only possible because the developer has chosen to develop far fewer units than the Comp Plan allows. This should also result in less traffic on Mountain Village Boulevard since there are significantly less units. Additionally, the architectural design is exciting, blending contemporary elements while continuing to be mountain appropriate and blending well with the existing mountain topography. I'm sure a hotel of this caliber will cultivate excitement through its elevated culinary options and it appears as though there are two restaurant spaces in the project.

I feel like we have been waiting forever for an upgraded lodging and dining experiences like this to come to Mountain Village. I enthusiastically support this project and encourage the Town Council and DRB to approve it.

Sincerely,



Susan Smith

**From:** [mvclerk](#)  
**To:** [towncouncil](#)  
**Cc:** [mvclerk](#)  
**Subject:** FW: Town Council & DRB convene February 17 | View the agenda  
**Date:** Thursday, February 17, 2022 11:17:56 AM

---

Please see the additional public comment below:

Susan Johnston  
Town Clerk  
Town of Mountain Village  
O::970.369.6429  
M::970-729-3440

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#)

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**From:** Brian Eaton <[bingo.eaton@cox.net](mailto:bingo.eaton@cox.net)>  
**Sent:** Thursday, February 17, 2022 9:11 AM  
**To:** Kathrine Warren <[KWarren@mtnvillage.org](mailto:KWarren@mtnvillage.org)>  
**Subject:** Re: Town Council & DRB convene February 17 | View the agenda

Please advise Council and the DRB that the proposal for 161 C-R I completely unacceptable to what we should expect for those sites. Not only does it not reflect the current and historical architecture, but it overpowers the entire Village Core.

Brian Eaton  
104 Gold Hill Ct

Sent from my iPad

On Feb 16, 2022, at 3:55 PM, Town of Mountain Village <[kwarren@mtnvillage.org](mailto:kwarren@mtnvillage.org)> wrote:

February Town Council/DRB joint session

No images? [Click here](#)



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Participate



The [Mountain Village Town Council](#) convenes for its [regular monthly meeting](#) this Thursday, February 17 at 2 p.m. at Town Hall and via [Zoom](#). Part of this meeting will be a joint session with the Mountain Village [Design Review Board](#). You can attend in person, tune in via Zoom or [live-stream](#) the meeting and the meeting will be available to watch [on-demand](#) afterward. It makes a world of difference when our constituents participate in the governing process. Every month you have the opportunity to do so by commenting on Town Council meeting agenda items— either in person, [via Zoom](#) or [via email](#).

**FEBRUARY 17 TOWN COUNCIL & DESIGN REVIEW BOARD JOINT  
SESSION | 2 p.m.**

Town Council DRB Lot 161CR hearing



**[Design Review Board Recommendation to Town Council regarding  
Conceptual Site-Specific Planned Unit Development \(SPUD\) Application for  
mixed-use hotel at Lot 161 CR and Village Pond lots](#)**

**2:20 P.M.\***

**[Town Council Consideration of Approval of a Conceptual SPUD Application  
for mixed-use hotel at Lot 161 CR and Village Pond lots](#)**

**3:20 P.M.\***

Emergency Preparedness Review



**Emergency Preparedness Review**

**5:45 P.M.\***

Community Housing Mitigation Methodology Worksession



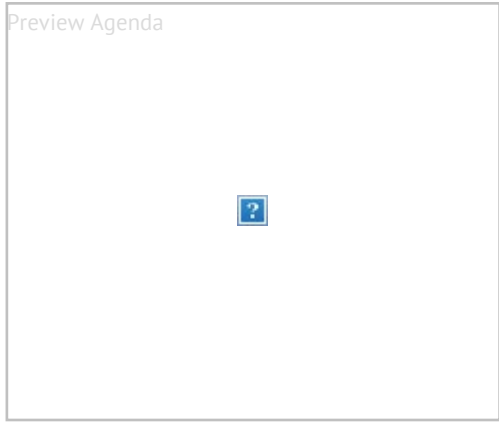
**Community Housing Mitigation Methodology Worksession**

**6:15 P.M.\***

\*Agenda times are approximate and subject to change.

To find Zoom meeting log-in, please see the agenda and packet below. Please note that meetings are now available to watch **live or on-demand on AV Capture**.

