

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

[https://us06web.zoom.us/webinar/register/WN\\_uRQBIGpbQt28jPstBIPU-g](https://us06web.zoom.us/webinar/register/WN_uRQBIGpbQt28jPstBIPU-g)

**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	10	Corzine	Informational	Introduction of the Telluride Foundation Executive Director Jason Corzine

The Town Council and Design Review Board Open a Joint Special Meeting for the Purposes of Items 4-11

4.	2:15	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 <i>Continued from the February 17, 2022 Joint Town Council &amp; Design Review Board Meeting</i>
5.	3:15	45	Haynes Ward 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 <i>Continued from the February 17, 2022 Joint Town Council &amp; Design Review Board Meeting</i>
6.	4:00	5	Miller Quinn-Jacobs	Action <b>Quasi-Judicial</b>	Design Review Board Recommendation to Town Council Regarding a Conditional Use Permit Development Application for the Placement of a Spider Jump and Ground School Activity Structures on OS3U, Active Open Space <i>Requested Motion to Continue to the April 21, 2022 Town Council Meeting</i>
7.	4:05	5	Miller Quinn-Jacobs	Action <b>Quasi-Judicial</b>	Consideration of a Resolution to Consider a Conditional Use Permit Development Application for the Placement of a Spider Jump and Ground School Activity Structures on OS3U, Active Open Space <i>Requested Motion to Continue to the April 21, 2022 Town Council Meeting</i>
8.	4:10	25	Shindman Knudsten Haynes Wisor	Action <b>Legislative</b>	Design Review Board Review and Recommendation to Town Council Regarding Amending Chapters 16.01, 16.02, 17.3 and 17.9 of the Community Development Code Concerning Affordable Housing Restrictions and Adopting Housing Impact Mitigation Requirements
9.	4:35	20	Shindman Knudsten Haynes	Action <b>Legislative</b>	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Amending Chapters 16.01, 16.02, 17.3 and 17.9 of the Community Development Code Concerning Affordable Housing Restrictions and Adopting Housing Impact Mitigation Requirements

**TOWN COUNCIL MEETING  
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			Wisor		
10.	4:55	10	Haynes McConaughy Wisor	Action <b>Legislative</b>	Design Review Board Recommendation to Town Council Regarding Amendments to the Community Development Code Section 17.2.3 Design Review Board to Remove the Term Limit Provision, Change the Term from Two Years to Four Years, Amend the Meeting Date from the 4 <sup>th</sup> Thursday to the 1 <sup>st</sup> Thursday and Address Lot Owner and Residency Requirements as it Related to Board Composition
11.	5:05	10	Haynes McConaughy Wisor	Action <b>Legislative</b>	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding Amendments the Community Development Code Section 17.2.3 Design Review Board to Remove the Term Limit Provision, Change the Term from Two Years to Four Years, Amend the Meeting Date from the 4 <sup>th</sup> Thursday to the 1 <sup>st</sup> Thursday and Address Lot Owner and Residency Requirements as it Related to Board Composition
The Design Review Board Adjourns and the Town Council Reconvenes the Regular Meeting					
12.	5:15	10	Johnston Thames	Action <b>Public Hearing Quasi- Judicial</b>	Liquor Licensing Authority: a. Consideration of and Public Hearing on an Application for a New Retail Liquor Store Liquor License for Mountain Village Wine, LLC, DBA Mountain Village Wine Merchant Located at 622 Mountain Village Blvd. #100
13.	5:25	15			Dinner
14.	5:40	75	Schaefer Knuttsen Haynes Wisor	Work Session	Comprehensive Plan Worksession a. Public Comment Period Comments Reviewed b. Public Benefits Table c. Hot Beds d. Open Space and Future Land Use Map and its Application to Future Development e. General Conformance
15.	6:55	25	Bryan Wisor Haynes	Action	Mountain Village Housing Authority: Consideration of a Resolution Amending the Mountain Village Housing Authority Operating Document that Governs Coyote Court, a Mountain Village Housing Authority Built for Sale Project
16.	7:20	5	McConaughy	Action <b>Public Hearing</b>	Second Reading, Public Hearing and Council Vote on an Ordinance Amending Chapter 1.08-General Penalty-of the Mountain Village Municipal Code to Comply with HB19-1148
17.	7:25	10	Miller Quinn-Jacobs	Action <b>Quasi- Judicial</b>	Consideration of Approval of a Resolution Approving a Minor Subdivision to Vacate a Portion of the General Easement at Lot 166AR2-7, 6 Stonegate Drive
18.	7:35	5		Informational	Other Business
19.	7:40	30	Legal		Executive Session 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 Related to the Potential Sale or Lease of Town Assets Pursuant to Section 24-6-402(4)(a), (b) and (e)
20.	8:10				Adjourn

**TOWN COUNCIL MEETING  
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**Register in advance for this webinar:**

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**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 three 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



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

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**MEMO SUPPLEMENT**

**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 March 17, 2022, continued from the February 17, 2022 Joint meeting

**DATE:** March 9, 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 applicant requests a Conceptual Site-Specific Planned Unit Development (SPUD) approval (in total it is a 3-4 step hearing process) 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, bar and restaurant, along with a ballroom, public/private ski lockers and pedestrian paths and plazas connecting the site to the Village Center. A letter of intent is provided that indicates the Four Seasons would be the operator if all approval meet the Four Seasons' standards. 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. The application currently contemplates 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. As the application moves through the process, the deed restricted housing mitigation requirement and pond improvements will be identified.

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## **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:**

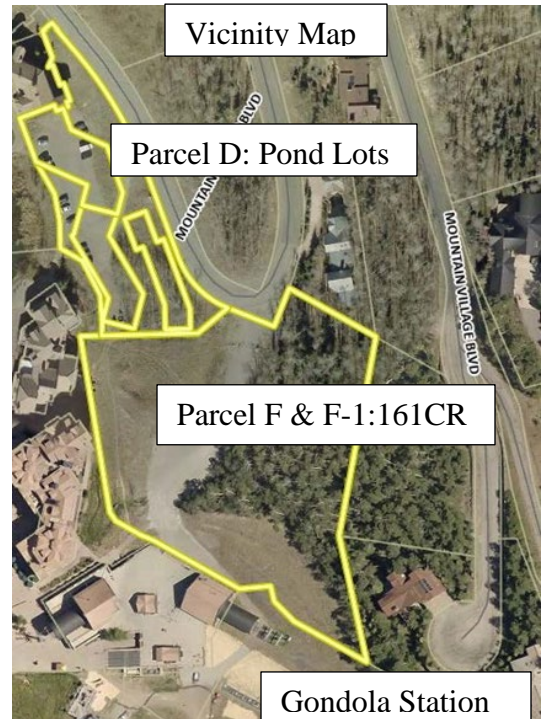
- **North:** Vacant 89 Lots, single family zoning
- **South:** Gondola Station
- **East:** Vacant residential lots
- **West:** Heritage Crossing, Village Center

### **ATTACHMENTS**

- 1) Revised Narrative dated 3.10.22
  - a) Narrative dated 3.3.22
  - b) Design Review Board response to staff conditions
  - c) Town Council response to staff conditions
- 2) Letter of Intent Four Seasons dated 3.9.22
- 3) SPUD Process memo
- 4) Additional public comment
- 5) Revised public pedestrian site plan
- 6) Sketch Vignettes
  - a) Architectural visual response
  - b) Material board
- 7) Revised Hotel Plans dated 3.3.22
- 8) Revised loading dock
- 9) removed
- 10) removed
- 11) Town Council PUD packet from the 2.17.22 meeting – [HYPERLINK TO MATERIALS](#)
- 12) DRB Memo from the 2.17.22 meeting – [HYPERLINK TO MATERIALS](#)
- 13) Conceptual SPUD Summary Grid

### **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. Garner 2.11.22	14. Gray 2.14.22
2. Fulcomer 2.11.22	15. Gray 2.16.22
3. Tueller 2.11.22	16. Schillaci, 2.16.22
4. Latcham 2.11.22	17. Eaton 2.16.22
5. Carter 2.13.22	18. O'Neill 2.17.22
6. Atlass 2.11.22	19. Diane 2.17.22
7. Flitter 2.11.22	20. End 2.22.22
8. Graham 2.12.22	21. Semple 2.23.22
9. Smith 2.13.22	22. Hemlick 3.7.22
10. Kress 2.16.22	23. Huele 3.10.22
11. Levine 2.15.22	24. Walker 3.10.22
12. Bryant 2.16.22	25. Prioleau 3.10.22
13. Gleason 2.16.22	26. Kaissi 3.10.22

**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

The design plan requirements for a conceptual PUD are less than what the DRB typically reviews with an initial and final design review.

- The conceptual design plans provide a general context and framework for the DRB to review. Sketch Plan review, which will follow conceptual review, is where of the applicant will provide a higher level of detail and design and DRB will engage in the same level of rigorous review it typically engages in when undertaking an initial design review. DRB is still required to provide a recommendation to Council in connection with the conceptual review.
- The final SPUD application is akin to the final design review, with all requirements being met consistent with what the DRB is used to reviewing at a final design plan stage.

The DRB provides a design focused recommendation to Town Council and also identifies, in their estimation, also as a recommendation, whether the application meets the PUD and Comp Plan standards incorporated into their recommendation motion.

**SUMMARY OF THE CONCEPTUAL DESIGN PLANS – REVISED**

The applicant revised their design plans to conform better with comments provided at the February 17, 2022 meeting in the following ways:

**Design**

- The applicant understands the importance of grounding the buildings with the use of stone and other architectural features that are consistent with the town design theme.
- They better address breaking up the verticality of the structures and create a more human scale adjacent and connected to the Village Center
- The proposal limits the site coverage to less than 50% when, per the underlying zoning, 100% site coverage is permitted.
- The mass is broken into multiple buildings in order to create and maintain view corridors
- Grading has been revised to create a seamless transition between the Gondola Plaza and the après ski plaza area on 161CR
- A variety of roof forms including shed and gabled structures will tie better to the existing architecture in the village core. Pitches of these roof forms are planned in a manner that retains snow shed on the buildings for the safety of pedestrian areas below.
- Windows and entries on the ground level punch into the wall form with generous reveals and setbacks consistent with the design standards.
- Windows are not proposed to exceed the 40% allowable.
- Some design variations will be needed in order to provide the architectural transition to more modern forms.

### **Plaza Areas/Circulation**

- The applicant revised the site plan to include public access through the property.
- The trail along Gorrano Creek has been widened to 10 feet
- Concerns regarding transformer access raised by San Miguel Power Association's have been addressed
- The applicant has provided an alternate exit from the Ridge Trail to the Mountain Village Core area.
- A vehicular drop off location for La Chamonix on Mountain Village Boulevard was added
- The applicant will provide a public walkway along Mountain Village Boulevard from their Driveway access to the stair/public access at the north end of the hotel building.
- A public restroom, more retail space, more connections and 2-3 public plaza areas within the property better integrate it to the rest of the Village Center.

### **Loading Dock**

There are no CDC variances to this section as shown with the revision. The applicant intends to have a vehicle management plan that include a flagger for safety purposes in the event that 55 foot trucks are delivering goods or materials.

See applicant's narrative addressing the proposed conditions of approval.

*Note: Staff design review comments are indicated in blue text*

## **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.

*This project is intentionally not creating a stepped building at 100% site coverage; but rather breaks up the massing into a few buildings which results in less site coverage, creates view corridors and passage through the project, and integrates the northwestern edge of the property into a new pedestrian, plaza, and retail experience as part of the Village Center. Staff feels that his requirement is being met.*

2. Massing that is simple in form and steps with the natural topography.

*The applicant proposes simple forms with a design that is not stepped in a complex manner. Landscaping elements such as retaining walls and terraces in the same stone as the building base help the building step with the topography.*

3. Grounded bases that are designed to withstand alpine snow conditions.

*This is being met and better understood by the applicant. The structure is planned to have at least 35% stone cladding. The same or similar stone will also be used for retaining walls and terraces as landscaping elements that will also help ground the structures to the site.*

4. Structure that is expressive of its function to shelter from high snow loads.

*This is being met.*

5. Materials that are natural and sustainable in stone, wood, and metal.

*This is being met.*

6. Colors that blend with nature.

*This is being met. The materials palette has been revised some since the first conceptual review and is warmer in tone, better referencing existing buildings within the Village center.*

*Staff: The Town recognizes that architecture will continue to evolve and encourages new compatible design interpretations of this theme. The applicant is tying in more design elements that relate this project visually to the Village Center while identifying it uniquely as a signature and mountain modern building, contemporary in its time.*

### **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 applicant has demonstrated significant revisions between the building, the open space, and the Village Center that better tie all of these elements together. There are multiple points in and through the property, a wider pedestrian path, and the addition of pedestrian plazas. The revised site plan includes an alternative exit from the Ridge Trail to the Mountain Village Core Area that is accessible to the public. The edge of the Village Pond now connects to Wagner Plaza for the public with the addition of a new plaza area on the pond edge and an access stair to Mountain Village Boulevard. The plaza area at the gondola has been expanded and is now at the same grade as the existing gondola plaza for better connectivity. Staff supports the revised site plan as it meets all the key Village Center subarea objectives: retail, pedestrian, public plazas and at grade connection with the Gondola Plaza.*

### **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 applicant has revised their conceptual design and materials to recognize the need for a grounded base and engagement with public plaza areas. The cantilevered base has been replaced with a grounded stone base form that is essentially flush with the upper level wall forms. This stone carries throughout the buildings and connecting elements and also extends into the vertical elements of the buildings, protruding through the roof forms in various locations. Staff feels this provision is now being met.*

**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: The applicant understands the value of the "village street," are integrating more retail, a public bathroom and pedestrian plaza and circulation. Details that architecturally define public entrances are still being developed but are proposed to include canopy elements and craftsman level materials. The sketch plan review application should reinforce compliance with this requirement.*

**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 applicant is proposing a combination of roof forms including gable, reverse gable, shed and flat roof forms with their revision. The material is proposed as a dark gray metal. Roof areas are now visually articulated and should appear broken up when viewed from above. The areas of flat roof are not visibly prominent and are designed to retain snow on the building to better protect pedestrian areas below. Staff does not feel that a design variation to this code section is still required.*

**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: The applicant has indicated the primary roof forms will be metal, it is not clear if they will be a standing seam product. The flat roofs will likely be an alternate material and would likely require a design variation. Consideration has been 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)**

*Staff: The applicant has revised their conceptual material palette to show vertical wood, stone, and metal architectural elements. The DRB is generally comfortable with designs absent stucco so a variation to the stucco requirement is needed for this project. It is also possible that the percentage of wood cladding could exceed that allowable in the Village core. Additionally, they have indicated a cementitious panel as a possible material which would require a specific approval. These details, along with calculations of cladding percentages will be provided at Sketch review.*

#### **Glazing Variance (CDC 17.5.6.G.1.a)**

A design variance to the following additional glazing requirements was discussed at the first conceptual review. :

- 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 window areas are broken up by varying sized vertical wall areas in either wood or stone. Additionally, wood screening is applied in varied patterns to also help create the illusion of different sized windows. At plaza levels, window are also varied, differentiating uses and establishing more of a human scale. Staff feels this requirement is now being met.*

- 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.

*Staff: The applicant is refining their design to include vertical elements that interrupt continuous horizontal balcony elements. The balconies that are proposed are recessed into the building, and alternate with windows that have similar architectural detail but are more flush with the exterior walls. This variation also helps to break up what might otherwise be perceived as continuous balconies. More detail will be provided with sketch plan review, but staff feels that this design variation is no longer necessary.*

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

*The applicant indicated no gates will be required on the property. Due to the significant grade changes, we'll expect with the sketch and final review applications to see application of low stone retaining walls and landscape elements to transition pathways and building elements on the site. Staff feels that a design variation to this section will no longer be necessary.*

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

*Staff: The applicant has specified a trash compactor for the project. This regulation will be addressed with the Sketch Plan SPUD application as it's a level of detail outside of the scope of a conceptual review.*

### **Parking**

*There is currently no tandem parking being shown within the garage although the applicant may reserve the right to request tandem parking with DRB Sketch SPUD review.*

*The applicant is exceeding the parking requirements pursuant to the CDC inclusive of providing 36 parking spaces for the Ridge and two (2) parking spaces for the Town providing an estimated 50 parking spaces in excess of the requirement.*

### **Staff Analysis:**

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 provided and finalized. Staff has identified a few key areas from the February meeting identified below with staff notes in bold.

1. Building Form and Siting – **The applicant understands the need to ground the building and provide architectural gestures to the architecture of the Village Center while initiating a contemporary design. Though still in conceptual format staff feels that the applicant is addressing these concerns with its current revisions and further detail at Sketch review should clarify that they can meet these requirements.**
2. Plaza Areas and Public Connections. **These concerns have been addressed.**
3. Loading Dock/Trash Area. **This is better addressed with a condition of approval see below.**

### **CRITERIA AND STANDARDS FOR REVIEW**

The applicant addressed the relevant criteria in their narrative. Below are the criteria and standards restated from the CDC. Staff comments are in bold and italic.

### **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;  
***This is being met.***
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.  
***This is being met.***
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;  
***This is being met.***
4. The proposed PUD is consistent with and furthers the PUD purposes and intent;  
***This is being met.***

5. The PUD meets the PUD general standards;  
***This is being met.***
6. The PUD provides adequate community benefits;  
***This is being met on condition that Village Pond improvements, housing and public improvements be identified prior to the final SPUD application submittal.***
7. Adequate public facilities and services are or will be available to serve the intended land uses;  
***This is being met.***
8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash, or service delivery congestion; and  
***This will be mitigated and addressed with the subsequent PUD applications.***
9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.  
***This is being met.***

**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.  
***This is being met.***
2. Appropriate scale and mass that fits the site(s) under review shall be provided.  
***This is being met.***
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.  
***This is being met.***
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.  
***This is being met.***
5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards.  
***This is being met.***

**Analysis and Staff Recommendation:**

If in concept the DRB and Town Council feel this project is approvable, staff recommends approval with conditions. If approved, the applicant can address the Council, DRB, staff and public concerns expressed in the public hearing and submit for Sketch Plan review. Sketch Plan lies solely with the DRB, so detailed review of design elements will occur incorporating Conceptual SPUD approved framework and conditions.

**Proposed Motion:**

Recommended Staff Condition of a Recommendation to Approve.

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 March 9, 2022 with the following findings:

1. The application meets the PUD criteria of approval and the Comprehensive Plan project standards.
2. The 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. 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 board's conditions throughout the PUD process to ensure it meets the community's design expectations emulated in the CDC and the Design Guidelines.
3. 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, and to the extent that minor unit changes do not significantly alter the overall design of the project.

With the following waivers and variances:

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)

**Design Variations:**

1. Roof material (CDC 17.5.6.C3)
2. Exterior Wall Materials (CDC 17.5.6.E.4)
3. Glazing Variance (CDC 17.5.6.G.1.- 5)

**DRB Specific Approvals:**

1. Materials – Cementitious Siding

**And with the following conditions:**

**With Sketch SPUD Review:**

1. Identify both the maximum height and average height for each building.
2. Work with staff to identify pathway and plaza design details to tie pathways and plaza areas into the Village Center design theme, as applicable. Also work closely with the wetland specialist to assure conformance with wetland regulations during design and through construction.
3. Conform sketch plan design to the town design theme as identified in the narrative and material samples.
4. Conform 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.
5. Provide a 3D or physical context model consistent with the model requirements found in the application. The town's sketch up model can be used to provide context of surrounding buildings.
6. Identify areas that will be snow melted.
7. Provide a snow storage or management plan.
8. 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.

9. Revise the existing conditions survey to indicate areas of steep slope consistent with the existing conditions plan submittal requirements.

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

/aw



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

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**MEMO SUPPLEMENT**

**TO:** Mountain Village Town Council

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

**FOR:** Public Hearing on March 17, 2022 continued from the February 2022 Joint meeting date

**DATE:** March 4, 2022

**RE:** Town Council Consideration of a Conceptual Site Specific Planned Unit Development (SPUD) application for a mixed use hotel, intended Four Seasons hotel operator, 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 applicant requests a Conceptual Site-Specific Planned Unit Development (SPUD) approval (in total it is a 3-4 step hearing process) 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, bar and restaurant, along with a ballroom, public/private ski lockers and pedestrian paths and plazas connecting the site to the Village Center. A letter of intent is provided indicating the Four Seasons would be the operator, provided the final approval meets the Four Seasons' standards. 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. The application currently contemplates 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. As the application moves through the process, identifying the deed restricted housing mitigation requirement and pond improvements will be identified.

## **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

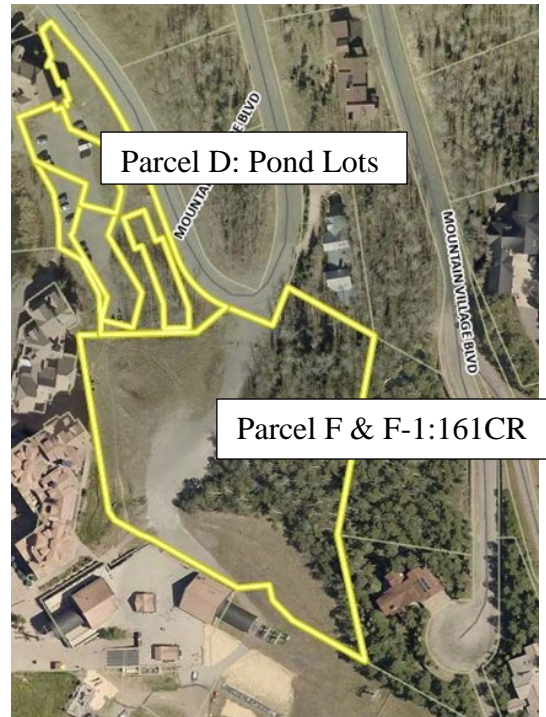
### **ATTACHMENTS**

- 1) Revised Narrative dated 3.10.22
  - a) Narrative dated 3.3.22
  - b) Design Review Board response to staff conditions
  - c) Town Council response to staff conditions
- 2) Letter of Intent Four Seasons dated 3.9.22
- 3) SPUD Process memo
- 4) Additional public comment
- 5) Revised public pedestrian site plan
- 6) Sketch Vignettes
  - a) Architectural visual response
  - b) Material board
- 7) Revised Hotel Plans dated 3.3.22
- 8) Revised loading dock
- 9) removed
- 10) removed
- 11) Town Council PUD packet from the 2.17.22 meeting – [HYPERLINK TO MATERIALS](#)
- 12) DRB Memo from the 2.17.22 meeting – [HYPERLINK TO MATERIALS](#)
- 13) Conceptual SPUD Summary Grid

### **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. Garner 2.11.22	14. Gray 2.14.22
2. Fulcomer 2.11.22	15. Gray 2.16.22
3. Tueller 2.11.22	16. Schillaci, 2.16.22
4. Latcham 2.11.22	17. Eaton 2.16.22
5. Carter 2.13.22	18. O'Neill 2.17.22
6. Atlass 2.11.22	19. Diane 2.17.22
7. Flitter 2.11.22	20. End 2.22.22
8. Graham 2.12.22	21. Semple 2.23.22
9. Smith 2.13.22	22. Hemlick 3.7.22
10. Kress 2.16.22	23. Huele 3.10.22
11. Levine 2.15.22	24. Walker 3.10.22
12. Bryant 2.16.22	25. Prioleau 3.10.22
13. Gleason 2.16.22	26. Kaissi 3.10.22

**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

**Both DRB and Council will have additional opportunity to evaluate the project, provide comments to the applicant, and provide recommendations for approval or denial, or vote to approve or halt the project.**

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

**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 attached 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 applicant indicates 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. 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.