**MEETING RESOURCES**



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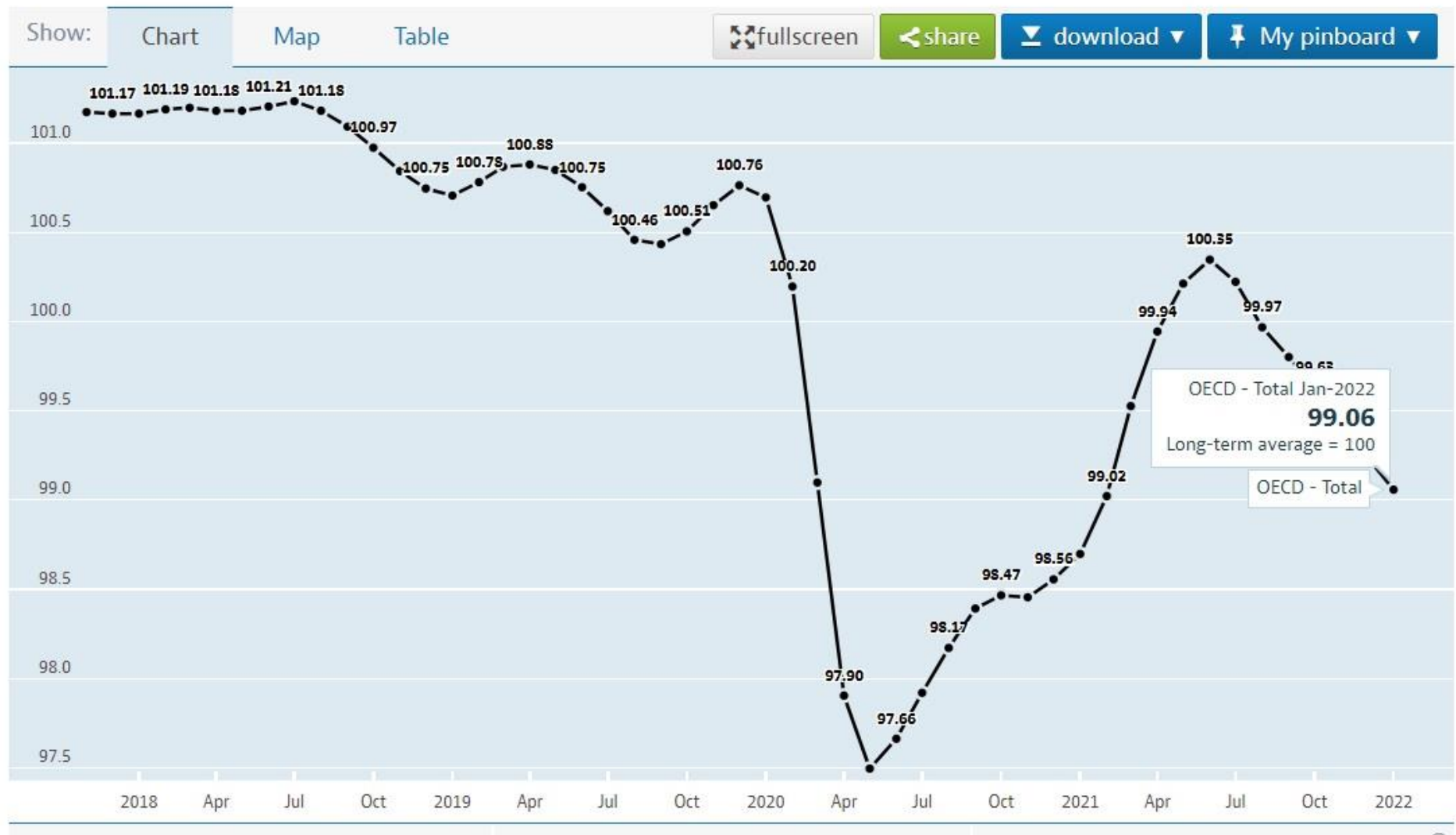
COLORADO FLIGHTS  
ALLIANCE



# NATIONAL OUTLOOK

Consumer confidence index (CCI) Amplitude adjusted, Long-term average = 100, Nov 2017 – Feb 2022

Source: Business tendency and consumer opinion surveys

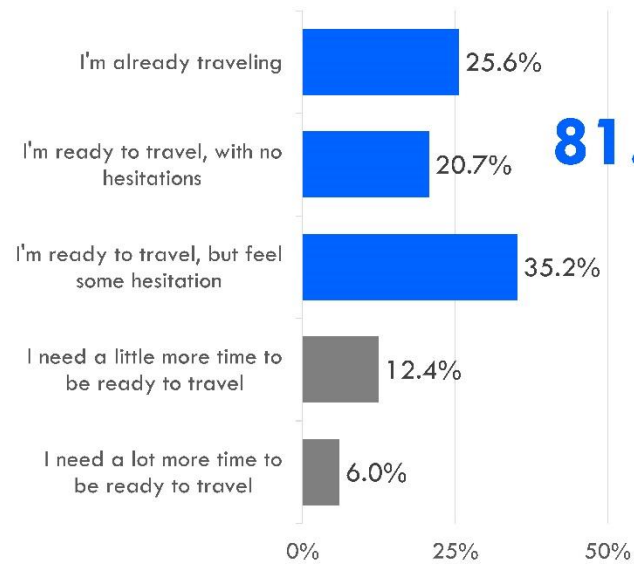






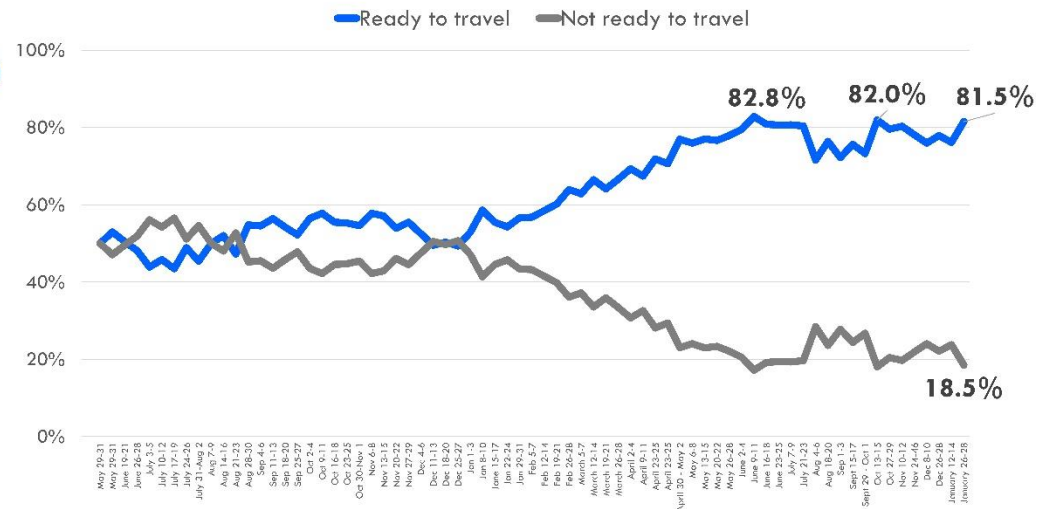
## TRAVEL STATE-OF-MIND

**Question:** When it comes to getting back out and traveling again, which best describes your current state of mind? (Select one)



**81.5%**

Historical data



(Base: Wave 83 data. All respondents, 1,207 completed surveys.)

Data collected January 26-28, 2022)