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

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

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

Design related matters will be better identified during the sketch plan review process

- o **Exterior Wall Form – Village Center Wall Form (CDC 17.5.6.B.2b)**
- o **Glazing Variance (**
- o **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.
- o **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.

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

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

**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**

The applicant revised their application to include additional community benefits. The full list is noted as follows:

1. Enhancement of the wetland, a 10-foot pedestrian pathways and associated public pathways and plazas as represented on the revised site plan.
2. A fixed financial contribution to the Town for revitalization of and improvements to the Village Pond area

3. Public Improvements. The provision of a walking pathway along Mountain Village Boulevard between the porte cochere and the pathway into the Village Center between the Westemere and the hotel building on the Pond Lots.
4. 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.
5. 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.
6. A public bathroom in the hotel building adjacent to the Village Pond, or cash contribution equivalent to construct a public bathroom of \$250,000.
7. A town storage area of no less than 600 square feet to be condominiumized in town ownership.
8. A vehicular service drop-off area provided for La Chamonix use.
9. Public benefits from the Public Benefits table as identified in the staff memo (see below on pages 5-6).
10. Community housing in excess of the requirement. To be determined.
11. Providing a public access point for an alternative exit from the Ridge Trail into the Mountain Village core.

**Table 6. Comp Plan Public Benefits Table**

The application triggers the public benefits table. Public benefits being provided with this application are shown in the table below.

Public Benefits being addressed by the application as proposed and revised.

<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.
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.	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.	161CR and the gondola plaza are at the same grade with the revised proposal
14. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots to Parcel E Le	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,	The applicant met with La Chamonix and are providing a vehicular drop off area and access

Chamonix to facilitate vehicular access to Parcel E Le Chamonix.	subdivision or other development application that requires general conformance with the Comprehensive Plan.	from Mountain Village Blvd with the revised plan
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.
26. Ski Area Capacity Improvements: TSG provides its ski area master plan for Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience along with proposed timing triggers for such improvements. Such ski area improvements to maintain the skier experience may be connected to any upzoning of open space for hotbed development to ensure improvements are installed or completed concurrent or prior to such hotbed development being occupied.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned 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.	TMV has a 2016 copy of the ski area's master development plan on file and the 2017 master development plan is available online.

## **GENERAL CONFORMANCE WITH THE COMPREHENSIVE PLAN**

Staff believes the proposed and revised application is in general conformance with the Comprehensive Plan. Specifically as follows:

- It is in conformance with the hot bed policies
- The future land use Plan map
- Relevant Land Use Plan Policies such as the mixed use center and village center subarea goals
- Table 7. Village Center Development Table found in the Comprehensive Plan
- Site specific policies and actions

The revised application addresses all of the village center subarea goals. The project and the gondola plaza are now at the same level, a key element connecting the project to the rest of the Village Center. The applicant has address service needs of La Chamonix and overall pedestrian plazas, walkways, retail and circulation with their revised application.

### **Mass and Scale**

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

## Village Center Plaza and Use Considerations

This has been addressed. Pedestrian access, connection to the Village Center, enhanced retail, additional public plaza areas address Village Center vitality and connectivity issues.

## Ownership

Areas requested to be conveyed are now solely being used for public access, circulation and improvements. Staff has no issue conveying town owned land for the project purposes as they have integrated the hotel/project with the Village Center and this consideration is contemplated with this project in the Comprehensive Plan.

## Access

This has been addressed by the applicant.

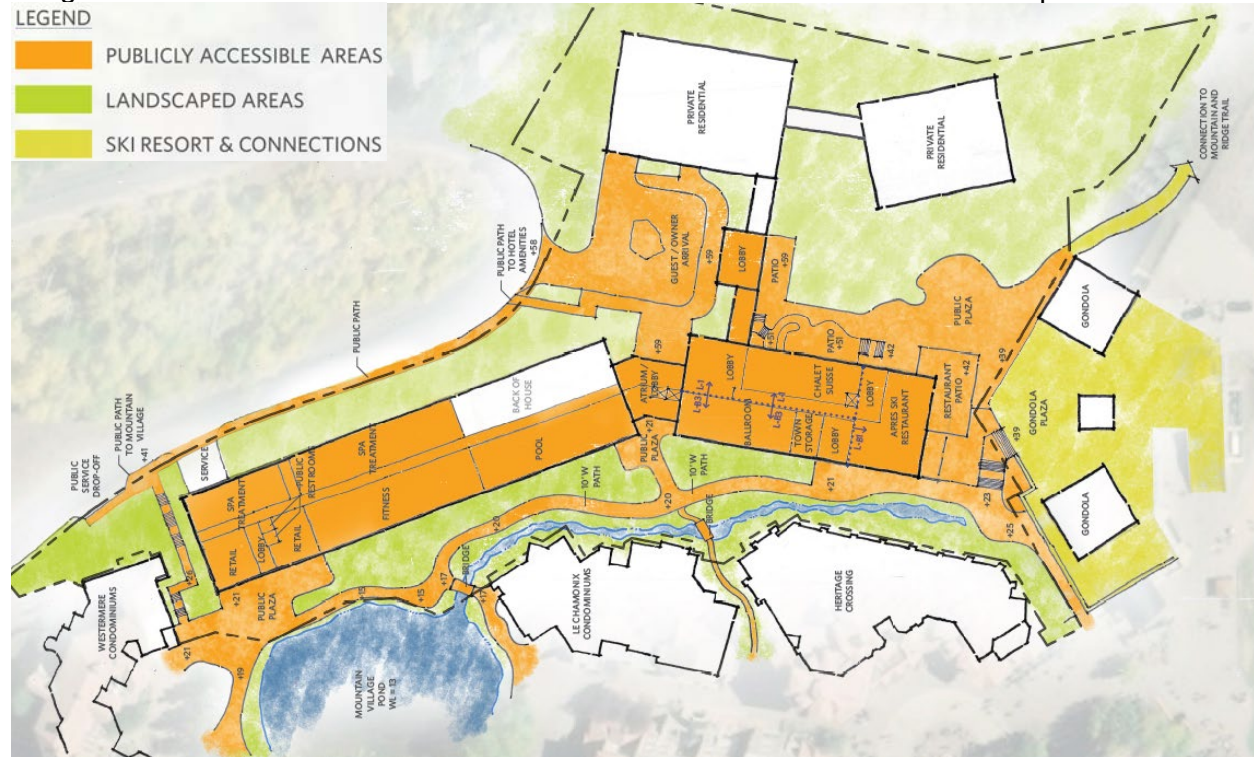
## Subdivision Request for town owned Village Center open space

See ownership above.

## Commercial Vitality

This has been addressed.

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



## CRITERIA AND STANDARDS FOR REVIEW

The applicant addressed the relevant criteria in their narrative. Below are the criteria and standards restated from the CDC. Staff comments are in bold and italic>.

### **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;

***This is being met.***

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.

***This is being met.***

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;

***This is being met.***

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

***This is being met.***

5. The PUD meets the PUD general standards;

***This is being met.***

6. The PUD provides adequate community benefits;

***This is being met on condition that Village Pond improvements, housing and public improvements be identified prior to the final SPUD application submittal.***

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

***This is being met.***

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

***This will be mitigated and addressed with the subsequent PUD applications.***

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

***This is being met.***

#### **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.

***This is being met.***

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

***This is being met.***

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.

***This is being met.***

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.

***This is being met.***

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

***This is being met.***

### **ANALYSIS**

The applicant specifically addressed staff concerns. 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, and general conformance with the Comp Plan. (See Conceptual SPUD summary grid attached as exhibit 12).

### **STAFF RECOMMENDATION**

Staff recommends approval of the Conceptual Site-Specific PUD application.

### **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*

*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 17.3.10.
6. The proposed PUD zone district is consistent with the CDC requirements for hotbed development.
7. Parking requirements will be met with the possible consideration of tandem parking by the DRB that may be considered at sketch plan review in more detail. (write better)
8. Onsite mitigation housing is subject to the 2006 Mountain Village deed restriction unless otherwise negotiated through the PUD process unless otherwise negotiated.
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 C-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. 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.
  - a. Provide 31 condominiums
  - b. Provide 9 lodge units with associated lock offs that will carry the short term rental restriction.
  - c. No less than 12,851 square feet of commercial public space consisting of a restaurant spa, pool, fitness area and retail space.
  - d. A ballroom that is rentable to the public
  - e. Table 7. lists heights of 78.5' and 95.5' feet maximum height which the applicant has indicated they will not exceed.
  - f. Public easements for pathways and plazas as described in the revised narrative and plan.
5. The project is at the same grade and the gondola plaza.
6. Plaza areas, retail, circulation, pedestrian pathways are provided to integrate the hotel project into the Village Center.

**The applicant is providing the following community benefits:**

1. Enhancement of and incorporation of the existing wetlands into a lush, wetlands walking trail 10 feet in width connecting the Pond/Convention Center Plazas to Heritage Plaza and the Gondola Plaza. There would be an associated public easement and maintenance agreement for pedestrian and public plaza areas.
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 (employee housing) above the mitigation requirement.
6. Public Improvements. The provision of a walking pathway along Mountain Village Boulevard between the porte cochere and the pathway into the Village Center between the Westemere and the hotel building on the Pond Lots.
7. A public bathroom or cash contribution equivalent to construct a public bathroom of \$250,000
8. Town Storage area no less than 600 square feet.
9. A vehicular service drop-off area provided for La Chamonix use.
10. Public benefits as identified in the staff memo.



11. Providing a public access point for an alternative exit from the Ridge Trail into the Mountain Village core.

**In consideration for the following CDC Variances, Waivers, Specific Approvals, Design Variations.** These are currently broad to be perfected between sketch plan and final plan review.

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). The sole beneficiary of this easement is TSG and the application will require their consent.
4. 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.
5. Vested Property Rights (CDC 17.4.17)  
A request from three year to a five-year vested property right period.
6. Design Regulations (CDC 17.5) **Staff Note: These will be better identified during Sketch Plan review and prior to final SPUD review. Design variations and specific approvals will be finalized with the final SPUD application.**  
Building Design (CDC 17.5.6)
  - c. Exterior Wall Material (CDC 17.5.6.E.4)
  - c. Glazing Variance (CDC 17.5.6.)
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. 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. 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.
2. To be provided at sketch plan SPUD review:
  - a. Clearly identify the maximum height and maximum average height consistent with the SPUD height approvals with the Sketch SPUD submittal
  - b. Identify areas that will be snow melted.
  - c. Provide a traffic and circulation management plan related to large truck deliveries and the loading dock.
  - d. 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.
- e. 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.
  3. 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.
  4. 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.
  5. The Applicant shall install and maintain the public easement areas (pedestrian and plaza areas) described above as provided for in legal instruments executed for the final PUD.
  6. 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.
  7. 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, as applicable.
  8. The two town parking spaces will be conveyed to the town as condominium form of ownership.
  9. The town storage area would also be conveyed to the town as a condominium form of ownership.
  10. 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.
  11. The application for final SPUD will include an agreement that outlines criteria to assure a five-star branded hotel operator/operation. The agreement will also include a process regarding town notification in the event there is a change of future ownership or operator.
    - 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 Branded Residences will have a covenant that requires them to be limited to short term rentals. (streamline this language and combine)
  17. Financial Assurance. Staff shall work with the Applicant on appropriate PUD policies concerning financial guarantees for agreed upon public improvements.
  18. Applicant Representations. The final PUD shall be consistent with the plans submitted and the representations made by the Applicant during the conceptual PUD process.
  19. 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.

/mbh

**AMENDED 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**

**SITE ANALYSIS**

The site is unique in that it is specifically called out in the Comp Plan for a luxury high end flagship hotel and residences project, intended to be the signature project for Mountain Village. The site does not sit directly in the core, but rather just outside of the core adjacent to Mountain Village Blvd, the gondola plaza, and the Gorrone Creek corridor. While many of the other parcels within the core and adjacent to existing plazas are designed to be built out to the lot line and have minimal grade changes, both Lot 161-CR and the Pond Lots have significant slope changes and are encouraged in the comp plan to create significant open spaces, pedestrian paths and separation from surrounding properties, which create both challenges and opportunities from a design and massing perspective. These open areas allow for significant landscaping buffers, improved view corridors, and more public activation and circulation which have all been included into the site plan.

The site's unique nature is one of the reasons why it is called out in the comprehensive plan with a requirement for coordinated development through a PUD to develop a flagship hotel that will serve as an economic engine for the town and as the site with the highest recommended height limits in the

Comp Plan. Furthermore, the Comprehensive Plan requires much in terms of public benefits and development mandates for this site, including:

- Significantly enhanced riparian corridor with improvements to the wetlands and pond, including bridges and open drainage swales.
- Keep plaza for the project on Parcel F at the same level as the Gondola Plaza.
- Develop an underground garage structure.
- Provide 36 parking spaces for the Ridge residents.
- Provide a significant viewshed for Lot 97 across Parcel F-1
- Increased landscaping and open spaces associated with the enhanced riparian corridor.

There are many requirements to be satisfied while creating a flagship project that will attract a five-star luxury brand. The flagship operator carries with it many of its own construction and design requirements that must be satisfied in order for the brand to accept the project and these may not always be consistent with the desires of the town. It is a very challenging balancing act to successfully develop these sites. Nevertheless, the site is an amazing opportunity to create an iconic piece of architecture that will welcome guests and residents alike as they exit the Gondola into Mountain Village.

### **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 and level with the Gondola Plaza and an additional stairwell connection from the Project to Gondola Plaza, a bridge and connection from the wetlands walking trail to Le Chamonix, a walking trail that connects Mountain Village Blvd to the enhanced riparian corridor and the pond and a public service parking space for deliveries to our neighbors. 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 portion with the façade broken up into two sections: (i) the base and (ii) the upper portion that is further subdivided in plan at the shift in building North and South. The top Hotel Residence penthouses will be set back 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 portion. 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. Additionally, we have created retail locations and have activated the riparian corridor with active commercial uses. We have likewise created a public plaza at the north end of the building which ties to the retail and provides a public restroom.

The upper section, 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 piece 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 height on the uphill side and enable view corridors for neighboring properties. Much like the Hotel and Hotel Residences, the façade is broken up into two sections, the base and the upper section 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. The lobby will be composed largely of stone base with a gabled roof, tipping its hat to the architectural precedents of our neighbors.

## **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. This Village Center Open Space will be used for publicly accessible amenities, plazas and landscaping.

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.

Furthermore, it is important to note that the Comprehensive Plan calls for very high densities on these parcels.

- Hotel Keys: 313
- Condos: 41
- Commercial: 11,500 sq ft

The applicant is developing less density in order to minimize the impact of the development on the neighboring community, while still creating the flagship hotel sought by the Comprehensive Plan.

**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>	<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>
<b>50 Efficiency Lodge Units</b>				
<b>83 Lodge Units</b>				
<b>31 Condominium Units</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. Furthermore, the applicant has chosen to develop less density on the site in order to reduce the footprint of the site, maximize open space and provide view corridors for its neighbors.

**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. The Applicant will provide utility easements for Parcel G.</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. Furthermore, the project’s Après Ski plaza is designed to gradually slope up to create a level and seamless transition onto the Gondola Plaza.</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. Furthermore, the Applicant has met with representatives from Le Chamonix and has significantly expanded the pedestrian circulation adjacent to Le Chamonix while also incorporating a public service parking space on Mountain Village Blvd adjacent to the public connection to the public pedestrian path to the Pond area to allow Le Chamonix deliveries.</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</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>the town's plaza areas.</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. Additionally, the project provides a 600 square foot storage area for the town to store items from Heritage Plaza and is providing public restrooms which will service the northern Pond Plaza.</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><i>The project incorporates a public walking trail that extends from Heritage Plaza through the around the eastern face of the Village Pond and a trail connector on the north side of the project which connects the public walking trail to Mountain Village Blvd. 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, though early explorations indicate that the Creek is currently lined.</i></p>

**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><b>a.</b> 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</p>
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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.

**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. Furthermore, the Application has met with Le Chamonix and has significantly expanded the pedestrian circulation for Le Chamonix while also incorporating a public service parking space near the project's loading dock to allow Le Chamonix deliveries.*

**SITE SPECIFIC POLICY**

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. Additionally, the Village Center Open Space will be used for the creation of plazas and landscaping for the public to enjoy.*

**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. Furthermore, the incorporation of the open space allows for the creation of a public plaza on the northwest corner of the project which will connect to the pond plaza and a pedestrian path to Mountain Village Blvd. The project proposes an extensive set of publicly accessible pathways to provide valuable pedestrian circulation corridors. 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 Westemere 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 Gorrone 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 Gorrone Creek in connection with the Sketch SPUD Application. Early explorations by our Wetlands Expert indicate that Gorrone Creek may currently be lined.***

**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 smalldock, 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 extentpractical.

**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.

**RESPONSE: See Public Benefit #17 discussion above**

**SITE SPECIFIC POLICY**

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

**RESPONSE: *The Project includes active retail space and a public plaza near the Village Pond which will be open to the public and incorporates improvements and landscaping along the eastern edge of the Village Pond. The enhanced riparian corridor has been designed for active pedestrian engagement and experiences, which will provide much needed vibrancy, activity and vitalization of the Village Pond plazas.***

**SITE SPECIFIC POLICY**

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.

**RESPONSE: *The landscaping for the Project is intended to provide integration with the Westermere building. Furthermore, the Applicant has created a public pedestrian path between its north face and the Westemere building, allowing for critical pedestrian circulation and connection to Mountain Village Blvd.***

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

**SITE SPECIFIC POLICY**

a. Site Specific Policy (a) are identical for both Parcel D and Parcel F.

**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.***

**SITE SPECIFIC POLICY**

b. Determine the best alignment for Gorrone 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 Gorrone 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 is proposing to create a 10 foot pedestrian walking trail throughout the riparian corridor as opposed to a small crushed-gravel trail. The material for the walking trail will be determined in concert with our wetlands consultant to utilize materials that will not negatively impact the wetlands environment.*

**SITE SPECIFIC POLICY**

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.

**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 level to the grade of the Gondola Plaza.*

**SITE SPECIFIC POLICY**

d. Continue to provide parking and access for the Ridge project as 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.*

**SITE SPECIFIC POLICY**

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 and on the northern end of the project where it joins the Pond Plaza as designated in the SPUD Conceptual Plans. The Gondola Plaza is owned 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 and general public such as a spa, restaurants and plaza**



**areas and pedestrian walking trails. 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 allowed under the CDC. 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 and Mountain Village Blvd. Additionally, it provides an additional stair connection to the Gondola Plaza to ease pedestrian traffic up the existing stairs to the Gondola Plaza from Heritage Plaza and a key wayfinding separation between ski traffic and retail traffic. 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. A traffic management plan will be provided outlining safety procedures for delivery vehicles backin into the loading dock from Mountain Village Blvd. 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 on the upslope portion of the site, while the grade causes the downslope portion of the sight to be slightly taller. However, this additional height is mitigated by increased setbacks from the neighbors and significant landscaping buffers, allowing for a smooth transition between structures. The extreme grade conditions cause a similar condition in the residential buildings, however, we minimized the upslope impacts to our neighbors by pulling the building completely out of parcel F1 to preserve the viewshed and by creating separation between the buildings, allowing significant view corridors. Furthermore, the Developer has studied the visual impact of the site from Heritage Plaza and designed in a way to minimize the views of the project by setting the building back from its neighbors Le Chamonix and Heritage Crossing more than the currently platted footprint lots require. 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 as well as the Pond Plaza. The plazas 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 10 feet in width connecting the Pond/Convention Center Plazas to Heritage Plaza and the Gondola Plaza. Additionally, the trail will connect to a path that will connect the Pond Plaza to Mountain Village Blvd.
- 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 eastern edge of the Pond, allowing for better pedestrian circulation on the eastern edge and connecting the wetlands walking trail from the Pond/Convention Center Plaza to Heritage/Gondola Plaza and Mountain Village Blvd.
- C. Improvements to alleyway between Tracks and the Gondola station, creating a more pedestrian friendly connection between Heritage Plaza, the wetlands trail and an important second stairwell access to the Gondola Plaza and station, allowing improved wayfinding by separating ski traffic from retail traffic.
- 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 a pedestrian walking path that connects the project's port cochere to the northern pedestrian path that connects Mountain Village Blvd to the Pond Plaza. This creates a safer environment for pedestrian traffic using Mountain Village Blvd.
- H. Construction of a 600 square foot storage facility for the Town.
- I. Providing a connection between the alternative end to the Ridge Trail and the project's Après Ski Plaza, which provides access for hikers to the wetlands walking trail and the additional trailheads beyond.
- 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. Creation of a public bathroom in the northern retail section of the project which ties to the new plaza. If for any reason it is impossible to include in the northern plaza, Applicant will contribute \$250,000 to the Town's public bathroom initiative in the Pond Plaza.
- I. Construction of a vehicular service parking space to facilitate deliveries for our neighbors.