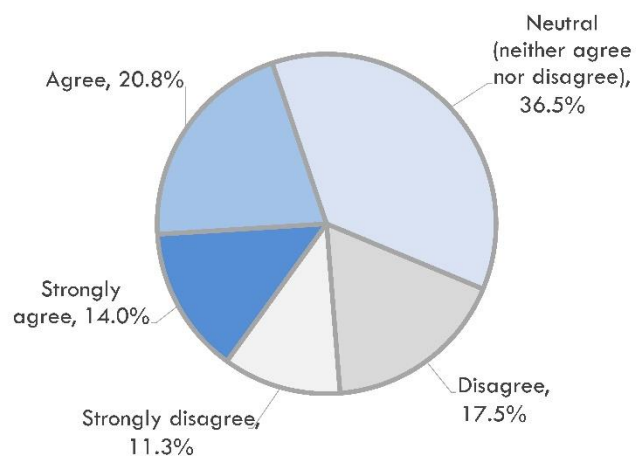


# NATIONAL OUTLOOK

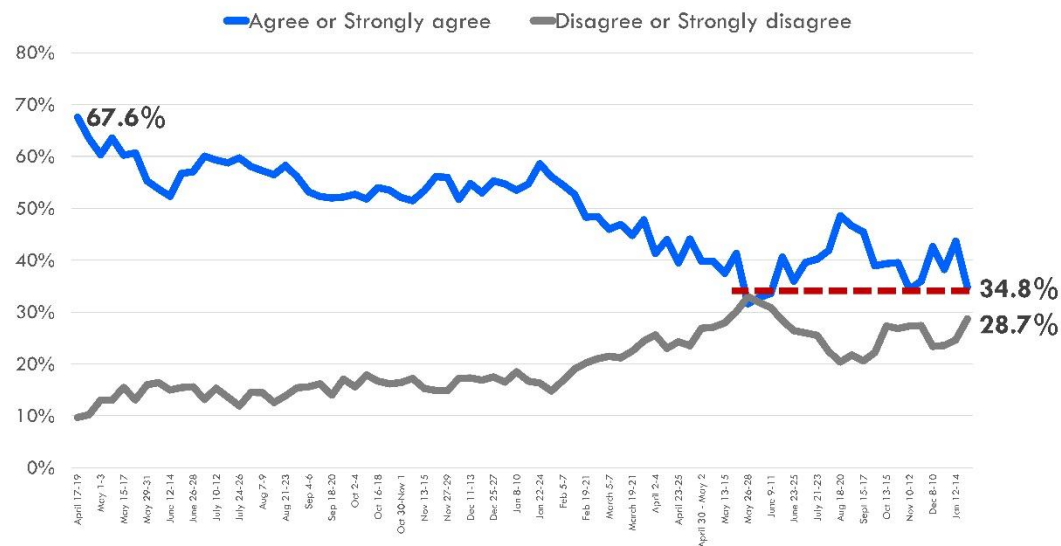
## TRAVELERS IN COMMUNITY ARE UNWANTED

How much do you agree with the following statement?

**Statement:** I do not want travelers coming to visit my community right now.



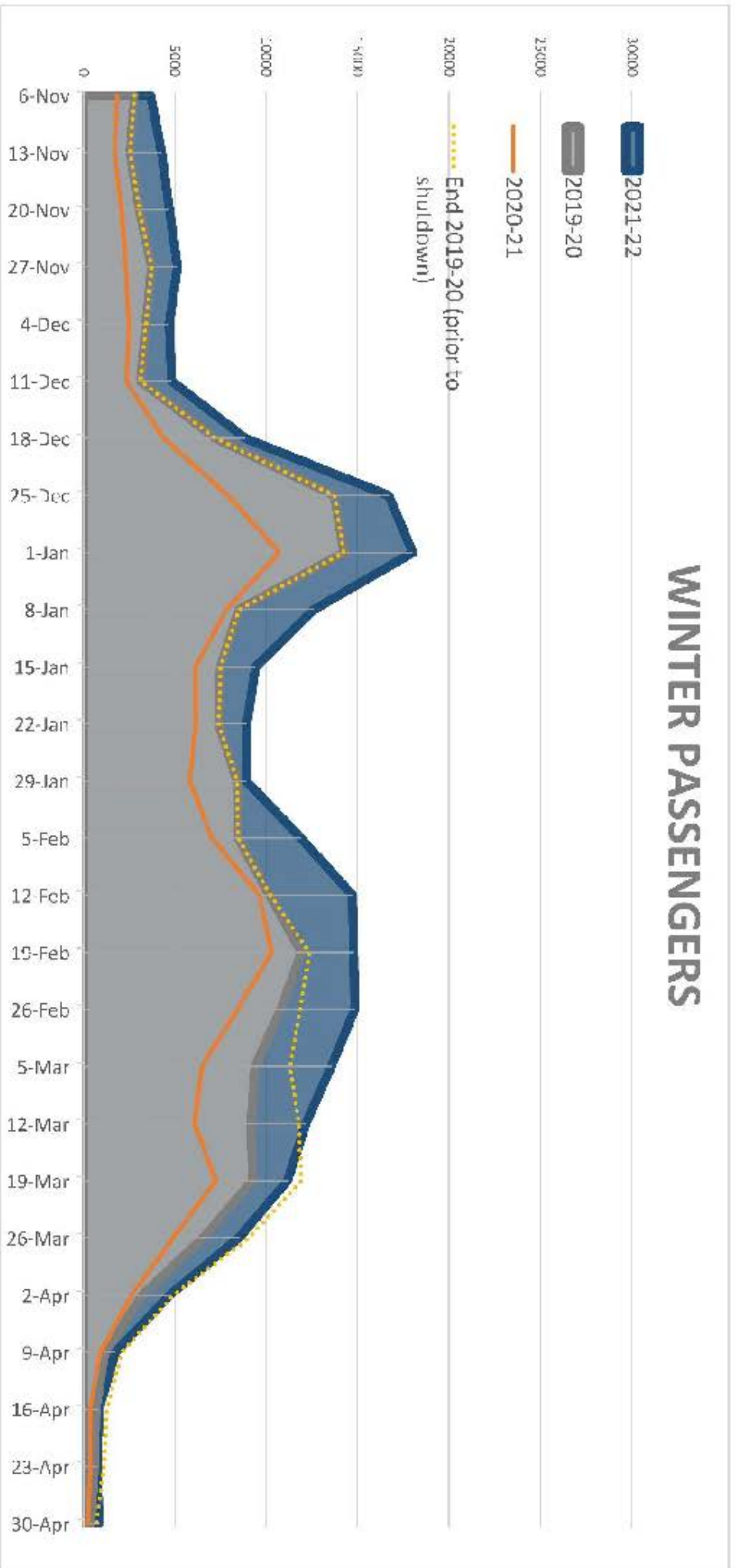
Historical data



(Base: Wave 83 data. All respondents, 1,207 completed surveys. Data collected January 26-28, 2022)