## **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 inverted gable, gable, shed roofs and varied ridgelines.

**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)

**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, if later 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 and 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 stone 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 between landscaped areas and publicly accessible areas. A public trail (10' 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, Gondola Plaza to the south and Mountain Village Blvd to the east. 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 and the public using the spa, ski lockers, restaurants and bars.

On the northwest corner of the project, a new public plaza has been created which expands the existing Pond Plaza.

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.

## **Architectural Narrative:**

### **Grounded Base:**

The building's lower level has evolved to incorporate a substantially grounded stone base on the first floor and at finished grade. That stone base, per code, will comprise 35% of the exterior material palette. This stone base would reach out into the landscape to create outdoor seating areas, site walls, and terraces to firmly root the building into the steeply sloping site. It would also create the publicly accessible stairs to the north and south of the site. Windows and doors are recessed back from the face of the base to convey a heavy, thick massing.

### **Vertical Wood Elements:**

All exterior wood will be natural, thermally treated, wood that will both age and silver gracefully and naturally but provide a durable finish that will not deteriorate. New enhanced wood products will be utilized to ensure a long lasting, high quality wood façade that will harken back to the vertically oriented wood vernacular structures of the mountain west.

### **Articulated Entries**

To further articulate the heavy, thick massing of the Grounded Base building entries and key spaces are further recessed into the stone to differentiate key access points to publicly accessible areas. These areas will be rich in craft and artisanal details. Railings and door hardware will be thoughtfully considered and warm and inviting. Lighting will be soft and minimally highlight these areas to signify entry. Doors will be hand crafted and carefully considered with rich warm materials such as bronze and natural wood. A hierarchy of entry levels will differentiate between main lobby entry points and smaller retail and hotel guest access points to create a natural wayfinding that is intuitive and accessible. Accessible routes to from and through the building will be given equal importance to ensure a similar experience for all guests of all abilities.

### **Articulated Roof Forms**

The roof forms have been adjusted from flat to sloped with 2 main goals while striving to maintain a refined mountain architectural aesthetic. The first goal is to create a composition of multiple forms that emphasize sloped planes that vertically offset to create a varied and interesting silhouette. The massing of the roof has been broken down into a residential scale with multiple roof lines or varying height. This articulation provides visual interest as the roof is viewed from any direction.

The second goal is that the roof will strive to handle all snow internally. By sloping the roof back towards the building and onto flat sections of roof, the building holds onto the snow and will ensure that all entries, walkways and pedestrian areas shall be protected from ice/snow shedding

The material of the roof is intended to be a non-reflective metal, with a goal of matching similar tones of the surroundings both the natural environment and neighborhood context.

**DRB Staff Memo Analysis:****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.

In response to staff comments and some public input, we have modified our site plans to clarify the publicly accessible spaces within the project. With greater than 50% open space created by this design, we have substantial amounts of landscaping which creates an artful transition to the hardscaped village core as one travels down the mountain. When viewed from the Gondola, the guest is traveling down the mountain and then reaches our project which creates the transition by allowing the mountain to cascade into and through the project, transitioning to the hardscape of the village core. Our site is extremely challenging in terms of grade. There are substantial grade differences east to west as well as north to south. This makes it very challenging to place buildings on the site. While the CDC allows for 100% lot coverage, we believe that a shorter, bulkier building is a disservice to the community. First, it would be built on top of our neighbors in the village core with virtually no set back between the buildings. Additionally, it would obstruct view corridors for the single family neighbors further up Mountain Village Blvd. As a result, we have targeted the height such that our highest points are on the downslope side and away from neighboring properties, allowing the height to have less visual impact. We have created large view corridors through the project to protect the views of our Mountain Village Blvd neighbors. We have increased the setbacks from our neighbors, allowing more light and air between the structures. It is important to keep in mind that we are constructing a five star hotel product which requires higher floor to ceiling clearances than other hotel products in the market. We have created connectivity from Mountain Village Blvd both inside the building and outside the building to allow neighbors to access the pedestrian walking trail and its connections to the pond, heritage plaza and the gondola plaza. We have leveled the transition between the Gondola Plaza and our Apres Ski Plaza area, allowing for a seamless transition between these critical public plazas. Further, we have created a plaza on the north end of the project, which ties seamlessly to the pond plaza area and provides a direct connection to Mountain Village Blvd. Lastly, we have modified the roof forms to include shed and gabled roof structures, which tie better to the existing architecture in the village core.

**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.

To address this comment from staff and the DRB members, we have increased the public plaza area located next to the Gondola plaza and have clarified all of the public space being provided by the project. Much of the interconnections on the first submission were being lost in the landscaping and our current slides make it much easier to see the pedestrian flow in, around and through the project. Furthermore, we have created a public plaza area on the North end of the project, which will tie into the pond plaza area and has a direct link to Mountain Village Blvd. When meeting with Staff, we discovered that the Ridge Trail “unofficial” connection actually ends at our plaza and we are tying our public plaza area to the Ridge Trail to provide hikers a great transition from the Ridge Trail to our wetlands walking trail. Furthermore, we have expanded the width of the wetlands walking trail to 10’, which will expand its capacity, as well as accommodate the needs of SMPA. Lastly, the trail is extended across the eastern face of the pond and connects to the new plaza area we have created to connect to the plaza on the north end of the pond.

**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.

We have extended our loading dock to accommodate a 55’ truck being enclosed 100% inside of the structure. Thus, we will be able to close the doors to the loading dock during unloading operations, eliminating any noise concerns for our neighbors and guests. While the trucks will still have to back up from Mountain Village Blvd into our loading dock, we will provide a traffic management plan including flag people controlling traffic during the 1-2 minutes it takes for a truck to back into the loading dock.

**Specific Approvals:**

1. Tandem Parking
2. Walls, fences and gates

We do not currently show any tandem parking in our parking garages. Walls, fences and gates will be outlined in sketch, but the public spaces identified in our exhibits will not be gated off.

**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) This is consistent with the heights outlined in the Comprehensive Plan for this site. The comp plan encourages the development of these lots to be an SPUD and to take advantage of greater height than in other lots identified in the comp plan. The height

is appropriate and in keeping with the comp plan vision. Furthermore, the development is tasked with bringing a five star flag hotel, which requires significantly higher floor to ceiling ratios to meet the brand standards. Lastly, we have worked to push the height to the edges of the project where the height is on the downslope side and away from neighboring properties up the mountain, resulting in less visual impact to the height.

2. To allow for footprint lots to exceed 25% (CDC 17.3.4.H.6) Again, this is contemplated in the comprehensive plan and an SPUD is the appropriate application to address this. Furthermore, we have set the building back from Le Chamonix far more with this design than if the pond lots were built according to the currently platted footprint lot. However, having this set back is part of what drives the need for additional height. Furthermore, we have created plazas and landscaped open spaces in these areas around the building footprint.

3. Required Improvements to adjacent public areas (CDC 17.4.H.7) Our plan creates new plaza areas and also creates substantial public space that is landscaped. The code allows for hardscape or landscape and we are tying our plans and making improvements to these public plazas.

4. Loading Dock Variances (17.5.8.C.10) We may require a variance because our loading dock is not in a subterranean garage, but we are fully compliant with the intent as our loading dock will allow a 55' truck to be 100% within the building with the loading dock doors closed for unloading. There will be no visual or sound impact from the unloading operation.

#### **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)

Our design modifications address many of these issues. We are offering shed and gabled roofing forms which are more consistent with the current village core and in keeping with the roof forms suggested by Rob Rydel, our architect of record, in his presentation to the DRB. Additionally, it is important to note that as an SPUD, it is appropriate for us to have design variations to the code as we make this architectural transition to more modern forms.

#### **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. **We have provided the average height variance in our submittal.**
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.). As this is the conceptual phase, we are not required to provide detailed grading plans. We will provide more detailed grading plans at sketch.

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 We are currently in compliance with the dimensional standards as a 55' truck can be completely backed into the structure and the loading dock doors closed behind it. We will provide a traffic management plan prior to Final SPUD to address the backing of trucks into the loading dock area.

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. This will be provided for final SPUD Review.

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. We will work with staff on this water feature. We are sensitive to the drought issues and the feature will be designed in such a way that water can be turned off during drought with no deleterious effect on the landscaping aesthetics.

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. This will be provided as part of sketch. It is not a requirement of Conceptual review. We have provided Will Serve letters for the utilities.

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. This will be provided at sketch. We have widened the path to 10' to better facilitate pedestrian circulation and are working to determine what materials will work best given the challenging terrain and grade of this site, the wetlands prevalent in this area and SMPA's need to use it for emergency use.

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. This will be provided for sketch. This is a very challenging site due to all of the slope and grade changes.

**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. We have significantly improved the "grounding" of the design and engagement with the public plaza areas. We have created stone façade on the lower levels to engage the public. Additionally, we have added active uses along the western wetlands walking trail including ski valet, Ballroom, Retail/Coffee Shop, Fitness and Pool uses. We have created plaza areas on the north side of the project which tie to the plaza area north of the pond. The site is fully integrated and publicly accessible.

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. See sketches, site plans and #9 above. We have done this.

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. **We have varied our roof forms and made the roofs a more consistent transition with the existing architecture. Please refer to revised sketches.**

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. **Materials and assembly will be addressed in sketch.**

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. **Per staff and public comment, we have made these modifications. Additionally, we have added a service parking space to allow deliveries and residents to access Le Chamonix from Mountain Village Blvd.**

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. **This has been done and should be identified as 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. **This has been done.**

16. As part of the sketch plan submittal, the applicant shall demonstrate an area in the parking garage for Alternative Energy Fueling. **We do this on every project and is part of our normal site configuration. It will be included in sketch. We have to figure out power and where it makes the most sense to locate in the garage.**

## Town Council Staff Memo Analysis:

### 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. **At the request of staff, the applicant has added a storage area for the town to facilitate storage from Heritage Plaza. Additionally, the applicant is incorporating public restrooms into its north retail area next to the pond plaza. If for any reason the applicant cannot make the public restrooms work in this area, the applicant will contribute \$250,000 to the town's restroom initiative in the north pond plaza. We look forward to working with Town Council on quantifying the pond improvements, housing mitigation and the other public amenities being provided by the project.**

### 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.

**Per staff's recommendation and the public comments received, the Applicant has met with Le Chamonix and has made adjustments to the plan. We have provided pedestrian access to Le Chamonix by tying the alleyway between Le Chamonix and Heritage Crossing to the Wetlands Walking Trail by proposing a bridge over the wetlands connecting to Le Chamonix and the Heritage Building. Furthermore, we have created a single loading service space near our loading dock on Mountain Village Blvd to allow Le Chamonix residents/deliveries to access Le Chamonix via the path we have created from MVB to the Wetlands Walking Trail and the Le Chamonix bridge over the wetlands. Lastly, we have widened the pedestrian path along the wetlands to 10' to better facilitate pedestrian circulation.**

### **Village Center Subarea Goals:**

Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project **Applicant includes a major spa and significant restaurant space.**

- **Prioritize pedestrian circulation to and within Mountain Village Center. Applicant has addressed this by integrating a 10' walking trail, along the west side of the project, which ties into a plaza in the north and both the Gondola Plaza and Heritage Plaza to the South.**
- **Integrate deed restricted dorm units into future hotbed projects We have one per our density, but this will be determined once the town establishes its employee housing mitigation methodology.**
- **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 We are providing this coordination and we have greater than 50% open space on the site, recreational amenities, substantial publicly accessible space, restaurants and retail. We will be bringing a 5 star hotel operator and are creating the flagship hotel envisioned in the comprehensive plan.**



- Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting **Per the comments from the staff, DRB and public, we have expanded our at-grade pedestrian connections to include a 10' wide walking trail, a major plaza next to the gondola plaza and creation of a northern plaza which ties to the pond plaza. Furthermore, all of our lighting will be dark sky compliant and we will work with Staff and the members of the DRB to produce a lighting plan that provides for safety and security while maintaining compliance.**

#### 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.

**Per the staff and public comments, we have redesigned our loading dock so that two 55' trucks can be completely backed inside the envelope of the building and enclosed for unloading operations. This will eliminate noise concerns for our neighbors and guests. We will provide a traffic management plan to utilize flag people during the 1-2 minutes it will take the trucks to back off Mountain Village Blvd into our loading dock area to ensure traffic is minimally disrupted.**

#### 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.

**Per the recommendations of Staff and the DRB, we have included Plaza areas on the north of the project, which ties into the pond plaza and have created a direct connection to Mountain Village Blvd. Our revised circulation plan properly demonstrates the substantial amount of publicly accessible space we have in this project. We have created active uses along the western wetlands trail including retail, public restrooms, fitness, pool, ballroom and ski valet operations. Furthermore, the areas around the pond lots footprint lots are being used to create publicly accessible spaces and beautiful landscaping for the public to enjoy as they walk along the enhanced Riparian Corridor.**

#### 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.

**We have addressed this issue identified by Staff and the DRB. We have revised the pedestrian circulation plans to show public plaza space to the north which is connected to Mountain Village Blvd as well as the wetlands trail along the enhanced riparian corridor. We are incorporating both hardscaped plaza areas as**

well as landscaped plaza areas. We have expanded the trail along the wetlands to 10' in width to allow greater pedestrian circulation. Lastly, we have connected the Ridge Trail to our public plaza and have connected the Gondola Plaza and Heritage Plaza to the trail, creating a major pedestrian pathway which completes the circulation on this outer portion of the village core.

## 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.

Per staff's recommendation and the public comments, please see the modified diagram showing SMPA's access to the transformer and transformer relocation site. We have expanded the walkway to 10' enabling it to be multi-modal and we have provided Le Chamonix a delivery service space with direct connection to the wetlands walking trail and the bridge over the wetlands directly to Le Chamonix and the Heritage Building.

## 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.

We agree with Staff on this point and offer that this site presents extreme challenges due to the sizable grade changes both east to west and north to south. The CDC permits 100% lot coverage on these sites. As a result, a project could be developed that is built basically to the face of Heritage and Le Chamonix all the way through F1, which is the southwestern triangle of 161C-R. However, the developer recognized that this configuration would not be good for the neighbors or the community. Instead, the Applicant has sought to maximize the open space on the site by pulling back the western face of the building from Le Chamonix and the Heritage building. Additionally, previous projects on this site have extended the building footprint into parcel F1, which would result in directly blocking views from Lot 97. Instead, in keeping with the Comprehensive Plan, we have pulled the building footprint back from F1 and have no construction in this area. Knowing the sensitivity of the view corridors, the project has been designed to create a large open space valley within the project which preserves the neighbors view corridors from Mountain Village Blvd. A five star flagship hotel requires higher floor to ceiling heights, which necessitates some additional height to be permitted, as is contemplated within Comp Plan. Most importantly, the Applicant has intentionally limited the height to the downslope side and away from the neighboring properties above the project. This results in the height having less visual impact on our neighbors. This project has greater than 50% open space. That design provides an outstanding transition between the mountain and the village core and it provides an oasis of greenspace in the village core which is currently dominated by hardscape, allowing the public and patrons to relax in an oasis of natural mountain terrain while dining or celebrating in the Après Ski plaza. It is also important to keep in mind that our heights are consistent with the suggested heights in the comp plan.

## 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.

The design variances being requested are appropriate for an SPUD. Per the instructions from the DRB and staff, we have made substantial design modifications to incorporate the grounded base, active pedestrian environment on the west side and the addition of a North Plaza as well as expansion of our après ski plaza.

## 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.

After review with staff and the DRB, we have modified the configuration of the project and the Village Center Open Space being conveyed is now exclusively used for plaza space and landscaping that are accessible to the public. Further, we will improve and maintain these areas, which will result in an overall savings to the Town. Additionally, we have significantly expanded the public access along the walking trail, including the addition of public plazas and increasing the width to 10'.

## 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.

While Silverline was not approved under the current code and was a completely different project, we have created the pedestrian routes desired. Additionally, we have added the plaza areas and are in compliance with the improvements beyond the 30' dripline both with landscaping and with plaza space. We have

placed active uses all along the western face to create an excellent, active pedestrian experience with retail and other active uses.

### **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. **The applicant has provided the Maximum Average Heights for the structures in the project.**
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. **Per staff and DRB comments, the loading dock has been reconfigured so that a 55' truck can pull completely inside the structure of the building for unloading operations.**
  - 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. **We can provide this traffic management plan at sketch submittal. We will make certain that flag people are include for the short periods where trucks will back into the loading dock.**
  - b. Revise the loading dock area so that traffic will not be blocked on Mountain Village Blvd. **Traffic will only be obstructed on Mountain Village Blvd while trucks are backing from the boulevard into the loading dock. Our bays will accommodate 100% of 55' trucks and we can close the bay doors during unloading. We will have flag people direct traffic when the trucks are backing into the loading bay, which should only result in a 1-2 minute obstruction per truck.**
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. **Per staff and public comment, we have significantly improved the public access throughout the project. While we cannot place public easements through the buildings, we have created public access that connects Mountain Village Blvd to the enhanced riparian corridor. We have created public plazas on the north side of the property which connect to the existing north plaza at the pond. We have expanded the wetlands walking trail to 10' in width to allow for better pedestrian circulation as well as SMPA access. We have leveled the connection between the Gondola Plaza and our Après Ski Plaza so they are an integrated public plaza space. Lastly, we have connected the Gondola Plaza to the wetlands walking trail as well as providing an alternative stair to access Heritage Plaza. This results in a far improved experience for Gondola riders. If they wish to ski and access the chair lifts, they will exit the gondola to the current stair. However, if they wish to go to the retail and restaurants in Heritage Plaza, then can more easily connect to our staircase and take it straight into Heritage Plaza.**
  - a. Better address how the public would access the gondola and plazas from Mountain Village Blvd through the project. **Per the recommendations of staff and the request of our neighbors, we have provided a connection between Mountain Village Blvd and the wetlands walking trail in the riparian corridor. This trail connects directly to Heritage Plaza and the Gondola.**
  - b. Revise the public access plan to accommodate a 10 foot access easement for town and SMPA utility access. **Per staff's request, we have included a diagram showing SMPA's access to the transformer. The path is 10' in width and we will provide the requisite easements for access.**
  - c. Determine whether a primary pedestrian way can be accommodated behind Heritage

Crossing and around the Village Pond if directed by Town Council. We have worked with staff on this and a primary pedestrian way can be accommodated behind Heritage Crossing and around the Village pond. We have expanded the wetlands walking trail to 10' in width.

d. Provide an additional public access point to access the restaurant and bar. Per our revised circulation plans, there are numerous public access points to the restaurant and bar.

4. The applicant in good faith intend to meet with the La Chamonix HOA to discuss access. The staff and applicant can identify any necessary infrastructure easements with the subdivision application process as applicable, consistent with the site specific principle, policy and action 4.c.(p. 54-55 of the Comprehensive Plan). Per the public comments from Le Chamonix, the applicant has met with them and has provided pedestrian circulation to Le Chamonix by adding a bridge for Le Chamonix and Heritage Crossing across the wetlands and connecting to the wetlands walking trail. Additionally, this connects to a separate walking path on the north side of the project which provides direct connection between Mountain Village Blvd and the Pond Plaza. Lastly, we have added a vehicular service parking spot off of Mountain Village Blvd for residents and deliveries of Le Chamonix, connecting Le Chamonix directly to Mountain Village Blvd.

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. The applicant will provide these at sketch plan review. We have eliminated the grade difference between the gondola plaza and the 161C-R plaza areas.

b. Show areas that will be snow melted. Most if not all vehicular and pedestrian traffic areas will be snow melted. We will show on a dedicated plan at sketch.

c. indicate how the hot tubs and firepits are screened as private use from public trespass if shown with the sketch PUD plan. We will provide this detail at sketch.

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. We are very sensitive to the wetlands areas and will only be significantly improving them with this project. Furthermore, we understand the drought implications of water features and will work with staff to have landscape features which do not create any issues during drought conditions.

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) These areas are being improved both with the creation of plazas and with landscaping, both of which are consistent with the CDC requirements.

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. Given the amount of snowmelt we will be utilizing, there will be minimal snow storage required. We will need it for the loading dock entrance as well as the main entrance to the port cochere as these areas will get snow buildup from the Town's snow removal operation on Mountain Village Blvd.

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. Dave Ballode will be preparing these for us as part of the sketch submittal.

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. Per this request from staff, we have incorporated public restrooms into our new retail component on the northern pond plaza area.

b. Consider storage space for town equipment like vending carts and associated plaza equipment. Based on staff's request, we have added an approximately 602 sq ft storage area for this purpose, which is easily accessible from Heritage Plaza.

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. All village center open space being utilized is now being used for public plaza and publicly accessible landscaping areas.

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. We respectfully disagree with staff on this issue. The surface parking spaces are private spaces and not public parking spaces. We are providing over 200 private parking spaces to replace these private surface parking spaces. Additionally, we are providing 36 parking spaces for the Ridge residents and two parking spaces for the Town. It does not seem right to charge us for the private surface parking spaces when we are providing significantly more parking spaces than required.

e. Consider public easements if needed from adjacent trails through the property for pedestrian public use to access the Village Center. We will provide any public easements necessary for these connections.

f. Consider a deeded commercial shell space no less than 1,000 square feet to the Town of Mountain Village facing the Village Pond/Village Center. Per staff and DRB comment, the western face of the project has been redesigned to include retail and active uses, creating the commercial feel desired. We are unable to provide a deeded commercial shell space to the Town, but have created a very active pedestrian corridor.