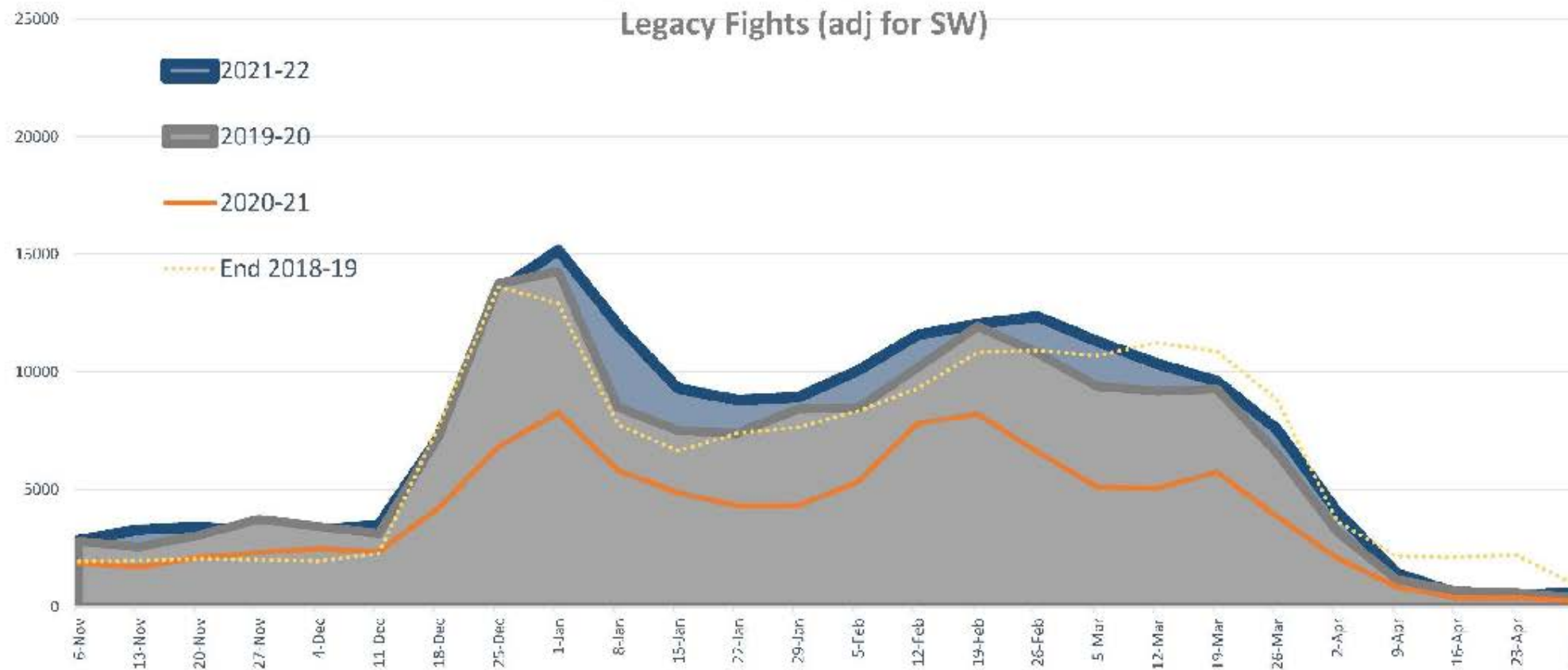
## WINTER PASSENGERS





## WINTER PASSENGERS

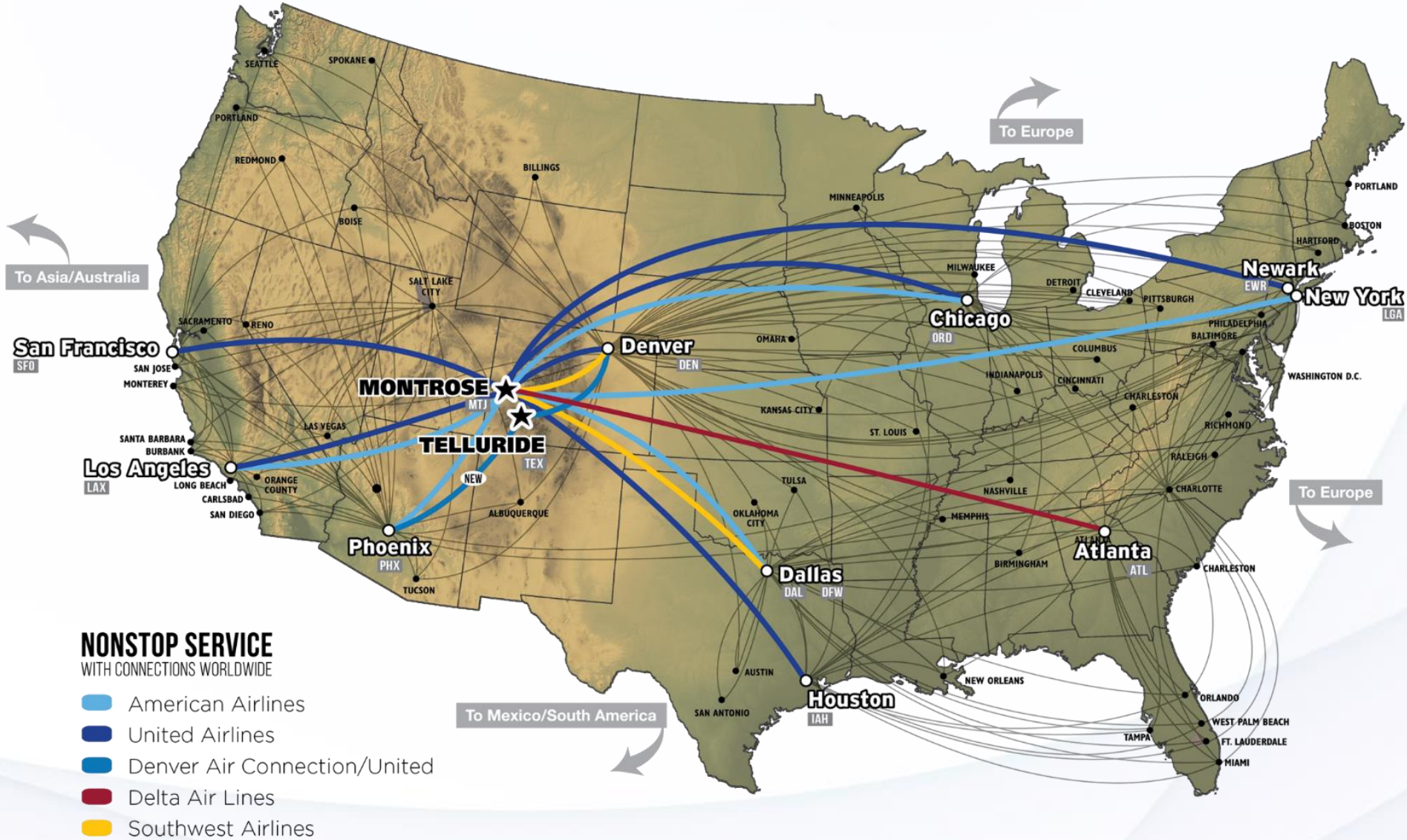
Legacy Flights (adj for SW)



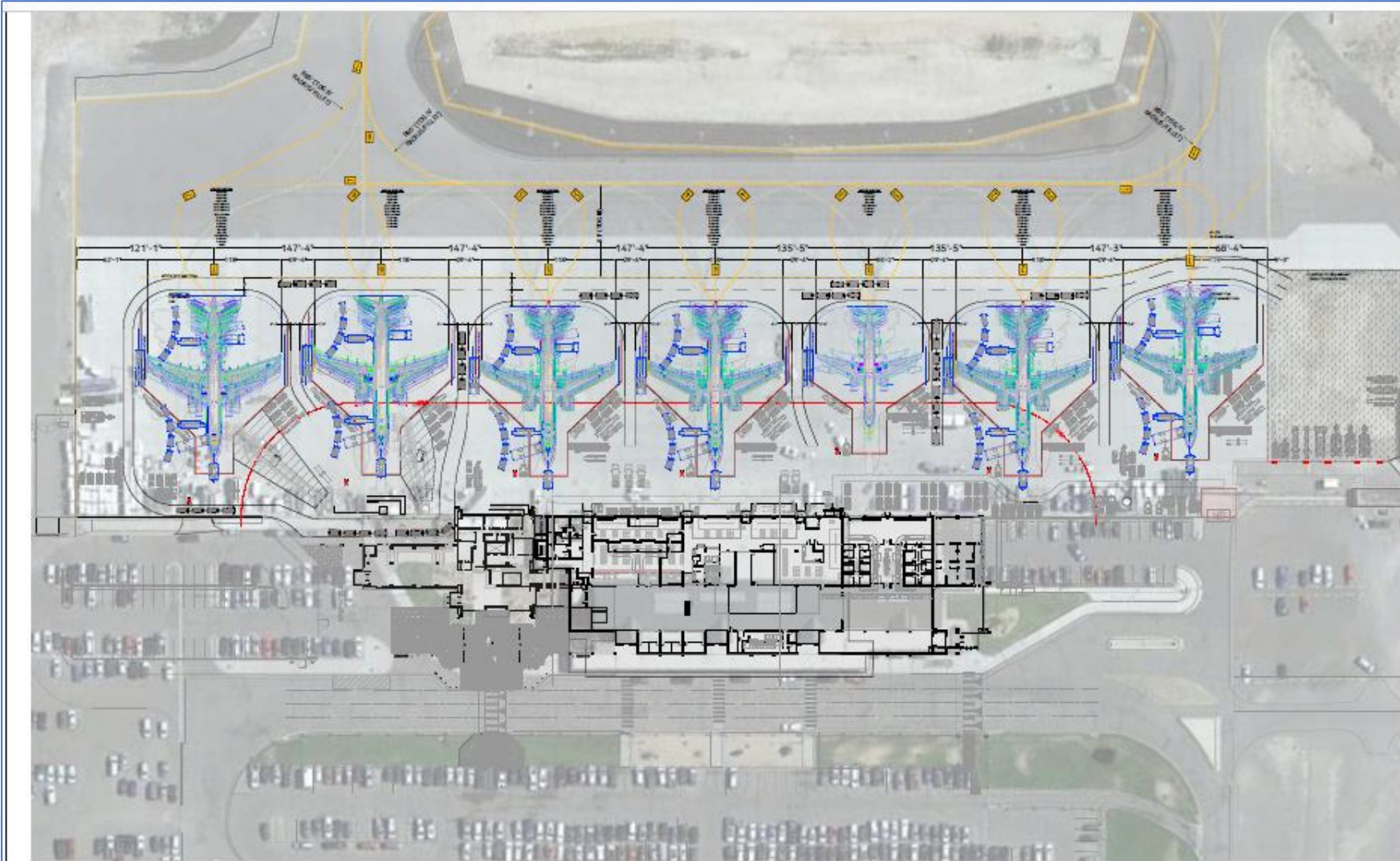
# WINTER WEEKLY BOOKING TREND



# WINTER OUTLOOK

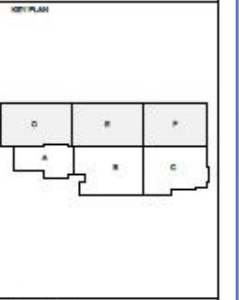


# MTJ CONSTRUCTION



## KEYNOTES


MONTROSE REGIONAL AIRPORT  
**TERMINAL EXPANSION**  
 AIP 3-08-0043-056-2021  
 MONTROSE REGIONAL AIRPORT - MTJ  
 2100 AIRPORT RD,  
 MONTROSE, CO 81401