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. **As requested by staff, we have added retail and active uses to the hotel and branded residences' western elevation, which ties to the wetlands walking trail and plazas at the north and south end.**

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. **We will conform our unit designations or request the necessary waivers or variances.**

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. **We look forward to working with staff and Town Council to finalize these plans as part of the final PUD agreement for the project.**

10. The Applicant shall install and maintain the public easement areas described above as provided for in legal instruments executed for the final PUD. **Agreed.**

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. **Agreed.**

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. **Agreed.**

13. The two town parking spaces will be conveyed to the town as condominium form of ownership. **Agreed.**

14. 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. **Agreed.**

15. The application for final SPUD will include a hotel management agreement to assure a five-star branded hotel product. The agreement will also include a process regarding town notification in the event there is a change of future ownership or operator. **Agreed.**

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. **Agreed.**

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 Branded Residences will have a covenant that requires them to be limited to short term rentals. **Agreed**

16. Financial Assurance. Staff shall work with the Applicant on appropriate PUD policies concerning financial guarantees for agreed upon public improvements. **Agreed.**

17. 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. 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. **Agreed.**

18. Applicant Representations. The final PUD shall be consistent with the plans submitted and the representations made by the Applicant during the conceptual PUD process. **Agreed.**

19. 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. **We look forward to working with Town Council and staff to finalize the housing mitigation and housing related community benefits.**



March 9, 2022

Dev Motwani  
Merrimac Ventures  
17 NE 4<sup>th</sup> Street  
Fort Lauderdale, FL 33301

Dear Dev,

Four Seasons is excited that Fort Partners and Merrimac Ventures are leading the development of a new luxury hotel and residential development in the Mountain Village/Telluride market. As you know, we have spent time in the market together with you and share your enthusiasm for the potential to create a true world class luxury resort experience in Mountain Village.

We firmly believe the project has enormous potential to create one of the most sought-after hotel and residential ski experiences in North America, setting a new benchmark for the Telluride area and the broader ski community. This will require a meaningful partnership with various stakeholders to align on the various elements needed for the operational and design requirements of a project of this caliber.

The strength of our relationship needs no further validation-- we have utmost confidence in your partnership's proven track record and ability to deliver among the highest quality hotel and residential assets in the industry, while simultaneously meeting our design and product standards. We will be incredibly proud of this project when it comes to life under your careful stewardship.

Let us know how we can help, and we look forward to working with you on further assessing this exciting opportunity.

Best regards,



Ricardo Suarez

Cc: N. Ashi, J. Davison, B. Carnahan, C. Clerc



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

**TO:** Mountain Village Design Review Board and Town Council

**FROM:** Michelle Haynes, Director of Planning and Development Services and David McConaughy, Town Attorney

**FOR:** Memo Related to the Site Specific Conceptual Planned Unit Development Process and Joint Hearing Protocol

**DATE:** March 2, 2022

**RE:** Joint Meeting Process and SPUD roles of the Design Review Board and the Town Council

### **EXECUTIVE SUMMARY**

In connection with the proposed development of Lot 161-CR, this memo discusses the functions of Town Council and DRB as it relates to planning development review, the intent behind class 4 applications. The memorandum further explains the Planned Unit Development (PUD) and Comprehensive Plan application process and explains the public hearing process associated with meetings jointly held by Town Council and DRB.

### **ROLES**

The Roles of the Design Review Board and Town Council pursuant to CDC Sections 17.2.2 & 17.2.3

#### **Town Council**

Pursuant to CDC Section 17.2.2.A & B, Town Council has the following powers and duties under the CDC related to the review of development applications:

1. Rezoning
2. Planned Unit Developments (PUDs)
3. Certain density transfers
4. Certain subdivisions
5. Conditional use permits
6. Variances
7. Vested property rights
8. Annexations
9. Alternative review process
10. Conceptual worksessions (not a formal development application)
11. Appeals of DRB or Planning Division staff actions
12. Certain general easement development applications

Town Council serves as the Town's Planning and Zoning Commission with such powers and duties as conferred on such commissions by Colorado Revised Statutes, including but not limited to Title 31, Article 23, Part II and Part III.

### **Design Review Board**

The Design Review Board has been established, pursuant to the Town Character and the CDC, as the Town's "architectural review board and as the Planning and Zoning Advisory Board."

The DRB has the following powers and duties under the CDC related to the review of development applications:

1. Approval of certain Design Review Process development applications<sup>1</sup>
2. Approval of variations to certain Design Review Process development applications
3. Approval of specific design elements as provided for in the Design Regulations
4. Recommendations to the Town Council on certain development applications for rezonings, certain PUDs, density transfers, certain subdivisions, conditional use permits, variances and annexations
5. Conceptual worksessions (not a formal development application)

### **CLASS 4 DEVELOPMENT APPLICATIONS**

Development applications categorized as Class 4 design review application require a recommendation from the Design Review Board and then action by the Town Council.

The Design Review Board is charged with review of development applications inclusive of design variations and specific approvals. Recommendations to the Town Council occur for some planning applications because modifications to planning matters often result in a specific kind of design that the Town Council relies upon the Design Review Board for their design expertise.

Below is a list of Class 4 applications:

1. Rezones
2. Density Transfers
3. PUD's (initial and final steps of a SPUD, Final in an MPUD)
4. Major Subdivision
5. Conditional Use Permits
6. Variance
7. Vested Property Right
8. New Freestanding Telecommunications Antenna

### **PLANNED UNIT DEVELOPMENT BACKGROUND**

The Town of Mountain Village was originally a Planned Unit Development approved by San Miguel County before it was incorporated. The PUD negotiations were extensive and allowed for broad planning approvals that included our specific zoning designations, zoning into multi-family, single family, industrial, Village Center and active and passive open space, density thresholds, with obligations related to deed-restricted housing, transportation, infrastructure and the natural environment. Many of the same agreements carried over into when the Mountain Village incorporated as a town in 1995 pursuant to the Settlement Agreement with San Miguel County.

<sup>1</sup> Design Review is a multi-step process. Note that for Initial Architecture and Site Review, the DRB provides comments and general direction, but this step is not a public hearing, and no formal action is taken. The DRB votes to approve or disapprove Design Review only at the Final Review step.

Since its incorporation, the Town has approved the following PUDs:

1. See Forever (Lots 77R1-135R1) (Approved 2002)
2. Hotel Madeline (Lots 38-50-51RR) (Approved in 2005)
3. Cassidy Ridge (SS165AB-R) (Approved in 2006)
4. Castellina (Lot 20) (Approved in 2007)
5. Mountain Village Hotel (Lot 109R) (Approved in 2010, active PUD and unbuilt)

There may be other expired PUDs that are not listed above.

The Comprehensive Plan was adopted in 2011 and the Community Development Code was adopted in 2013 to replace the former Land Use Ordinance. There have been no PUD applications since 2011 and DRB and Town Council reviewed its first PUD and Comprehensive Plan PUD application in February of 2022.

### **What is a Planned Unit Development?**

A Planned Unit Development is a specific type of zoning defined by the State of Colorado 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.”

Complex projects that are looking for specific uses, densities or heights that may exceed current zoning requirements are required to pursue a PUD application with the town. PUD applications can allow Town Council to review variances and waivers to the Community Development Code in exchange for community benefits from the applicant.

Analysis can be provided to determine equitable community benefits in exchange for variances and waivers. For example, if a height variance is requested, the boards can evaluate the additional floors and floor area requested above what would otherwise be allowed pursuant to the underlying zoning. A monetary calculation could generally be derived based on cost per square foot to construct and resale. The boards could evaluate that monetary benefit to the developer in exchange to the community benefit value being provided. If desired uses are being provided, like hotbeds or commercial uses in the Village Center, sometimes the use holds a great value and waivers and variances seem reasonable to order to achieve these desired uses through the PUD process.

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 must also demonstrate general conformance with the Town’s Comprehensive Plan.

The applicant may also consolidate planning applications such as density transfer and rezone, design review, vested property rights, variances, waivers of CDC provisions, specific approvals and design variations as part of their PUD application process.

The Mountain Village CDC outlines two types of PUDs: a Master Planned Unit Development (MPUD) and a Site-Specific Planned Unit Development (SPUD). An MPUD means a master PUD development plan could be approved for properties that are not directly adjacent and with a phased development plan. A SPUD relates to a singular or adjacent properties developed with

a unified development plan and typically does not require phasing of the project. The 161-CR applicants are currently pursuing a SPUD.

**Three-step process for a SPUD Application:**

The CDC requires a three-step process for a SPUD application. That process is summarized below or can be found in detail in page 89 of the CDC:

1. **Class 4 Conceptual SPUD review – *this is the current step we are considering.***
  - This step provides the DRB, Town Council, application and public an opportunity to engage in an exploratory discussion of the SPUD proposal and raise issues and concerns and to examine alternative approaches to development.
  - Once the Conceptual SPUD application is approved, it is effective for 12 months from the date of approval (unless the applicant asks Town Council to grant approval for an extension) and the applicant is then authorized to move onto the sketch SPUD application.
  - With the [Conceptual Application](#), the application requirements are very high level (click the hyperlink to see the application contents in detail). The application only requires broad conceptual level elevations and floor plans, no specificity in materials, landscape, lighting or other requirements you would otherwise find with an initial design review application. *As further set forth below, DRB and Town Council will have additional opportunities to review and comment on the design of the proposed project. A recommendation to approve at this stage does not prevent the DRB from further reviewing or commenting on the project, and does not mean the project as a whole will ultimately go forward.*
  - a) Recommendation to Town Council by DRB.
    - DRB shall focus its review and comments on design-related issues pursuant to the Town’s design regulations.
  - b) Action by Town Council
    - Town Council shall focus its review on other issues associated with a SPUD, such as mass and scale, public benefits, density and compliance with the Comp Plan.- Once the Conceptual SPUD application is approved, it is effective for 12 months from the date of approval (unless the applicant asks Town Council to grant approval for an extension) and the applicant is then authorized to move onto the sketch SPUD application.

Mass generally means the total size and dimension of the three-dimensional space which a building or structure occupies. Scale means the relative size of a building or structure in relation to the immediate building environment and to the Town.

The DRB’s purview relates to mass and scale as mass and scale informs design. The Town Council is the decision maker regarding the PUD framework and elements, while the DRB informs design and provides a recommendation to Town Council.

2. **Class 3 Sketch SPUD review- focuses solely on design with option to ask for waiver and variances identified through conceptual PUD approval which is integrated into the initial design review.**
  - For example: if heights are proposed to be greater than zoning and approved conceptually, then the design plans now reflect those greater heights. If variances to stucco or roof forms were approved through conceptual review, the applicant will incorporate that into the application at sketch plan review.

- a) DRB Design Review of the SPUD
  - This step is similar to the DRB's regular initial architecture and site review hearing process, except the board takes formal action to approve a sketch PUD.

**3. Class 4 Final SPUD review**

- a) Recommendation to Town Council by the DRB including final DRB review and recommendation to Town Council on the PUD as it relates to design.
  - This step will look and feel like a final architectural review application with associated waivers and variances approved through first two steps.
- b) Action by Town Council
  - Final step by Town council where all permitted densities, uses, heights, floor areas, variations, massing, hotbed mix and community benefits are reviewed in the form of legal agreements, final plats, a rezone and density transfer ordinance and design plans approved by DRB.

The associated resolution related to the major subdivision and ordinance related to the PUD agreement, rezone and density transfer, will require an additional meeting after these three steps are completed.

**PUD CRITERIA FOR DECISION**

The following is a summary of the CDC's criteria for both DRB and Town Council decision making on PUD applications. The full criteria can be found in Section 17.4.12 E. 1-9 of the CDC.

1. The proposed PUD is in general conformance with the Comprehensive Plan's policies, principles and standards.
2. The proposed PUD is consistent with the zone district or zoning designations on the site. If the PUD proposes or if the PUD proposes a zoning variation, it is consistent with those variations.
3. The PUD's proposed development is 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 both the public and PUD residents.
4. The proposed PUD is consistent with and furthers the PUD purposes and intent.
5. The PUD application meets the town's general PUD standards.
6. The PUD application provides adequate community benefits.
7. Adequate public facilities and services are or will be available to service the intended land uses.
8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
9. The proposed PUD meets all applicable Town regulations and standards unless the PUD is proposing a variation to these standards.

An example of a zoning variation as referenced in #2, for example, are variations to the zoning or land use regulations found at CDC Section 17.3. Building height or lot coverage are examples of zoning, that could be varied through the PUD and established as something different than the underlying zoning found within the zone district.

**COMPREHENSIVE PLAN PUD PROJECT STANDARDS:**

The Mountain Village's Comprehensive Plan outlines that each final SPUD or MPUD plan have specific requirements to satisfy the Plan's project standards. This can be found in CDC Section 17.4.12.H but are summarized below:

1. While it is understood that visual impacts will occur with any development, visual impacts shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table.
2. Appropriate scale and mass that fits the site(s) under review is 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.

### **JOINT MEETING PUBLIC HEARING PROCESS**

Joint meetings are sometimes requested when Class 4 applications are being reviewed which means the DRB is providing a recommendation to Town Council and the Town Council takes an action in the same meeting. In recent years this occurred when the cell tower on the ridge was reviewed and approved. Joint meetings are not always requested but are on occasion they are and planning staff accommodates these requests when able.

As it relates to a joint meeting in general, here is the following script so that we can maintain public hearing requirements by both boards: Joint meetings can occur in connection with a regular DRB meeting, a regular Town Council meeting or a special joint meeting. The script below is in the event the DRB joints a regular Town Council meeting.

1. The Town Council meeting is in process
2. The hearing items to be heard jointly are next on the agenda
3. The DRB Chairperson opens their portion of the meeting and provides roll call
4. Then the DRB opens the hearing item
5. Next the TC opens the hearing item
  - a. The mayor indicates both items will be heard jointly
6. Staff will provide one presentation for the project
  - a. Questions of staff
7. The applicant will provide one presentation for the project
  - a. Questions of the applicant
8. Public comment
  - a. Applicant rebuttal
9. The DRB will close their public hearing
10. The DRB will discuss the application.
11. The DRB will provide a recommendation to Town Council by motion. This can be a recommendation to approve, to approve with conditions, to deny with findings, or a recommendation to continue.
12. The DRB adjourns their meeting.
13. The Town Council will close the public hearing
14. The Town Council will deliberate on the Conceptual site-specific PUD application
15. The Town Council will render a motion, in the event of a Conceptual SPUD approval it would be by Resolution.

We hope this overview helps the DRB and Town Council understand the process more as we see a handful of larger development applications in the Mountain Village on the horizon.

**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 23, 2022 2:42:50 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 02/23/22 4:42 PM

**Name:** Anne Semple

**Email:** [annesemble6@gmail.com](mailto:annesemble6@gmail.com)

**Comments /  
Questions  
regarding the  
proposed  
amendments to  
the  
Comprehensive  
Plan.  
(Comments  
will be shared  
with council,  
staff and our  
consultants):**

My concern is the height and “look” of the proposed Four Seasons. So many infringements occurred when Madeleine built next to Franz Klammer and I fear the same will occur with Four Seasons. Madeleine promised to have unloading inside the basement, yet it is my understanding the doors aren’t high enough to accommodate trucks, also their HVAC system drowns out several units of Franz Klammer. In short, my request is to please, please keep on top of The Four Seasons as far as loading, trash collection, back alley e trance traffic goes. The Madeleine is not a good neighbor. Don’t let Four Seasons do the same. And PLEASE don’t build it to current proposed height.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038



**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

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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

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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:** [Paul C. Heule](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Four Seasons  
**Date:** Thursday, March 10, 2022 9:10:46 AM  
**Attachments:** [image001.png](#)

---

Dear Michelle,

Our family has been a part of Mountain Village for over a decade. We have seen retail and commercial spaces struggle because of lack of traffic and our kids much prefer to be in Telluride than Mountain Village because Mountain Village often feels a bit “dead” at night. I believe adding the Four Seasons would be a tremendous addition to the town and really allow for some larger groups to enjoy Telluride which will help everyone.

I have heard a lot of negative connotations about the design of the hotel. From the drawings I saw, I too was a bit surprised, but I believe that the critique is a bit premature. I think some additional 3d drawings with more refined details will help everyone understand how the design would fit in architecturally with the rest of the town. I would agree that ideally we would not want another “Peaks” in Mountain Village but I also don’t think we should be arrogant and think we know more about good design than world class architects.

In summary,

- I fully heartedly support the project,
- I would encourage the developer to put some more detail on the design to help everyone understand it better and how it compliments the rest of the core
- I would encourage your team to support this developer to move forward with the project because I believe increasing density in Mountain Village is absolute critical to the long term survival of our community.

Respectfully,

**Paulus C. Heule**  
**Direct (1) 616.855.3333**

Support Contact:  
Jaclyn Selig  
[jselig@eenhoorn.com](mailto:jselig@eenhoorn.com)  
Direct (1) 616.855.3322

**Honorary Dutch Consul**  
[grandrapids@nlconsulate.com](mailto:grandrapids@nlconsulate.com)  
[chicago.the-netherlands.org](http://chicago.the-netherlands.org)  
Direct (1) 616.855.3358



231 W. Fulton St.  
Grand Rapids, MI 49503



Kingdom of the Netherlands

**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:** [Michelle Haynes](#)  
**Subject:** FW: Lot 161 - SPUD  
**Date:** Thursday, February 17, 2022 8:43:41 AM

---

Michelle,

This was sent to Town Council but not DRB. Did you receive Dave's comments? I will place it in 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](#)

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**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:** [Kathrine Warren](#)  
**To:** [Michelle Haynes](#); [Paul Wisor](#); [Susan Johnston](#)  
**Subject:** FW: Town Council & DRB convene February 17 | View the agenda  
**Date:** Thursday, February 17, 2022 10:06:16 AM

---

Public comment received this morning.

Kathrine Warren  
Public Information Officer  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
O :: 970.369.6415  
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**From:** Brian Eaton <bingo.eaton@cox.net>  
**Sent:** Thursday, February 17, 2022 9:11 AM  
**To:** Kathrine Warren <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

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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.\*



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Emergency Preparedness Review



[Emergency Preparedness Review](#)

5:45 P.M.\*

Community Housing Mitigation Methodology Worksession



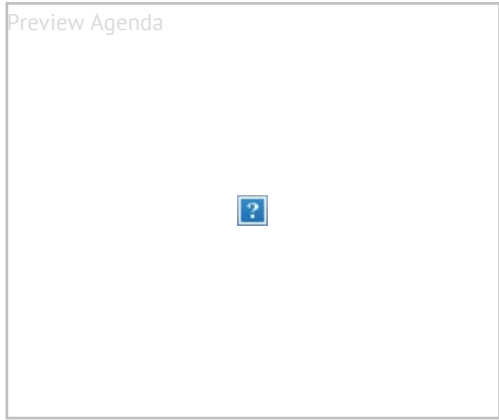
[Community Housing Mitigation Methodology Worksession](#)

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](#).

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**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**

☎ (970) 728-5775 (Office)

☎ (970) 728 - 5898 (Fax)

✉ [dtueller@tuellerlaw.com](mailto:dtueller@tuellerlaw.com)

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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 End](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Lot 161 CR  
**Date:** Tuesday, February 22, 2022 3:26:01 PM

---

My wife and I own a home in MV on 119 Yellow Brick Road. This is our primary residence as we are here November through May.

While we support the building of a 5 star hotel on this site, we have serious concerns based on the conceptual sketches the developer has submitted. We will be looking directly at the project from our house and as such want to express our reservations. The design seems more consistent with a project in South Florida than one located in the mountains of Colorado. There are many design alternatives that would allow the project to blend in more with its surroundings. The Four Seasons Jackson Hole, the Ritz Carlton Bachelor Gulch or even the new Montage Big Sky are great examples of architecture that is more consistent with their mountainous surroundings. I am not suggesting that it needs to look like the rest of MV, but that it look more consistent with its mountain setting. The inside can be updated and consistent with a 5 Star property(see Montage Big Sky). Because of the proposed scale of the project, as well as its prominent location partially up the mountainside, it is imperative that the exterior design be more subtle and understated so as to blend in more to its surroundings.

The elevated location also needs to be considered when considering the height variance. The tower will stand out for all to see. Locating the tower on the highest point of the lot only compounds the issue. The lights from the project, especially the tower, will have a major impact on all the neighbors in MV. When we built our house in 2014, we were very sensitive to keeping our lighting footprint minimal so as not to impact our neighbors. With the proposed height of the tower, it will not be possible to avoid affecting the neighbors, including us, and the dark sky regulations.

Also, we strongly urge the developer to consider some form of through access to allow hikers and skiers to access the gondola as they currently do from MV Boulevard. The Ridge trail is a popular hiking trail and it is often times accessed directly from the MV core. It seems as though there should be some way to build a through access staircase/tunnel through the site without bringing non-guests through the lobby. Many people bought homes up MV Boulevard and Granite Ridge with the expectation that they could access the gondola directly.

So while we support the development of a 5 Star hotel, we would hope that it would be done in a manner more consistent with its natural setting. The Peaks stood out for many years with its rainbow color scheme, but was finally upgraded with a new paint job. If the Four Seasons project proceeds as proposed, it will be impossible to mitigate its design flaws with just paint.

Please do not rush this project just to get more hot beds. We will be looking directly at it for as long as we live in Telluride.

Respectfully,  
Bob and Trish End  
119 Yellow Brick Road

Sent from my iPad



**From:** [Brian O'Neill](#)  
**To:** [Michelle Haynes](#); [Marty Stetina](#)  
**Subject:** Lot 161 support  
**Date:** Thursday, February 17, 2022 7:08:47 AM

---

Michelle,

I hope you are well!

As a 32 year resident and multiple property owner in Telluride and Mountain Village, I am writing in support of the development being planned for lot 161CR.

For many years I have watched the benefits of five star hotels in ski towns; Teton Village, Aspen, Vail, Big Sky, etc... and I believe that our region also needs a 5 star luxury hotel for its long term vitality. It will improve property values, create many jobs and enhance the overall experience in Mountain Village as well as our region as a whole. Having watched the benefits of the Four Seasons on Teton Village for many years, I would like to point out that not only did it benefit the vibrancy there but it also had no real negative effects to the residents who have embraced its lifestyle improvements to the Village.

In my review the developers' handsome 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, which will go a great distance to retain body heat in MV and likely draw from Town.

As you know, it is difficult for developers to succeed in ski towns for many market driven reasons. The planned project has lower density than specified in the comp plan which results in more open space and less traffic. Because of this I request that you keep this in mind during the entitlement process to reduce the risk of either chasing off this developer or hampering their success.

Their success will mean success for us all, therefore I offer my support.

--

Sincerely,

**Brian F. O'Neill**  
**Telluride Properties**  
**Director**

m. 970-708-5367

<https://www.oneillstetinagroup.com/>

To search the Telluride market: [Telluride Real Estate Market Search](#)



**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](#)

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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:** [An Tao Acupuncture](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Public comment - Lot 161C  
**Date:** Wednesday, February 16, 2022 7:14:51 PM

---

Hi Michelle,

I am an acupuncturist who runs a small business and clinic out of the Centrum Building. If Lot 161 is to be developed, I feel strongly that it is critical to maintain a parking lot -- in terms of size, location and price -- that is comparable to the existing lot. Having easily accessible and affordable parking is very important to me and other small business owners. My first year as a renter, I did not know that I could rent a space so I parked in the free garage and rode the gondola to the core or paid \$2/hour if there was no space in the garage. (This happens during ski season.) If Lot 161C is developed and our only choice is the gondola or the paid lots, this will not be sustainable for business owners like myself.

Dollar-wise, small enterprises might not make up a big part of the MV economy; however, we are very important to the communities of Mountain Village and Telluride. (About 95% of my clientele is local.) As it stands, I don't think the Village is very friendly to small, local companies. Taking away the parking we depend on would drive another stake through the heart of our businesses. (Dramatic, I know!)

Thank you for your consideration--  
Diane

---

Diane Atkinson, LAc, MAc, Dipl Ac  
An Tao Acupuncture

Tel: 970.729.0120  
Email: [health@antaoacupuncture.com](mailto:health@antaoacupuncture.com)  
Web: [www.antaoacupuncture.com](http://www.antaoacupuncture.com)

Office Address:  
618 Mountain Village Blvd, Suite 203B  
Mountain Village, CO 81435

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Telluride, CO 81435

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**From:** [Robert S. Atlass](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Four Seasons Telluride  
**Date:** Friday, February 11, 2022 10:41:48 AM  
**Attachments:** [image001.png](#)

---

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:** [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:** [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:** Thursday, March 10, 2022 6:13:19 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 8:13 PM

<b>Name:</b>	KC Kaissi
<b>Email:</b>	kckaissi@aol.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	<p>Subject: Lot 161 CR Four Seasons Hotel Development</p> <p>Dear Council,</p> <p>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:</p> <ul style="list-style-type: none"><li>• First things first, the completion of the affordable housing development plan should take priority before any development is made on the Four Seasons Hotel.</li><li>• We bought our house in Dec 2020 on the basis that we will have walking access to the Gondola, the new hotel design should have access like the Madeline, and the Franz Klammer.</li><li>• 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. Iconic design does not mean placing Miami style buildings in the middle of a charming ski resort, Mountain Village is not a museum like the Louvre Museum where an iconic glass pyramid structure was built,</li></ul>

please keep the European Charm. Imagine the opposite placing a European Ski Chalet style building on Miami Shores that does not work either.

- The elevation must be compatible with other heights of other structures around.
- There should not be any balconies overlooking the residences.

Please take the above into consideration.

Sincerely yours

KC Kaissi

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**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

Important notice: If you are experiencing a mental health crisis and need immediate support call 911 or go to your nearest medical emergency room. **CONFIDENTIALITY NOTICE:** Please be aware that the confidentiality of information communicated via the internet cannot be assured. This message is intended solely for the entity or individual to whom it is addressed. Any unauthorized disclosure, copying, or distribution of this message is strictly prohibited. Nothing in this email, including any attachment, is intended to be a legally binding signature. If you are not the intended addressee, nor authorized to receive for the intended addressee, you should contact the sender immediately and delete the message. Thank you.

**From:** [Frost Prioleau](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Further public comments regarding development of Lot 161CR  
**Date:** Thursday, March 10, 2022 5:39:11 PM

---

Michelle,

As a follow up on my public comments at the DRB/Town Council meeting on February 17th, I want to reiterate my concern that the heights of the buildings in the proposed development on Lot 161CR and the Pond Lots are unacceptably high, as they would be out of character with the other buildings in the Mountain Village Core and they would be highly detrimental to neighboring properties.

I believe that a reasonable maximum roofline elevation for the buildings on Lot 161CR is 9,610', the same as the maximum roofline elevation called out by the Comprehensive Plan for Lot G (Gondola), a neighboring lot that is also a part of the Mountain Village Core.

Maintaining a maximum roofline elevation of 9,610' would ensure that new development on Lot 161CR would be in character with the buildings of the Mountain Village Core, and not detrimental to neighboring properties.

Such a roofline elevation would allow for a development with buildings that are 4-5 stories high, which is in character with the Mountain Village Core. Note that properties in Aspen such as the Little Nell, the Hotel Jerome, the Limelight, and the St. Regis are all 3 to 5 stories high. The SonnenAlp in Vail and the 4 Seasons in Jackson Hole are also 4-5 stories high. I believe that these sorts of properties are the types of properties that would be a positive addition to the Mountain Village Core, enhancing the Mountain Village Core rather than detracting from it.

Thank you very much for your consideration on setting a maximum roofline elevation on the development on Lot 161CR.

Best,

Frost Prioleau

**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:** [Herman KLEMICK](#)  
**To:** [cd](#)  
**Cc:** [Rick Greubel](#); [James Royer](#)  
**Subject:** Revisions to Town Comp Plan  
**Date:** Monday, March 7, 2022 2:12:01 PM

---

Diane and I previously sent you our objections to the original proposed changes. Once again we oppose the revised plan. It appears the the proposals are driven by the idea we need significant mor development and hot beds. We do not agree. The proposed 4 seasons is adding and additional 100 or so. We were apposed to that. We do not need 3 new Peaks in the village nor do we need to rezone/designate the density of any lots/sites. This will only benefit the developers and Telski, not the residents. As to the issue of work force housing there is plenty of it in Norwood, Ridgeway and Montrose. In the Miami Coral Gables our work force comes from Broward County, Homestead and Florida CIty. They all have between 45 and 90 minute commutes by car everyday. The proposals will only interrupt the life style an peaceful life we have in the village. The proposals do not address the issues that the additional construction, dirt, noice and traffic they would add for long periods of time. We support John Horns' objections and adopt them too. Herman and Diane Klemick, 100 Aspen Ridge #23.

Sent from my iPad

**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

February 28, 2022

Mountain Village Design and Review Board

My name is Dr. Jeffrey Walker, a Duke-trained neurosurgeon practicing in St. Petersburg, Fl. I purchased Lot 96 in 1991. My house was completed for the 1994-1995 ski season. My property abuts the proposed new hotel across the gondola line. I attended the Zoom meeting, but still have some questions I would like answered. I did not find that format was conducive for questioning. I would also like to make some comments about the initial design.

I was never supplied any elevations and I would like to know what the actual height of top of the roof is at the multiple buildings. The Mountain Village is at 9545 feet in elevation and my house is around 9600 feet in elevation. From my 4<sup>th</sup> floor observation deck and office, I look down over the whole Mountain Village. All of the roofs in the Mountain Village are the same; however, the one in the proposed hotel is flat and not a colored tile roof as the rest of the Mountain Village. When I built my house 30 years ago, there was a book of regulations to conform with the Mountain Village architecture. This 5-star hotel taking all of the remainder of the Mountain Village core, i.e., 4.5 acres, should be the crown jewel in the Mountain Village and the premiere mountain side hotel in Colorado, if not North America.

In my review of the buildings, they look like just boxes that were put there resembling a Holiday Inn. Were these designs just to show the footprint of the property? The buildings need to have a mountain, skiing or mining theme to reflect the Mountain Village, town of Telluride, history, and location.


I am also wondering if anything is going to be built adjacent to the gondola access to the ski slope, any kind of Après ski or ski-in/ski-out that would go through the bottom part of my property.

As there is a lot of open space being given to the hotel development project, I am also wondering what benefits the actual citizens of the Mountain Village derive from having this hotel on property. I understand they are having a pool and some other facilities, which I would like to see be available to the citizens of the Mountain Village. Currently at The Peaks, one has to pay \$40 per person to use the pool. Is there some way we can have an arrangement so the citizens of the Mountain Village can benefit from this 5-star hotel?

At the meeting, the developers were talking about how they are bringing the mountain environment into the hotel and the hotel fitting the location. There is nothing about that hotel that fits a mountain location, conforms with the existing Mountain Village architecture, and in my opinion it looks like a 3-star Holiday Inn.

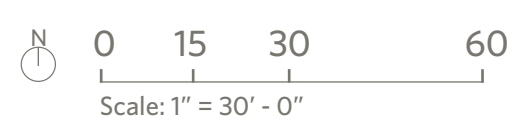
I would be more than happy to discuss my opinions if anyone is interested. I look forward to hearing a response to my questions. I may be reached directly on my cell at 727/ 743-5011.

Sincerely,

  
Jeffrey Walker, M.D., FACS  
Board Certified Neurosurgeon

**LEGEND**

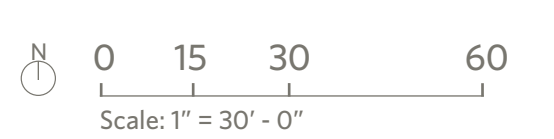
- PUBLICLY ACCESSIBLE AREAS
- LANDSCAPED AREAS
- SKI RESORT & CONNECTIONS



**MOUNTAIN VILLAGE LUXURY HOTEL AND RESIDENCES**  
OVERALL SITE PLAN DIAGRAM

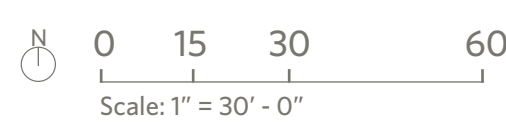
**LEGEND**

- PUBLICLY ACCESSIBLE AREAS
- LANDSCAPED AREAS
- SKI RESORT & CONNECTIONS



**MOUNTAIN VILLAGE LUXURY HOTEL AND RESIDENCES**  
 ENHANCED RIPARIAN CORRIDOR PLAN DIAGRAM

LEGEND	
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<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	LANDSCAPED AREAS
<span style="display:inline-block; width:15px; height:10px; background-color:yellowgreen; border:1px solid black;"></span>	SKI RESORT & CONNECTIONS



**MOUNTAIN VILLAGE LUXURY HOTEL AND RESIDENCES**  
 AMENITY GARDEN PLAN DIAGRAM

MOUNTAIN VILLAGE LUXURY HOTEL AND RESIDENCES



OLSON KUNDIG | VERTICAL WOOD ELEMENTS



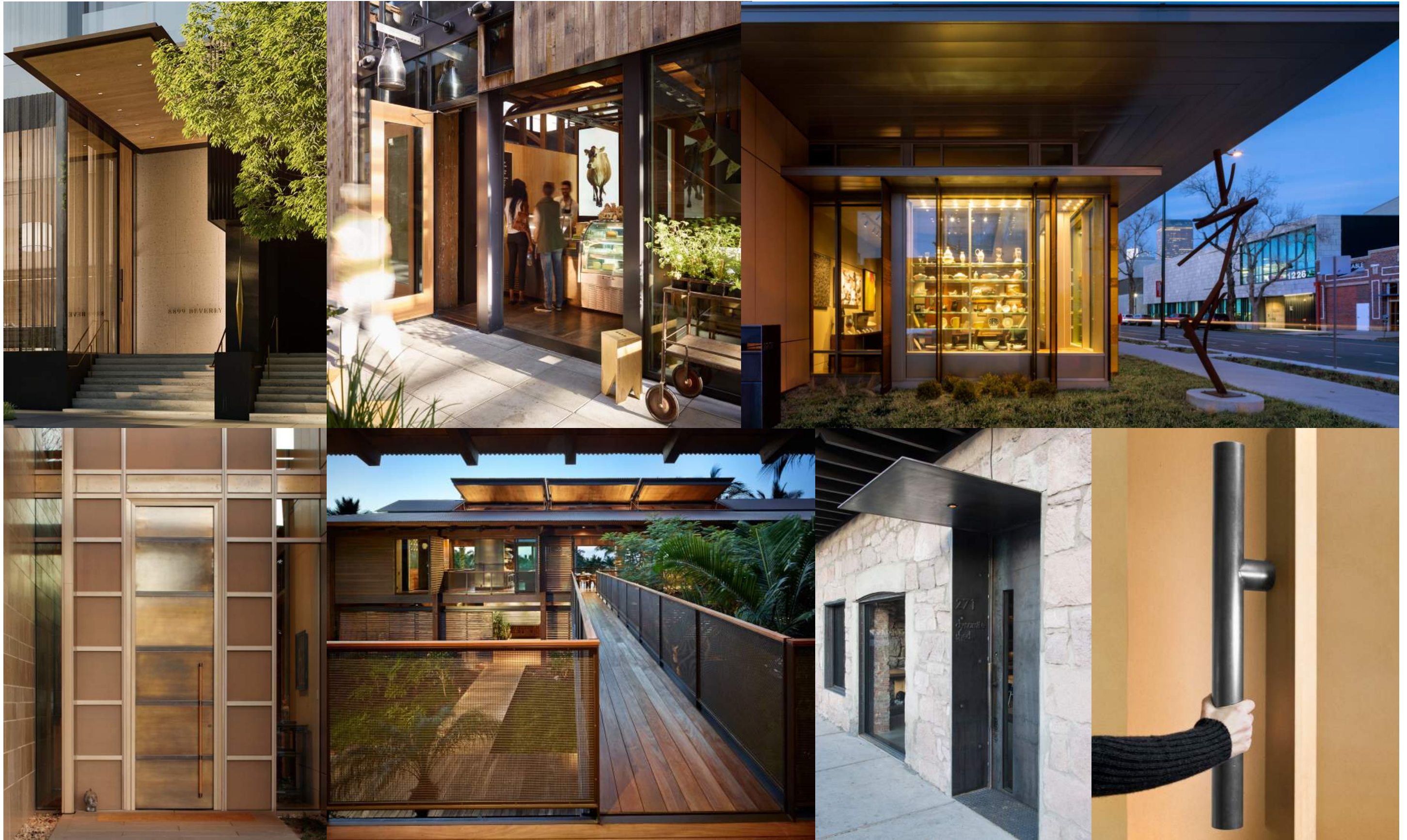
OLSON KUNDIG | GROUNDED STONE BASE



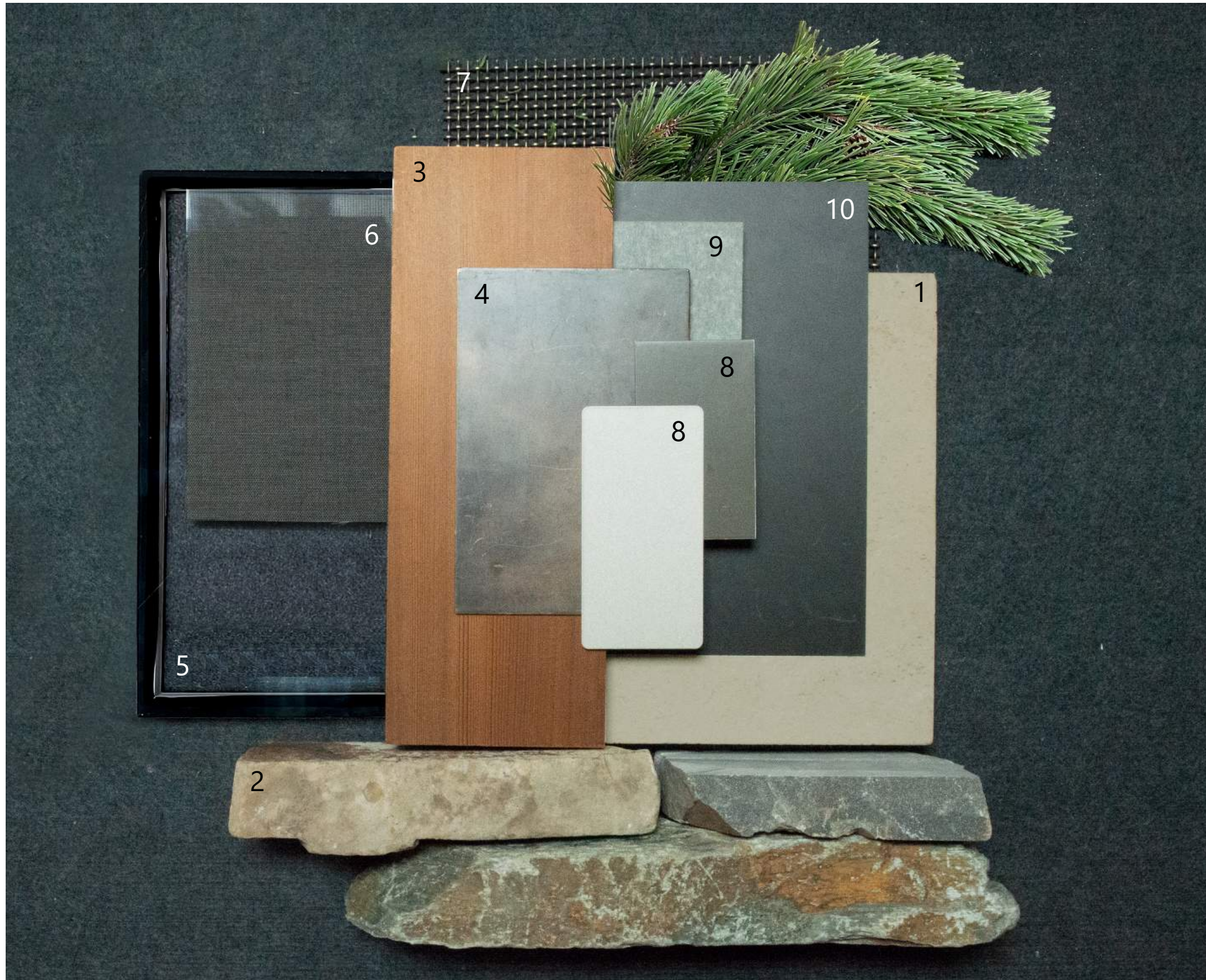
OLSON KUNDIG | ARTICULATED METAL ROOFS



# OLSON KUNDIG | ENTRANCES AND DETAILS



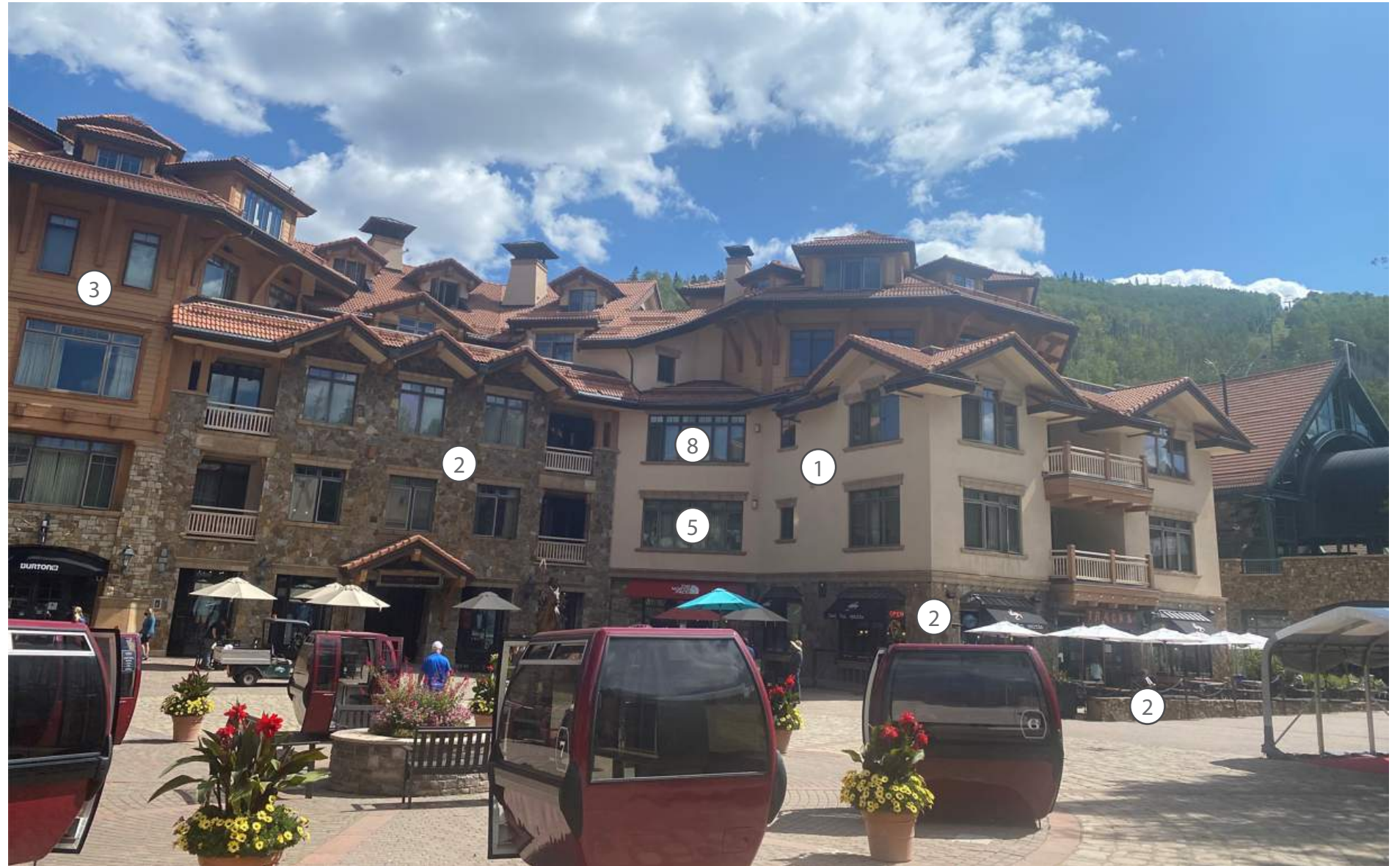
# MATERIALS



## MATERIAL PALETTE

1. STONE
2. STACKED STONE
3. WOOD ACCENT
4. BRONZE
5. GLASS
6. WINDOW SHADE
7. METAL MESH
8. PAINTED METAL
9. CEMENTITIOUS PANEL
10. METAL ROOF