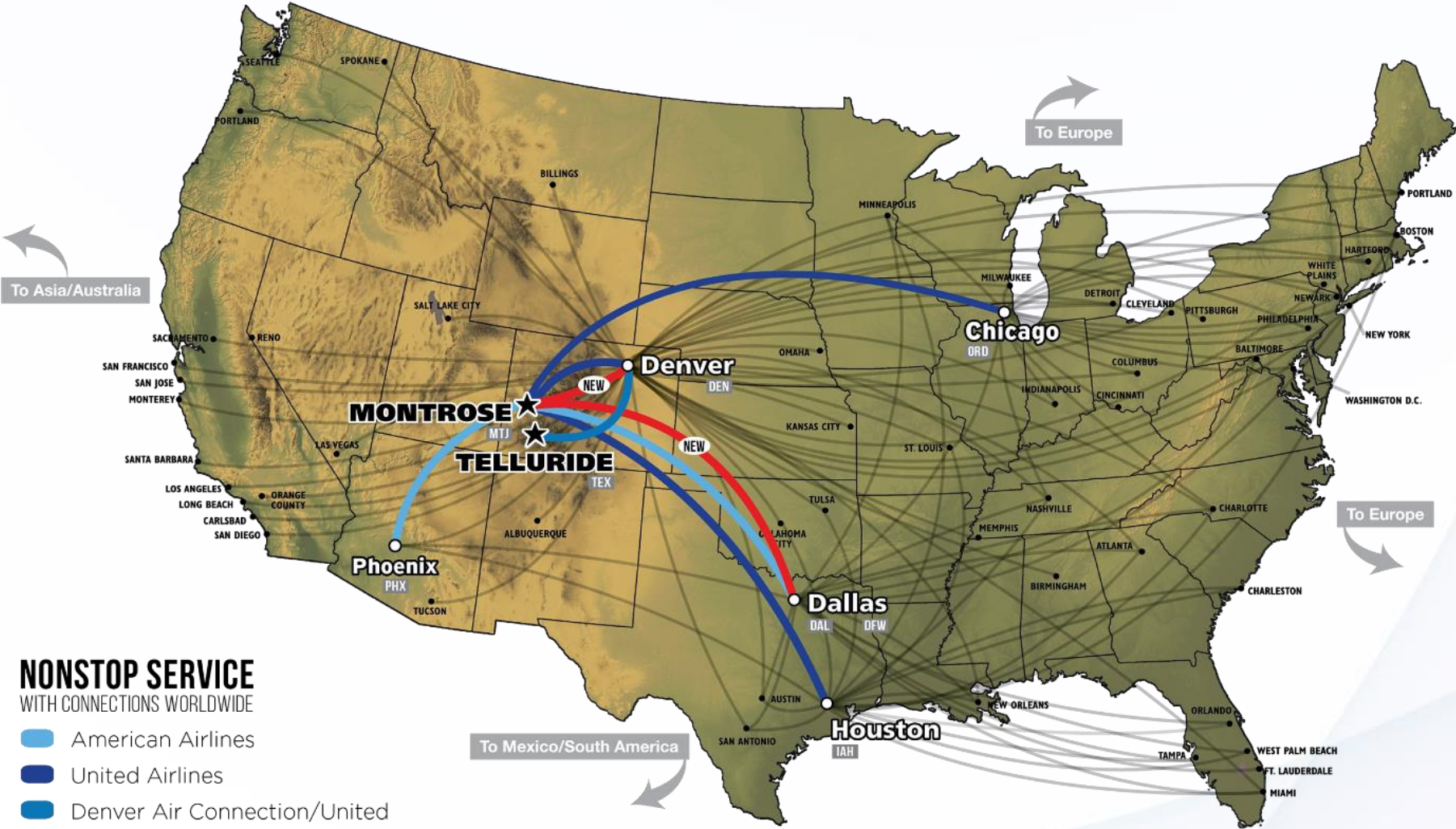


NO.	DESCRIPTION	DATE
A	FOR REVIEW AND COMMENT	8/20/21
B	FOR REVIEW AND COMMENT	8/20/21
C	INCORPORATED COMMENTS	8/20/21
D	INCORPORATED COMMENTS	8/20/21

## LEGENDS

DRAWN BY: RJC	CHECKED BY: TLM
PROJECT NUMBER: WXXY4700	
ORIGINAL ISSUE DATE: 03/19/21	
SUBMIT TITLE: AIRCRAFT PARKING SITE PLAN 29'-4" CLEARANCES TWO LANE TAIL VSR APRON ARCH	

# SUMMER PLANNING



To Asia/Australia

To Europe

To Europe

To Mexico/South America





COLORADO FLIGHTS  
ALLIANCE