# MATERIALS | CONTEXT INTERPRETATION HERITAGE CROSSING



- 1. STONE
- 2. STACKED STONE
- 3. WOOD ACCENT
- 4. BRONZE
- 5. GLASS
- 6. WINDOW SHADE
- 7. METAL MESH
- 8. PAINTED METAL
- 9. CEMENTITIOUS PANEL
- 10. METAL ROOF

# MATERIALS



1. STONE

2. STACKED STONE

3. WOOD ACCENT

4. BRONZE

5. GLASS

6. WINDOW SHADE

7. METAL MESH

8. PAINTED METAL

9. CEMENTITIOUS PANEL

10. METAL ROOF

VIGNETTE - AERIAL





PROGRAM TYPE

- BACK OF HOUSE
- CIRCULATION - HOTEL
- HOTEL AMENITY
- LOBBY
- RESTAURANT
- SPA / FITNESS



1 OVERALL - B3  
 SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
 Telluride, Mountain Village, CO

NOT FOR CONSTRUCTION | 02/03/2022

# OVERALL PLAN - B3

A1.11

Olson Kundig

159 South Jackson St, Suite 600  
 Seattle, Washington 98104 USA  
 +1 206 624 5670 olsonkundig.com



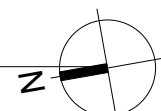
ARCHITECTURE  
 URBAN DESIGN  
 INTERIOR DESIGN

PROGRAM TYPE

- BACK OF HOUSE
- CIRCULATION - HOTEL
- HOTEL
- HOTEL AMENITY
- PARKING



1 OVERALL - B2  
SCALE: 1/32" = 1'-0"



0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
Telluride, Mountain Village, CO

# OVERALL PLAN - B2

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A1.12

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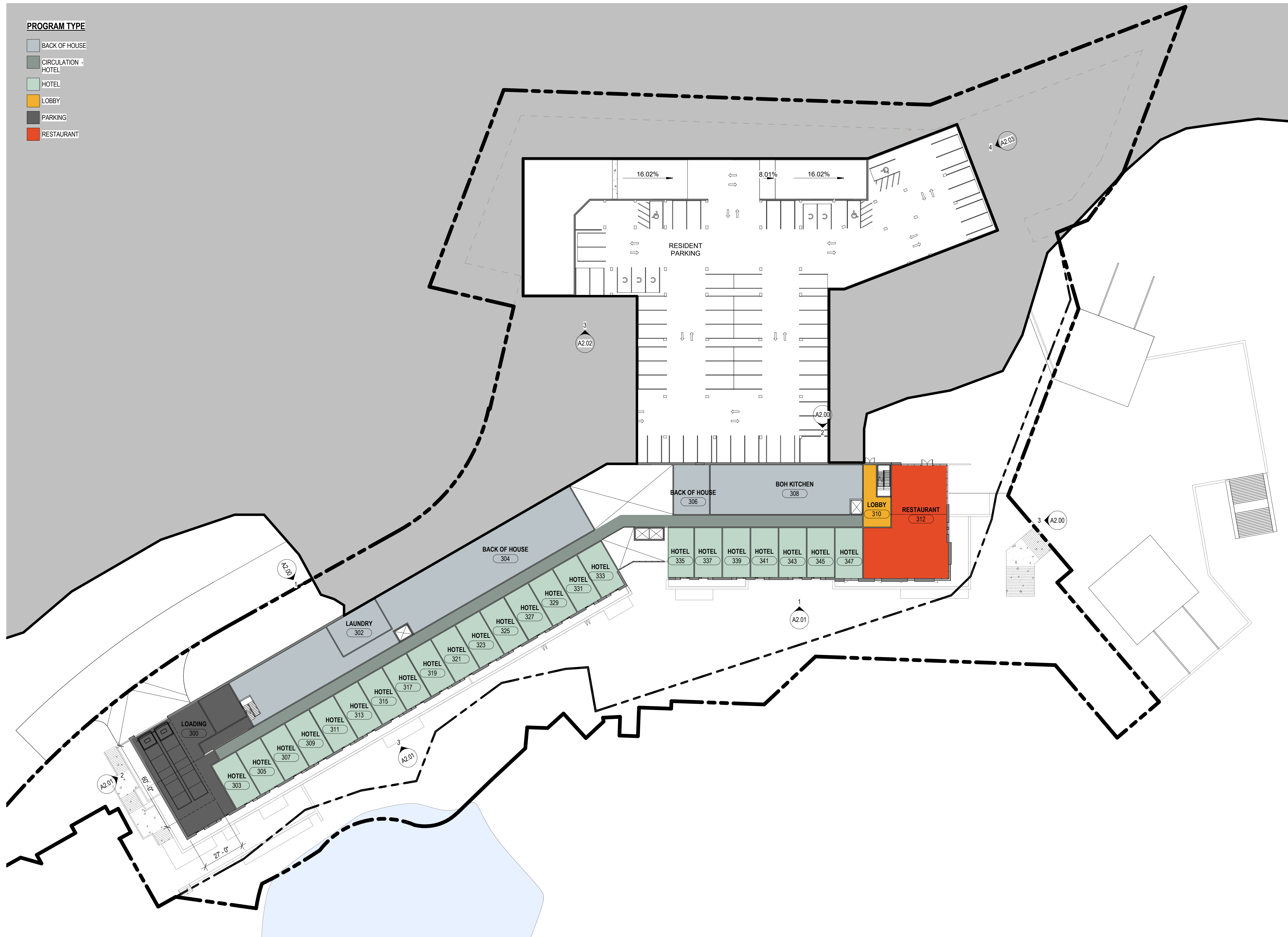
159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

PROGRAM TYPE

- BACK OF HOUSE
- CIRCULATION - HOTEL
- HOTEL
- LOBBY
- PARKING
- RESTAURANT



1 OVERALL - B1  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
Telluride, Mountain Village, CO

OVERALL PLAN - B1

Olson Kundig

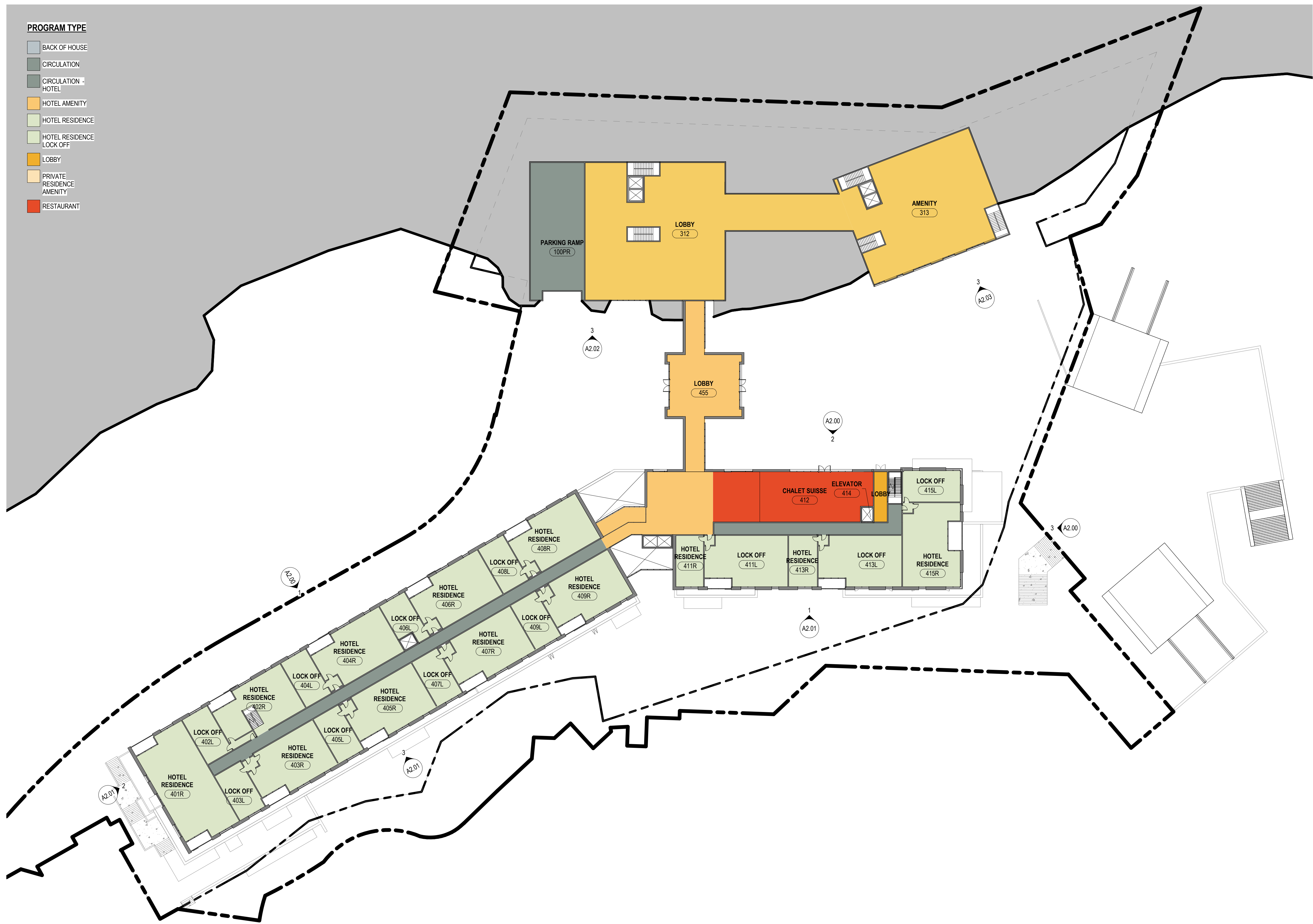
159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

NOT FOR CONSTRUCTION | 02/03/2022

A1.13



1 OVERALL - L1  
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures  
Telluride, Mountain Village, CO

OVERALL PLAN - LEVEL 1

Olson Kundig

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+1 206 624 5670 olsonkundig.com



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

NOT FOR CONSTRUCTION | 02/03/2022

A1.14



# Summary of Conceptual SPUD Review Items- REVISED

<b>General Conformance</b>	<ul style="list-style-type: none"> <li>•Better address the Village Center Subarea Goals found in the Comp Plan- <b>ADDRESSED</b></li> <li>•Assure a five-star branded hotel operator as part of the final development agreement: standards and expectations for use, amenities and operations- <b>ADDRESSED</b></li> <li>•Better address commercial storefront vitality and design - <b>ADDRESSED</b></li> </ul>
<b>Density</b>	Is the density and mix of uses acceptable to Town Council – <b>To Discuss</b>
<b>Community Benefits</b>	<ul style="list-style-type: none"> <li>•Public Improvements – widening MV Blvd, a public crosswalk – further safety related improvements can be identified between conceptual and final SPUD.</li> <li>•Community Housing mitigation provided above the requirement – <b>WILL BE IDENTIFIED BETWEEN CONCEPTUAL AND FINAL SPUD</b></li> <li>•Public easements – agreed to expand the public easement area for an additional primary pedestrian route and possible additional plaza - <b>ADDRESSED</b></li> <li>•Better identify pond improvements in fee and scope including a public restroom – <b>WILL BE IDENTIFIED BETWEEN CONCEPTUAL AND FINAL SPUD</b></li> <li>•Recognizing a Trail Connection from the Ridge trail to the public easement/access area - <b>ADDRESSED</b></li> <li>•Providing town vending and plaza storage - <b>ADDRESSED</b></li> </ul>
	<b>Public Benefits</b>
	<ul style="list-style-type: none"> <li>•Staff recommends talking with La Chamonix regarding access. Ambulatory access is provided via the plaza per town mapping and the fire marshal - <b>ADDRESSED</b></li> <li>•Town Council can modify triggers in the public benefits table or request additional ones to apply at their discretion – <b>more were provided as part of the revised application</b></li> </ul>
<b>Mass and Scale</b>	Perceived mass should be modified by better application of key design guidelines as outlined in the staff memo and more attention to contextually compatible design – <b>ADDRESSED and will continue to evolve with DRB review of the sketch and final design plans through the process.</b>
	Does the town agree to convey portions of town Village Center Open Space as part of the replat application for this development? The applicant will improve, maintain and apply public easements to these areas – <b>staff is supportive of this request given the public access and uses associated with the areas.</b>
<b>Subdivision</b>	



**Agenda Item No. 6**  
**PLANNING AND DEVELOPMENT SERVICES**  
**DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Principal Planner  
Samuel Quinn-Jacobs, Planning Technician

**FOR:** Joint Special Town Council and Design Review Board Meeting of March 17, 2022

**DATE:** March 9, 2022

**RE:** Design Review Board Recommendation to Town Council Regarding a Conditional Use Permit Development Application for the Placement of a Spider Jump and Ground School Activity Structures on OS3U, Active Open Space

---

**BACKGROUND: BACKGROUND:** Town Staff is requesting the continuation of Agenda Item 6 to the April 21, 2022 Joint Special Town Council and Design Review Board Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the Design Review Board providing a motion to continue to the April meeting date.

**RECOMMENDED MOTION:** I move to continue, the recommendation to Town Council regarding the Conditional Use Permit on Lot OS3U to allow for the Placement of a Spider Jump and Ground School Activity Structures, to the Joint Special Town Council and Design Review Board Meeting on April 21, 2022.

/JJM



**Agenda Item No. 7**  
**PLANNING AND DEVELOPMENT SERVICES**  
**DEPARTMENT**

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

**TO:** Mountain Village Town Council

**FROM:** John Miller, Principal Planner  
Samuel Quinn-Jacobs, Planning Technician

**FOR:** Joint Special Town Council and Design Review Board Meeting of March 17, 2022

**DATE:** March 9, 2022

**RE:** Consideration of a Resolution to Consider a Conditional Use Permit Development Application for the Placement of a Spider Jump and Ground School Activity Structures on OS3U, Active Open Space

---

**BACKGROUND:** **BACKGROUND:** Town Staff is requesting the continuation of Agenda Item 6 to the April 21, 2022 Joint Special Town Council and Design Review Board Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the Town Council providing a motion to continue to the April meeting date.

**RECOMMENDED MOTION:** I move to continue, the consideration of a resolution regarding a Conditional Use Permit on Lot OS3U to allow for the Placement of a Spider Jump and Ground School Activity Structures, to the Joint Special Town Council and Design Review Board Meeting on April 21, 2022.

/JJM





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**TO:** Mountain Village Town Council and Design Review Board  
**FROM:** Michelle Haynes, Planning and Development Services Director,  
Rachel Shindman EPS, Andrew Knudtsen EPS, Paul Wisor,  
Town Manager  
**FOR:** Town Council Meeting of March 17, 2022  
**DATE:** March 10, 2022  
**RE:** 1. DESIGN REVIEW BOARD REVIEW AND RECOMMENDATION TO  
TOWN COUNCIL REGARDING AMENDING CHAPTERS 16.01, 16.02,  
17.3, AND 17.9 OF THE COMMUNITY DEVELOPMENT CODE  
CONCERNING AFFORDABLE HOUSING RESTRICTIONS AND  
ADOPTING HOUSING IMPACT MITIGATION REQUIREMENTS  
  
2. A FIRST READING, SETTING OF A PUBLIC HEARING AND  
COUNCIL VOTE ON AN ORDINANCE REGARDING AMENDING  
CHAPTERS 16.01, 16.02, 17.3, AND 17.9 OF THE COMMUNITY  
DEVELOPMENT CODE CONCERNING AFFORDABLE HOUSING  
RESTRICTIONS AND ADOPTING HOUSING  
IMPACT MITIGATION REQUIREMENTS

## Overview

The Town of Mountain Village, and the Telluride region as a whole, is in the midst of a housing crisis that directly threatens the quality of life of every Mountain Village resident, second homeowner, business, and visitor. From entry level restaurant workers to top level ski executives, and every other position in between, these critical roles are going unfilled, in large part, because such workers and their families lack viable housing options within or near Mountain Village. Unless this crisis is addressed, the basic services and amenities that make Mountain Village a place like no other, will be diminished or eliminated altogether.

Adoption of community housing mitigation directly addresses the impact new construction has on the associated housing need generated by new development. Housing would then be satisfied through built units, payments or within a hierarchy of approaches to satisfy the requirement acceptable to the town.

In June of 2021, the Town of Mountain Village issued a request for proposal (RFP) to hire a firm to generate a linkage study and proposed community housing mitigation formula for community housing mitigation requirements generated by new construction.

What would result is a study, a housing mitigation rate for payment in lieu, a hierarchy of desired mitigation, a housing mitigation worksheet and an update to our housing guidelines. Our primary focus as explained in the RFP, is developing the linkage and rate

for commercial, lodging, and multi-family new construction. Secondly, single family new construction.

We hired Economic Planning Systems and RRC Associates which have been creating such linkage studies and reports for decades with specific expertise working with Colorado mountain communities.

The intent of this program is to create a simple methodology that is easy to understand and apply both for the developer and administration.

The ordinance is a culmination of a series of data collection, analysis and worksessions with Town Council.

### **HISTORY OF WORKSESSIONS**

- December 16, 2021 Town Council worksession [click here to watch the worksession](#)
- January 20, 2022 Town Council worksession [click here to watch the worksession](#)
- February 17, 2022 Town Council worksession [click here to watch the worksession](#)

### **ATTACHMENT**

1. Ordinance  
Exhibit A. Redline CDC Amendment to the ordinance
2. Community Housing Mitigation Worksheet dated 3.10.22 (Draft PDF attached, to test the worksheet, please click this [link](#).)
3. Technical Memo from EPS dated 3.10.22
4. Attorney Memo dated 3.10.22
5. Town Council packet item from December 16, 2021

### **COMMUNITY HOUSING MITIGATION METHODOLOGY WORKSHEET**

This program is recommended to apply to all commercial and residential development, including new construction and additions.

#### **Employee Generation Rates**

Based on the nexus analysis completed by EPS and RRC, the following employee generation rates are recommended:

General Commercial	2.0 employees per 1,000 square feet
Hotel/Accommodation	0.50 employees per room
Multifamily Residential	0.19 employees per unit
Single Family Residential	0.12 employees per 1,000 square feet

A detailed summary of this analysis is provided in the nexus study technical memo attached as exhibit #3.

#### **Mitigation Rate**

The nexus study outlines the maximum level of housing need that a developer can be required to mitigate; in practice, policies will generally require less than 100 percent of this need to be mitigated. The recommendation is to set mitigation rates to be consistent with the historic position of the region, at 40 percent for commercial development (general commercial and hotel/accommodation) and 60 percent for residential development (multifamily and single family).

## Mitigation Methods

There are three recommended methods of mitigating the housing need generated: (1) provide units within the Town of Mountain Village, (2) provide units outside the Town of Mountain Village but within the [terminology/definition of "region" – e.g. outside of Town but within 1 mile buffer of active transit route with service to the Town], and (3) pay a fee-in-lieu of providing units.

Recognizing that the Town's goal is to increase the inventory of units, an incentive structure is recommended to prioritize the provision of units over paying a fee-in-lieu. Under this structure, developers who provide units within the Town would receive a 30 percent discount on their mitigation requirement (e.g. if a fee-in-lieu would have to be paid for 1,000 square feet of employee housing, only 700 square feet would have to be provided on site); developers who provide units outside of Town would receive a 15 percent discount (on that same 1,000 square foot requirement, they would need to provide 850 square feet of housing); those paying the fee-in-lieu would not receive a discount (would pay based on the full mitigation requirement of 1,000 square feet).

## ADDITIONAL INFORMATION

Town Council made a series of decision to inform the mitigation worksheet that are generally summarized below:

- The town proposes to adopt a 40% mitigation rate for commercial and a 60% mitigation rate for residential.
- The cost per square foot mitigation rate is established as \$495 a square foot
- The town agrees to graduate the mitigation requirements over the next four years. We apply the worksheet and then reduce it by the following percentages:
  - Year 1: Apply 25% of the mitigation requirement
  - Year 2: Apply 50% of the mitigation requirement
  - Year 3: Apply 75% of the mitigation requirement
  - Year 4 and thereafter: Apply 100% of the mitigation requirement
- Town Council established a preferred hierarchy. Within the mitigation worksheet, there is a reduced mitigation requirement if deed restricted housing is built onsite versus a payment.
- Council gave general direction that they liked this hierarchy and the general philosophy to incentivize built onsite units and provide less incentive as you move farther down the list.
  - 1) Build onsite
  - 2) Build offsite within the town
  - 3) Build offsite within the region
  - 4) Deed Restrict free market inventory
  - 5) Payment in lieu
  - 6) Conveyance of land
- Town Council determined the mitigation requirements would apply to mixed use development this means new commercial, new multi-family residential and new Village Center development.

- Town Council direction is needed as to whether to apply the mitigation methodology to new single-family development. This is provided for in the mitigation worksheet.
- Town Council agreed to provide a provision to allow for an independent mitigation calculation for non-profit entities or those that can otherwise demonstrate a reduced generation rate.

#### **SUMMARY**

We have provided edits to the CDC and the Municipal code in order to adopt the mitigation methodology and conform terms.

#### **RECOMMENDED MOTION DRB**

*I MOVE TO RECOMMEND APPROVAL TO TOWN COUNCIL REGARDING AMENDMENTS TO CHAPTERS 16.01, 16.02, 17.3, AND 17.9 OF THE COMMUNITY DEVELOPMENT CODE CONCERNING AFFORDABLE HOUSING RESTRICTIONS AND ADOPTING HOUSING IMPACT MITIGATION REQUIREMENTS.*

#### **RECOMMENDED MOTION TOWN COUNCIL**

*I MOVE TO APPROVE AN ORDINANCE ON FIRST READING OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AMENDING CHAPTERS 16.01, 16.02, 17.3, AND 17.9 OF THE COMMUNITY DEVELOPMENT CODE CONCERNING AFFORDABLE HOUSING RESTRICTIONS AND ADOPTING HOUSING IMPACT MITIGATION REQUIREMENTS AND ASK THE TOWN CLERK TO SET A PUBLIC HEARING FOR APRIL 20, 2022.*

/mbh

**ORDINANCE NO. 2022-\_\_**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,  
COLORADO AMENDING CHAPTERS 16.01, 16.02, 17.3, AND 17.9 OF THE COMMUNITY  
DEVELOPMENT CODE CONCERNING AFFORDABLE HOUSING RESTRICTIONS AND  
ADOPTING HOUSING IMPACT MITIGATION REQUIREMENTS**

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 (“Charter”); and

WHEREAS, pursuant to Charter Section 3.6(b), the Town Council of the Town of Mountain Village (the “Town Council”) has the authority to establish land use standards to provide for the present and future needs of the Town;

WHEREAS, Chapters 16.01 and 16.02 of the Mountain Village Municipal Code provide restrictions on affordable housing, Title 17 of the Municipal Code is known as the Town of Mountain Village Community Development Code (“CDC”), Chapter 17.3 of the CDC outlines zoning and land use regulations including workforce housing requirements, and Chapter 17.9 of the CDC is the Appendix containing maps, graphs, and worksheets related to CDC regulations; and

WHEREAS, development and construction of free-market residential housing, hotels, and commercial establishments creates impacts and burdens on the Town and its citizens including, among other things, maintaining adequate levels of public facilities, funding necessary capital improvements, and providing affordable and attainable housing for workers and local residents; and

WHEREAS, the Town engaged consultants to study the impacts of development and to recommend a methodology to require mitigation of housing impacts through construction of new housing and/or to establish, collect, and use housing impact fees under certain circumstances to address such impacts and burdens, the results of which are outlined in the Housing Mitigation Linkage Fee Nexus Analysis, dated March 9, 2022; and

WHEREAS, in compliance with Section 17.1.7 of the Mountain Village Municipal Code, the Town’s Design Review Board reviewed the analysis and provided a recommendation to Town Council on \_\_\_\_\_, 2022; and

WHEREAS, based on the Design Review Board’s recommendation and public comments, the Town Council desires to amend the CDC and adopt housing impact mitigation requirements to address the demand for affordable housing created by new free-market development 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. Amendments to CDC. The Town Council hereby amends Chapters 16.01, 16.02, and 17.3 the CDC 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 \_\_\_\_\_, 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 \_\_\_ day of \_\_\_\_\_, 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 6. 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 \_\_\_ day of \_\_\_\_\_, 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this \_\_\_ day of \_\_\_\_\_, 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_

Laila Benitez, Mayor

ATTEST:

\_\_\_\_\_  
Susan Johnston, Town Clerk

Approved as to Form:

\_\_\_\_\_  
David McConaughy, Town Attorney

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. 2022-\_\_ ("Ordinance") is a true, correct, and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading 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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022 in accordance with Section 5.2(d) of the Town of Mountain Village Home Rule Charter.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 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

**Chapter 16.01 1997 EMPLOYEE HOUSING RESTRICTION**

**16.01.010 Purpose.**

This Chapter shall govern the ownership, use and occupancy of Affordable Housing Units and Affordable Housing Lots in the Town, ~~including all “Employee Apartment” and “Employee Dormitory” dwelling units (defined on the Official Town Plat), which were created prior to September 8, 2006. This Chapter shall also apply to all development which has contractually agreed to abide by the regulations contained herein.~~

**16.01.020 Definitions.**

~~B.~~ B. *Affordable Housing.* Shall mean ~~residential lots and dwelling units~~ Affordable Housing Units and Affordable Housing Lots restricted by the EHR to use and occupancy by employees and their spouses and children.

~~C.~~ C. *Affordable Housing Unit.* Shall mean any units in the Town with Employee Apartment, Employee Dormitory, Employee Condominium, and Employee Single-Family dwelling unit zoning designations and any other units within or outside the Town which are deed-restricted to use and occupancy by Employees pursuant to this Chapter.

~~D.~~ D. *Affordable Housing Lot.* Shall mean any unimproved properties, referred to as lots, within the Town that are zoned solely for one Affordable Housing Unit which are subject to this Chapter. Any dwelling unit constructed on an Affordable Housing Lot shall be considered an Affordable Housing Unit.

~~E.~~ E. *Certificate of Qualification.* Shall mean that document in which the Town Council or its designee certifies an Occupant as an Employee according to the EHR.

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

~~E.~~ E. *Owner.* Shall mean any person, group, organization, agency or other entity holding fee title to affordable Housing. Notwithstanding the lack of limitation on ownership of affordable housing, the use and occupancy of affordable housing shall be limited to employees and their spouses and children.

~~F.~~ F. *Property.* Shall mean the real estate subject to the EHR and the improvements thereon.

~~G.~~ G. *Residence.* Shall mean that home or place of abode in which a person's habitation is fixed and to which he, whenever absent, has the present intention of returning after a departure or absence there from, regardless of duration of such absence. A Residence is a permanent building, or part thereof, including a house, condominium, employee apartment or employee dormitory.

~~H.~~ H. *Tenant.* Shall mean any person that has the temporary use and occupation of Property, owned by an Owner, as the terms are defined above.

## Chapter 16.02 2006 EMPLOYEE HOUSING RESTRICTION

### 16.02.010 Purpose.

B. As of the September 8, 2006, this Chapter shall govern the ownership, use and occupancy of Affordable Housing Units and Affordable Housing Lots ~~(as defined in Sections 11.3.a. and 3.b., respectively)~~ in the Town, which are created or purchased (with the buyer's agreement) after September 8, 2006. This Chapter shall also apply to all development which has contractually agreed to abide by the regulations contained herein.

### 16.02.020 Definitions.

C. Affordable Housing Unit (AHU). Shall mean any ~~or all~~ units in the Town including ~~all dwelling units with~~ Employee Apartment, Employee Dormitory, Employee Condominium, and Employee Single-Family ~~dwelling units zoning designations and any other units within or outside the Town~~ which are subject to this ~~Ordinance~~Chapter.

D. Affordable Housing Lot (AHL). Shall mean any ~~or all~~ unimproved properties, referred to as lots, in the Town that are zoned solely for one Affordable Housing Unit, which lots are subject to this ~~Ordinance~~Chapter. Any dwelling unit constructed on an Affordable Housing Lot shall be considered an Affordable Housing Unit.

### 16.02.060 Initial Sales of Affordable Housing.

A. 1. The initial sales price of Affordable Housing Units sold by the multi unit developer ~~shall be no greater than \$250 per square foot. may be adjusted by~~ The Town of Mountain Village Town Council ~~may adjust this initial per square foot sales price~~ annually at its discretion. ~~Square footage shall be measured from the interior demising walls.~~

### 16.02.070 Resale of Affordable Housing Including Appreciation Limits.

B. Resale of Affordable Housing Units and Affordable Housing Lots shall be to qualified buyers as governed by Sections ~~F of this Ordinance~~ 16.02.080 and 16.02.100.

C. The sales price for resale of an Affordable Housing Unit or Affordable Housing Lot ~~shall be calculated by allowing a 3% appreciation, compounded annually, may be capped to a certain percentage of appreciation~~ of the initial purchase price paid by the Owner, from the purchase date by the Owner, ~~as set by resolution of the Town Council in its discretion.~~

D. ~~The 3%~~Any percentage of appreciation will be prorated to the day when the notice of intent to sell the unit is received by the Housing Authority or its designee.

## Chapter 17.3 ZONING AND LAND USE REGULATIONS

### 17.3.9 ~~Workforce~~ Housing Impact Mitigation Requirements.

~~A. — Lots or dwelling units with employee apartment, employee condominium, employee single family or employee dorm zoning designations (collectively “workforce housing”) are restricted to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and children.~~

A. Purpose. The purpose of this Section is to help provide housing that is affordable and attainable, the demand for which is created by new free-market development. This is accomplished through the establishment of the housing impact mitigation requirements for new development that requires the production of Affordable Housing Units in the Town, outside of the Town, or, as a less preferred alternative, cash payments.

B. *Applicability.* The requirements of this Section apply to all new commercial and residential development within the incorporated limits of the Town as defined below. This Section also applies to a change of use that generates new employees.

C. *Definitions.* For the purposes of this Section, the following definitions shall apply:

“Affordable housing” means residential lots and dwelling units restricted by deed to use and occupancy by persons who are employed within the Telluride R-1 School District and their spouses and children. This term is synonymous with “workforce housing” as it is used elsewhere in this Chapter and throughout the CDC.

“Affordable Housing Restriction” means the deed restriction placed on Affordable Housing Units constructed pursuant to this Section. This term includes Employee Housing Restriction or Affordable Housing Restriction as used in Chapters 16.01 and 16.02, respectively.

“Affordable Housing Units” means dwelling units with Employee Apartment, Employee Condominium, Employee Dormitory, and Employee Single-Family zoning designations which are deed-restricted to occupancy by persons who are employed within the Telluride R-1 School District and their spouses and children.

“Commercial development” means any development involving the use of premises (land and building) for the purpose of conducting business, including but not limited to retail stores, restaurants, shopping centers, business offices, gas stations, hotels, motels and other accommodation, industrial uses and all other non-residential development. **This term does not include municipal facilities as defined in Section 17.8.1.**

“Residential development” means any development intended for primary use as a residence, including but not limited to attached and detached single-family dwellings, apartments, condominiums, townhouses, and cottages, and their associated outbuildings such as accessory dwelling units. This term does not include Affordable Housing Units.

D. *Calculation of Housing Impact Mitigation Requirements.* As of the effective date of Ordinance No 2022-x, for all new commercial and residential development within the Town, the developer shall be required to mitigate the housing impacts of said development either by providing Affordable Housing Units or paying a fee in lieu in accordance with Appendix 17-3 Town of Mountain Village Affordable Housing Mitigation Calculator in Section 17.9.7 (“Mitigation Worksheet”).

1. With a land use application for new commercial or residential development, the developer shall provide a completed Mitigation Worksheet. The developer shall decide whether to provide the Affordable Housing Units or make the payment-in-lieu, or some combination thereof.

a.. If the developer elects to make the payment-in-lieu, such payment is due upon submission of a building permit application.

b. If the developer elects to provide Affordable Housing Units on the same site as the proposed commercial or residential development, the developer shall include the Affordable Housing Units in the same building permit application as the proposed development.

c. If the developer elects to provide Affordable Housing Units off-site, either in the Town or outside of the Town limits, the developer shall submit a separate building permit application for the Affordable Housing Units.

2. Compliance with the requirements of this Section shall be a condition of issuance of a building permit for the proposed development.

a. The developer shall secure a certificate of occupancy for the Affordable Housing Units prior to or concurrent with the certificate of occupancy for the proposed development.

3. Housing mitigation and fees in lieu calculated pursuant to the Mitigation Worksheet shall be phased in as follows:

a. If a land use application is submitted on or before December 31, 2022, the developer shall be required to meet 25% of the housing mitigation and/or fees in lieu.

b. If a land use application is submitted between January 1, 2023 and December 31, 2023, the developer shall be required to meet 50% of the housing mitigation and/or fees in lieu.

c. If a land use application is submitted between January 1, 2024 and December 31, 2024, the developer shall be required to meet 75% of the housing mitigation and/or fees in lieu.

d. Any land use applications submitted on or after January 1, 2025 shall be required to meet 100% of the housing mitigation and/or fees in lieu.

4. The requirements of this Section shall not apply to development projects for which building permits have been issued as of the effective date of Ordinance No. 2022-x.

E. Exemptions. The following development shall be exempt from the requirements of this Section:

1. Municipal facilities as defined in Section 17.8.1;

2. Affordable Housing Units created pursuant to this Section and other pre-existing deed-restricted housing;

3. Redevelopment of pre-existing use and change in use provided such activity does not generate new employees;

4. Non-profit and volunteer-based organizations providing community benefits provided the developer can demonstrate the new development shall not generate new employees;

If any developer believes that a particular development generates fewer employees than provided for in the Mitigation Worksheet, ~~if development is exempt from the requirements of this Section,~~ the developer may~~shall~~ make a request to Town Council for an exemption or reduction in the requirements and provide evidence demonstrating that the proposed development ~~shall~~will generate fewer employees than expected pursuant to the Mitigation Worksheet. The Town Council shall have sole discretion to determine whether any exemption or reduction shall be applied based on the evidence presented on a case-by-case basis and without creating binding precedent for any future project.

~~B.F. Deed Restriction. Workforce~~ Any Affordable Housing Units constructed pursuant to this Section shall be required to enter into an ~~workforce~~ Affordable Housing Restriction on use, zoning and occupancy with the Town that will constitute a covenant that runs in perpetuity as a burden thereon and shall be binding on the owner and on the heirs, personal representatives, assigns, lessees, licensees and any transferee of the owner.

1. The form and content of the ~~workforce-Affordable H~~ousing ~~R~~restriction shall be reviewed and approved by the Town ~~by resolution and may be amended by resolution from time to time. Council based and may be modified based on project-specific concerns at the discretion of Council.~~

~~2. Each lot or development that must provide workforce housing shall be subject to the workforce housing restriction in effect at the time of submitting a development or redevelopment application.~~

~~3.2.~~ The ~~workforce-Affordable H~~ousing ~~R~~restriction shall be executed and recorded prior to the issuance of any certificate of occupancy.

~~4. For workforce housing developed after the effective date of the CDC, the workforce housing restriction shall run with the property in perpetuity and shall not be lost in the event of foreclosure.~~

~~5. For workforce housing developed prior to the effective date of this CDC, the old duration of the workforce housing restriction and covenant ran for an initial period of fifty (50) years and, at the option of the Town Council or its designee, may be extended for an additional period of fifty (50) years after public hearing and comment on the proposed extension.~~

~~6.3.~~ The ~~workforce-Affordable H~~ousing ~~R~~restriction and covenant shall be administered by the Town, or its designee, and shall be enforceable by any appropriate legal or equitable action including, but not limited to specific performance, injunction, abatement or eviction of noncomplying owners, users or occupants or such other remedies and penalties as may be provided by Colorado law or the ordinances of the Town.

~~C.G.~~ *Density.* ~~Certain L~~ots that are required to construct and provide ~~workforce-Affordable H~~ousing ~~U~~nits concurrent with the free-market development allowed on a lot. ~~Such lots with workforce housing are designated on the official land use and density allocation list.~~

1. ~~Workforce-Affordable~~ housing density assigned to a lot on the official land use and density allocation list or by an effective resolution shall be built concurrent with any free-market units on that lot, and ~~workforce-affordable~~ housing density cannot be transferred to the density bank or to another lot unless the Town Council determines, in its sole discretion, that the ~~workforce-affordable~~ housing density cannot be built on a site due to a practical hardship.

a. If the Town Council determines a practical hardship exists, the applicant shall be required to transfer the unbuilt ~~workforce-affordable~~ housing density to the density bank pursuant to the rezoning and density transfer processes.

b. The owner of ~~workforce-affordable~~ housing density shall be responsible for all dues, fees and any taxes associated with that density and zoning until such time as the density is transferred to a lot pursuant to the rezoning and density transfer process.

~~D.H.~~ *Compliance with Comprehensive Plan.* The Comprehensive Plan also identifies the need to provide ~~workforce-affordable~~ housing as a part of the development of certain parcels as shown in each subarea plan's development table. Such ~~workforce-affordable~~ housing shall be developed in accordance with the Comprehensive Plan policies and be subject to the ~~workforce-Affordable H~~ousing ~~R~~restriction.

~~E.I.~~ *Pre-existing Deed Restrictions.* Lots that were developed prior to the effective date of the CDC ~~shall~~ ~~bear~~ subject to the ~~workforce-housing deed~~ restriction in effect on the property unless ~~a~~ ~~the~~ property owner elects to convert to a newer ~~workforce-affordable~~ housing restriction.

1. ~~Workforce-Affordable~~ housing developed prior to the effective date of the CDC is subject to an ~~employee-Affordable Housing Restriction~~ that has a provision that removes the deed restriction upon foreclosure by a Public Trustee in accordance with Section 16.01.120.
2. Even if the ~~workforce-Affordable Housing Restriction~~ is removed upon foreclosure, a rezoning is required to change the zoning designation from an ~~employee-affordable~~ housing designation to a free-market zoning designation.
3. During the review of any zoning amendment that involves a foreclosed ~~workforce-Affordable Housing Unit~~ that has a deed restriction that is effectively removed upon foreclosure, the Town shall determine if the ~~workforce-affordable~~ housing density assigned to the lot was a part of the original density in the Density Limitation or if such is considered ~~workforce-affordable~~ housing bonus density that was granted after the Town's incorporation. If it is ~~workforce-affordable~~ housing bonus density, the Town Council may in its sole discretion either deny a zoning amendment because the change to a free-market unit would increase the Density Limitation, or require the applicant to transfer the needed density from the density bank or another lot prior to approving the ordinance approving the zoning amendment. Any denial of a rezoning in this situation shall allow the continuation of the ~~employee-affordable~~ housing zoning designation as an unrestricted free-market unit since such is not encumbered by a deed restriction.
4. Free-market housing may only be allowed on active open space in the event that the ~~employee Affordable Housing deed-Restriction~~ is terminated in the event of foreclosure by the holder of the promissory note secured by a first deed of trust (other private seller financing) on an ~~workforce Affordable Housing Unit~~ and subject to the issuance of a public trustee's or sheriff's deed to the holder of the promissory note or governmental agency guaranteeing, insuring, or acquiring the promissory note from the holder.
  - a. In the event of the foreclosure of an ~~workforce-Affordable Housing Unit~~ located on a lot zoned as active open space, the Town Council shall not rezone such to a non-open space zone district and/or to another non-~~workforce-affordable~~ housing zoning designation unless:
    - i. The applicant provides Replacement Open Space that is deed restricted in perpetuity; and,
    - ii. The applicant transfers density from the density bank for the unit to ensure the Density Limitation is not exceeded by the rezoning.
5. ~~Workforce-Affordable Housing Units~~ pay half the tap fee of a free-market unit. ~~T~~therefore, any foreclosure action that results in a rezoning development application to a free-market condominium shall only be approved by the Town if the full tap fee is paid.



**AFFORDABLE HOUSING  
MITIGATION CALCULATOR**

DRAFT

**INSTRUCTIONS**

1. Input project details and size for relevant development type(s) in green boxes
2. Resultant required housing mitigation/fee-in-lieu can be found in yellow boxes (total) and blue boxes (by mitigation type)  
(Note that blue boxes represent mitigation required if all requirement is mitigated using that method)
3. Enter amount of housing to be mitigated/fee to be paid by mitigation type in green boxes
4. Ensure total mitigation amount, accounting for all types, totals 100% of requirement

**1. PROJECT & APPLICANT**

Project Title	<input type="text"/>	Project Address	<input type="text"/>
Applicant Name	<input type="text"/>	Applicant Address	<input type="text"/>
Applicant Phone	<input type="text"/>	Applicant Email	<input type="text"/>
Date	<input type="text"/>		

Net floor area of <b>commercial</b> space proposed:	<input type="text"/>	sq. ft.
Number of <b>hotel/accommodation</b> units proposed:	<input type="text"/>	units
Number of free market <b>multifamily</b> residential units proposed:	<input type="text"/>	units
Number of free market <b>single family</b> residential units proposed:	<input type="text"/>	sq. ft.

**2. CALCULATION OF MINIMUM AFFORDABLE HOUSING REQUIREMENTS**

For commercial/public facility uses:

x 2.00 employees / 1,000 sq.ft. x 400 sq.ft./employee x 40% mitigation =  sq. ft. employee housing  
*net space increase (sq. ft.)*

For hotel and accommodation uses:

x 0.50 employees / unit x 400 sq.ft./employee x 40% mitigation =  sq. ft. employee housing  
*number of lodging units*

For multi-family residential and mixed-use residential uses:

x 0.19 employees / unit x 400 sq.ft./employee x 60% mitigation =  sq. ft. employee housing  
*number of dwelling units*

For single family residential uses:

x 0.12 employees / 1,000 sq.ft. x 400 sq.ft./employee x 60% mitigation =  sq. ft. employee housing  
*net space increase (sq. ft.)*

**TOTAL MINIMUM AFFORDABLE HOUSING REQUIREMENT =  sq. ft. employee housing**

DRAFT

# DRAFT

## 2. MITIGATION OPTIONS AND REQUIREMENTS

	Total Employee Housing Required		Net Required Mitigation
<b>Units in Town</b>			
Commercial/public facility:	0 sq. ft.	-30% discount	0 sq. ft.
Hotel and accommodation:	0 sq. ft.	-30% discount	0 sq. ft.
Multi-family residential and mixed-use residential:	0 sq. ft.	-30% discount	0 sq. ft.
Single family residential:	0 sq. ft.	-30% discount	0 sq. ft.
<b>TOTAL MINIMUM AFFORDABLE HOUSING REQUIREMENT</b>	<b>0 sq. ft.</b>	<b>-30% discount</b>	<b>0 sq. ft.</b>
<b>Units Out of Town</b>			
Commercial/public facility:	0 sq. ft.	-15% discount	0 sq. ft.
Hotel and accommodation:	0 sq. ft.	-15% discount	0 sq. ft.
Multi-family residential and mixed-use residential:	0 sq. ft.	-15% discount	0 sq. ft.
Single family residential:	0 sq. ft.	-15% discount	0 sq. ft.
<b>TOTAL MINIMUM AFFORDABLE HOUSING REQUIREMENT</b>	<b>0 sq. ft.</b>	<b>-15% discount</b>	<b>0 sq. ft.</b>
<b>Fee in Lieu</b>			
For commercial/public facility uses:	0 sq. ft.	0% discount	x \$606 /sq.ft. \$0
For hotel and accommodation uses:	0 sq. ft.	0% discount	x \$606 /sq.ft. \$0
For multi-family residential and mixed-use residential uses:	0 sq. ft.	0% discount	x \$606 /sq.ft. \$0
For single family residential uses:	0 sq. ft.	0% discount	x \$606 /sq.ft. \$0
<b>TOTAL MINIMUM AFFORDABLE HOUSING REQUIREMENT</b>	<b>0 sq. ft.</b>	<b>0% discount</b>	<b>x \$606 /sq.ft. \$0</b>

## 3. PROPOSED METHODS OF MEETING AFFORDABLE HOUSING MINIMUM REQUIREMENTS

Fill in all that apply:			% of Requirement
To be constructed within the Town of Mountain Village	0	sq. ft.	0%
To be constructed within the Region	0	sq. ft.	0%
Fees in Lieu to be paid	\$0		0%

## 4. Mitigation Requirement Met

0%



## MEMORANDUM

To: Paul Wisor and Michelle Haynes, Town of Mountain Village

From: Andrew Knudtsen and Rachel Shindman, Economic & Planning Systems

Subject: Housing Mitigation Program Nexus Analysis;  
EPS #213099

Date: March 10, 2022

*The Economics of Land Use*



This memo summarizes the nexus analysis completed by Economic & Planning Systems (EPS) and RRC Associates (RRC) for the creation of a housing linkage program in the Town of Mountain Village. The analysis establishes a nexus between new residential and commercial development and the demand for housing from new employees.

This work uses economic impact techniques to estimate the housing need generated from demand created by new development. This need can then be mitigated by providing units or paying a fee in lieu (linkage fee). The basis of the linkage fee is the gap between what the employees generated can afford to pay for housing and the cost to purchase the median priced condominium unit in Mountain Village.

The following sections outline the context and rationale for this program, and the methodology and results for calculating employee generation, housing need, and linkage fees for new residential and commercial development.

*Economic & Planning Systems, Inc.  
730 17th Street, Suite 630  
Denver, CO 80202-3511  
303 623 3557 tel  
303 623 9049 fax*

*Denver  
Los Angeles  
Oakland  
Sacramento*

## Context and Rationale

The Town of Mountain Village has recognized that the community housing inventory is not sufficient to meet demand and, as the community grows, the additional demand will place additional pressure on an already constrained inventory. As part of an effort to address this, the Town is looking to implement community housing mitigation requirements for new development, including commercial, lodging, multifamily, and single family uses, to be achieved through a linkage program.

The rationale for this program is as follows:

For **residential** development,

- New residential development brings in new residents with incomes that vary according to the price or rent of their home. These new households spend disposable income on things such as retail purchases, eating out, and repair and maintenance services.
- This spending generates new jobs in these industry and occupation categories (e.g., retail worker, landscaper, plumber). The number of employees generated determines the housing need created by new development, and the wages in each occupation category determine what these new employees can afford for housing.
- For some wage levels there will be a gap between what the employee can afford and the cost of housing affordable to that income range. The linkage fee is designed to mitigate this gap.

For **commercial** development,

- The jobs and wages generated are determined directly by the land use type, rather than from the indirect impacts of household spending.
- Commercial and hotel development have been evaluated to determine the number of jobs per square foot or per room, and the corresponding wage levels by the type of industry and occupation typical in these building types.
- Similar to the residential program, the number of employees generated determines the overall housing need, while the wages of these employees determines the affordability gap for these land uses.

The analysis uses development prototypes for residential and commercial development to determine employees generated, housing need, and affordability gap, following the methodologies outlined below.

## Residential Methodology

The residential nexus analysis uses an economic impact model, Impact Analysis for Planning (IMPLAN), which estimates the relationships between new development and job generation. IMPLAN is widely used by state and federal agencies, academic researchers, and local economic development organizations to evaluate the economic impacts of proposed policies, new industries, and land use changes.

### Analysis Steps

- **Household income** – The first step in the residential nexus analysis is calculating household income of households occupying new residential development. Household income is estimated from the value of the prototype (in this case, either a condominium or a single family home, detailed below), and the annual income needed to afford that home with 30 percent of household income devoted to housing costs (including mortgage payments, utilities, taxes, and other costs such as HOA dues).
- **Jobs generated by NAICS** – The household income associated with these new households is input to the IMPLAN model. IMPLAN applies an expenditure profile specific to different household income ranges and estimates the spending and jobs generated in the 20 major industries in the North American Industry Classification System (NAICS). IMPLAN accounts for savings in its expenditure patterns.
- **Jobs to employees (multiple job holder adjustment)** – An adjustment is made to acknowledge that many employees have more than one job, such as two part time jobs or a full time and a part time job. So as not to overestimate the number of *employees* generated, the number of jobs is reduced using a factor of 1.50 jobs per employee. This factor is specific to the region and comes from the 2018 *San Miguel County Housing Needs Assessment*.
- **Employees by NAICS to occupation and wages** – The IMPLAN model provides estimates of jobs by NAICS category but using the average wage by NAICS category would not yield enough detail on the spectrum of wages generated by each land use type to accurately portray income characteristics. The range of wages and occupations generated by new development is better represented by the 21 Standard Occupational Classifications defined by the Bureau of Labor Statistics (BLS). The National Industry by Occupation Matrix published by the BLS provides the estimated distribution of occupations for each NAICS category. The wages for each occupation in San Miguel County are estimated by indexing the national wages by occupation and industry to the average wage in that industry for San Miguel County, as the wage distribution is not available for sub-county areas.
- **Tabulation of employees by AMI Range** – The last step involves counting the number of employees generated in each income range (as a percent of Area Median Income). Given the high costs of housing in the Town of Mountain Village, this analysis includes all employees earning up to 200 percent of AMI.

### *Development Prototypes*

Two market rate residential development prototypes were modeled for this analysis—single family detached housing and condominiums. Data inputs on unit size and price come from the San Miguel County MLS database and reflect sales of all homes in the Town of Mountain Village from 2018 through mid-2021 (the most recent data available at the onset of this study). Within the IMPLAN model, 100 units of each prototype were modeled in order to have enough significant figures for analysis and avoid small decimal figures in the results. This does not affect the housing need or fee calculation, as a per unit adjustment is made to calculate the final requirement.

- **Single Family Detached** – The single family detached prototype is modeled on a 4,850 square foot home with a value of \$3.765 million, as shown in **Table 1**. With 30 percent of income devoted to housing cost (including mortgage payments, insurance, HOA dues, and property taxes), this home would require a household income of \$788,000. For 100 units, the total household income is \$78.8 million; netting out payroll taxes (which are not accounted for in IMPLAN), \$47.4 million in new income is applied to the IMPLAN model.
- **Condominium** – Condominiums are modeled with an average unit size of 1,550 square feet and value of \$1.07 million. This requires an income of at least \$233,000 to afford. Utilizing the same approach as single family homes, total income modeled for 100 units is \$16.15 million.

**Table 1. Residential Development Prototypes**

Description	Factors	Condominium (Multifamily)    Single Family	
<b>Program</b>			
Units		100	100
Avg. Unit Sq. Ft.		1,486	4,850
<b>Value</b>			
Market Value		\$1,069,000	\$3,765,000
<b>Target Purchase Price</b>			
Mgt. Amt. (less downpayment)	10.0% down pmt	\$962,100	\$3,388,500
Mortgage Interest Rate	5.0% int.	5.0% int.	5.0% int.
Loan Term	30-year term	30-year term	30-year term
<b>Monthly Costs</b>			
Mortgage Payment (Monthly)		\$5,165	\$18,190
Insurance	\$2,500	\$208	\$208
Property Tax (mill levy, assess. ratio)	52.842 mills    7.15%	\$337	\$1,185
Miscellaneous (e.g. HOA Dues)	\$1,500	\$125	\$125
<b>Total</b>		<b>\$5,835</b>	<b>\$19,709</b>
<b>HH Income per Unit</b>	30%	<b>\$233,387</b>	<b>\$788,358</b>
<b>Minus Payroll Tax</b>			
Federal		\$49,876	\$253,161
FICA		\$8,854	\$8,854
Medicare		\$3,351	\$16,654
State		\$9,791	\$35,548
<b>Total Deductions</b>		<b>\$71,871</b>	<b>\$314,216</b>
<b>Net Pay / Adjusted Household Income</b>		<b>\$161,516</b>	<b>\$474,142</b>
Total Annual Household Income	100 households	\$23,338,676	\$78,835,781
Total Annual Payroll Tax	100 households	-\$7,187,120	-\$31,421,610
<b>Total Adjusted Income</b>		<b>\$16,151,556</b>	<b>\$47,414,171</b>

Source: MLS; Economic & Planning Systems

**Job and Employee Generation**

The household income generated from the new households, as noted above, is input to the IMPLAN model to estimate the jobs supported by new spending. **Table 2** summarizes the jobs generated by 100 units of each prototype. As shown, 100 condominium units generate 29.00 jobs, and 100 single family homes generate 85.13 jobs. The industries with the most jobs include real estate (including property management), accommodations and food services (restaurants and bars), retail, and health care. The pattern of job generation is consistent across each prototype. Because household incomes for both prototypes are above \$200,000 they have the same spending patterns given that the IMPLAN model does not distinguish spending patterns above this threshold. This means that job generation is directly proportional to income, so the single family development, which has a higher price and associated household income, generates a greater number of jobs than condominium development.

**Table 2. Jobs by Industry Generated from Household Spending**

Description	Jobs by Land Use (IMPLAN Results)	
	Condominium (Multifamily) 100 units	Single Family 100 units
	Household Income after Payroll Tax	\$16,151,556
<b>Industrial Sectors</b>		
11 Ag, Forestry, Fish & Hunting	0.14	0.41
21 Mining	0.02	0.05
22 Utilities	0.07	0.20
23 Construction	0.37	1.09
31-33 Manufacturing	0.07	0.21
42 Wholesale Trade	0.23	0.67
44-45 Retail trade	4.07	11.95
48-49 Transportation & Warehousing	0.42	1.22
51 Information	0.31	0.90
52 Finance & insurance	2.00	5.87
53 Real estate & rental	5.00	14.69
54 Professional- scientific & tech svcs	1.37	4.02
55 Management of companies	0.17	0.51
56 Administrative & waste services	1.20	3.52
61 Educational svcs	1.52	4.47
62 Health & social services	2.99	8.78
71 Arts- entertainment & recreation	1.63	4.78
72 Accomodation & food services	4.66	13.68
81 Other services	2.53	7.42
91-99 Government & non NAICs	<u>0.23</u>	<u>0.69</u>
<b>Total</b>	<b>29.00</b>	<b>85.13</b>

Source: IMPLAN; Economic & Planning Systems

**Jobs to Employees** – The next step is to adjust the number of jobs generated to the number of employees generated. In today’s economy it is common for people to hold more than one job. Without this adjustment, the analysis would potentially overestimate the housing demand created from jobs. To step down from jobs to employees, jobs are divided by a factor of 1.50 jobs per employee (the 2018 average for San Miguel County). As shown in **Table 3**, the 85.13 jobs generated by 100 units of the single family prototype results in 56.75 employees after the adjustment for multiple job holders, while the 29.00 jobs generated by 100 units of condominium development results in 19.33 employees.

**Table 3. Employees by Industry Generated from Household Spending**

Description	Employees by Land Use	
	Condominium (Multifamily)	Single Family
Jobs to Employee Conversion Factor	1.50	1.50
<b>Industrial Sectors</b>		
11 Ag, Forestry, Fish & Hunting	0.09	0.27
21 Mining	0.01	0.03
22 Utilities	0.05	0.13
23 Construction	0.25	0.73
31-33 Manufacturing	0.05	0.14
42 Wholesale Trade	0.15	0.45
44-45 Retail trade	2.71	7.97
48-49 Transportation & Warehousing	0.28	0.81
51 Information	0.21	0.60
52 Finance & insurance	1.33	3.91
53 Real estate & rental	3.33	9.79
54 Professional- scientific & tech svcs	0.91	2.68
55 Management of companies	0.11	0.34
56 Administrative & waste services	0.80	2.35
61 Educational svcs	1.01	2.98
62 Health & social services	1.99	5.85
71 Arts- entertainment & recreation	1.09	3.19
72 Accomodation & food services	3.11	9.12
81 Other services	1.69	4.95
91-99 Government & non NAICs	<u>0.15</u>	<u>0.46</u>
<b>Total</b>	<b>19.33</b>	<b>56.75</b>

Source: IMPLAN; Economic & Planning Systems

**Employees by Occupation** – The jobs by NAICS classification are converted to specific occupation categories to obtain a more detailed distribution of wage levels for the new jobs, since using the average wage for an industry masks the upper and lower wage levels. As noted previously, the BLS National Industry by Occupation Matrix provides the estimated distribution of occupations for each NAICS category. The wages for each occupation in San Miguel County are estimated by indexing the wages by occupation and industry nationally to the average wage in that industry for San Miguel County. For jobs generated by residential development, top occupations are: food preparation and serving, sales, and office and administrative support.

These new employees represent the housing need generated by new residential development. Based on this need and assuming 400 square feet of housing per employee, 100 units of single family housing (totaling 485,000 square feet of new construction) generates a total need of 22,700 square feet of employee housing (or 46.8 square feet of employee housing per 1,000 square feet of new home construction). A hundred (100) units of new condominium development generates a need of 7,732 square feet of employee housing, or 77.32 square feet per new condominium unit.

**Residential Linkage Fee Calculation**

To calculate a mitigation fee (in lieu of providing the housing required), the affordability gap of these new employees need to be calculated.

To do this, the employees at income levels of 200 percent of AMI or less are tabulated. For 100 units of single family development, there are 56.73 employees generated below 200 percent of AMI, and for 100 condominium units there are 19.33 employees generated below this threshold, as shown in **Table 4**.

**Table 4. Employees by AMI Generated by New Household Spending**

	<b>Condominium (Multifamily)</b>	<b>Single Family</b>
<b>Total Employees Generated per 100 Units</b>	<b>19.33</b>	<b>56.75</b>
<b>Employees by Income Range</b>		
30% of Median	0.00	0.00
50% of Median	3.47	10.18
80% of Median	10.95	32.14
100% of Median	2.04	6.00
120% of Median	0.71	2.10
150% of Median	1.49	4.39
200% of Median	<u>0.65</u>	<u>1.92</u>
<b>Total - Target Income Ranges</b>	<b>19.33</b>	<b>56.73</b>

Source: Economic & Planning Systems



To determine affordability needs, the gap across the wage spectrum is calculated based on the cost to purchase a home in the Town, estimated using the median cost for all condominiums from 2018 through mid-2021.

As shown in **Table 5**, prices affordable to employees at these AMI levels range from \$16,600 at 30 percent of AMI to \$465,100 at 200 percent AMI. With a median home cost of \$1.069 million, the gap per unit ranges from \$1.052 million at 30 percent AMI to \$603,900 at 200 percent AMI. On a per square foot basis, with a median condominium size of 1,486 square feet, the affordability gap ranges from \$406 to \$708 per square foot.

To determine an appropriate fee to mitigate this need, the weighted average gap per square foot is calculated by multiplying the number of employees generated in each AMI category by the gap per square foot per employee. This results in the total affordability gap generated by each prototype, which, divided by the number of employees generated, results in the weighted average fee per square foot (based on affordability needs).

Table 5. Affordable Price and Gap by Income Range

Description	Factor	AMI						
		30%	50%	80%	100%	120%	150%	200%
<b>HH Income and Housing Expense</b>								
HH Income (1.0-person household)		\$17,130	\$28,550	\$45,680	\$57,100	\$68,520	\$85,650	\$114,200
Affordable Monthly Housing Cost	30%	\$428	\$714	\$1,142	\$1,428	\$1,713	\$2,141	\$2,855
<b>Supportable Monthly Payment</b>								
Less: Insurance	\$2,500/year	-\$208	-\$208	-\$208	-\$208	-\$208	-\$208	-\$208
Less: Property Taxes	7.15% ass't rate 52.842 mills	-\$10	-\$30	-\$50	-\$70	-\$80	-\$110	-\$150
Less: Miscellaneous (e.g. HOA Dues)	\$1,500/year	-\$125	-\$125	-\$125	-\$125	-\$125	-\$125	-\$125
<b>Net Supportable Mortgage Payment (Monthly)</b>		\$85	\$350	\$759	\$1,024	\$1,300	\$1,698	\$2,372
<b>Valuation Assumptions</b>								
Loan Amount		\$15,800	\$65,300	\$141,300	\$190,800	\$242,100	\$316,300	\$441,800
Mortgage Interest Rate		5.0% int.	5.0% int.	5.0% int.	5.0% int.	5.0% int.	5.0% int.	5.0% int.
Loan Term		30-year term	30-year term	30-year term	30-year term	30-year term	30-year term	30-year term
Downpayment as % of Purchase Price		5.0% down pmt	5.0% down pmt	5.0% down pmt	5.0% down pmt	5.0% down pmt	5.0% down pmt	5.0% down pmt
<b>Maximum Supportable Purchase Price</b>		<b>\$16,600</b>	<b>\$68,700</b>	<b>\$148,700</b>	<b>\$200,800</b>	<b>\$254,800</b>	<b>\$332,900</b>	<b>\$465,100</b>
<b>Cost per Unit</b>		<b>\$1,069,000</b>	<b>\$1,069,000</b>	<b>\$1,069,000</b>	<b>\$1,069,000</b>	<b>\$1,069,000</b>	<b>\$1,069,000</b>	<b>\$1,069,000</b>
<b>Gap per Unit</b>		<b>\$1,052,400</b>	<b>\$1,000,300</b>	<b>\$920,300</b>	<b>\$868,200</b>	<b>\$814,200</b>	<b>\$736,100</b>	<b>\$603,900</b>
<b>Square feet per unit</b>		<b>1,486</b>	<b>1,486</b>	<b>1,486</b>	<b>1,486</b>	<b>1,486</b>	<b>1,486</b>	<b>1,486</b>
<b>Gap per square foot</b>		<b>\$708</b>	<b>\$673</b>	<b>\$619</b>	<b>\$584</b>	<b>\$548</b>	<b>\$495</b>	<b>\$406</b>

Source: Economic & Planning Systems

Based on this calculation, the gap for both single family and multifamily development is \$606 for each square foot of employee housing need generated by new market rate housing, as shown in **Table 6**.

**Table 6. Residential Fee Calculation**

		<b>Condominium (Multifamily)</b>	<b>Single Family</b>
<b>Employees Generated (per 100 units)</b>	<b>A</b>		
30% of Median		0.0	0.0
50% of Median		3.5	10.2
80% of Median		10.9	32.1
100% of Median		2.0	6.0
120% of Median		0.7	2.1
150% of Median		1.5	4.4
200% of Median		<u>0.7</u>	<u>1.9</u>
<b>Total per 100 Units</b>		<b>19.3</b>	<b>56.7</b>
Per 1.0 Units		0.19	0.57
<b>Gap per Square Foot per Employee by AMI Range</b>	<b>B</b>		
30% of Median		\$708	\$708
50% of Median		\$673	\$673
80% of Median		\$619	\$619
100% of Median		\$584	\$584
120% of Median		\$548	\$548
150% of Median		\$495	\$495
200% of Median		\$406	\$406
<b>Total Gap</b>			
30% of Median	<b>A X B</b>	\$0	\$0
50% of Median		\$2,338	\$6,855
80% of Median		\$6,780	\$19,907
100% of Median		\$1,194	\$3,505
120% of Median		\$391	\$1,150
150% of Median		\$740	\$2,174
200% of Median		<u>\$265</u>	<u>\$779</u>
<b>Total</b>	<b>C</b>	<b>\$11,709</b>	<b>\$34,370</b>
<b>Employees Generated</b>	<b>D</b>	<b>19</b>	<b>57</b>
<b>Gap (Max. Fee) per Employee</b>	<b>C / D</b>	<b>\$606</b>	<b>\$606</b>

Source: Economic & Planning Systems

## Commercial Methodology

The commercial linkage analysis is based on estimates of direct jobs generated by new development, rather than the jobs generated by household spending. This analysis was done for two categories of development – hotel and general commercial (e.g., retail, government, office) – to account for the differing patterns of job generation between hotel/accommodation and other commercial uses.

### *Job Generation Calculation*

**Total Jobs** – The first step in the commercial nexus analysis is determining the total number of jobs in Mountain Village, by space type (hotel or general commercial). For this analysis, businesses located in residential spaces (i.e., home-based businesses) were excluded. This data is drawn from QCEW employer address files for San Miguel County, covering the period of January 2019 through June 2021. Average annual employment for the Town of Mountain Village for the 2019 calendar year was ultimately used in the employment generation calculations, as being more representative of employment conditions than Covid-impacted 2020 and 2021.

**Total Commercial Square Footage and Hotel Rooms** – The second step is to determine the total commercial square footage in the town, by type of business occupying the space (hotel or general commercial). For hotels, space is calculated based on number of lodging rooms, rather than square footage. The source of the commercial square footage data was a commercial building space database created by EPS in support of the Mountain Village Comprehensive Plan. EPS identified commercial square footage in Mountain Village by building and tenant as part of that planning effort. Various types of space were included in the non-hotel category, including retail, restaurant, office, quasi-industrial, etc.

**Job Generation Rate** – To calculate the employment generation rate for general commercial space, the aggregate employment in Mountain Village is divided by the aggregate commercial square footage; for hotels, the aggregate hotel employment is divided by aggregate lodging rooms. This results in a generation rate of employees per 1,000 square feet of general commercial space or employees per hotel room. For the Town of Mountain Village, job generation rates are 3.0 employees per 1,000 square feet of general commercial space, and 0.75 employees per hotel room.

### Analysis Notes

- **Geographic identification** – GIS address matching, along with manual checks, was used to geo-locate San Miguel County QCEW employers that were based in nonresidential properties within Mountain Village.
- **TSG** – The Telluride Ski and Golf Company is a large employer with multiple different operations in Mountain Village. Since the employment focus of this analysis is employment associated with the occupancy of building space, the analysis excluded TSG mountain operations employment (and modest square footage) from the analysis. However, TSG-owned hotel and restaurant operations (and the corresponding square footage) were included in the calculations.

- Hotel-Located Commercial** – Employment in hotel-run restaurants, retail outlets and conference spaces was assigned to the hotel employment generation category. This is because hotel employment was typically reported for the hotel as a whole, not broken out by function within the hotel. However, restaurant/retail/office establishments located in but NOT operated by the hotels (e.g., separate businesses that lease space in hotels and show up as separate QCEW employers) were assigned to non-hotel employment. The implications are, at time of building permit, for the Town of Mountain Village staff to delineate the range of uses considered part of the hotel operations from those that operate externally from the hotel and apply the appropriate mitigation factors accordingly.

**Employee Generation and Housing Need**

For analysis purposes, commercial impacts are calculated for 5,000 square feet of general commercial space and 50 rooms of hotel space. From these aggregate figures, the analysis provides specific ‘per square foot’ and ‘per room’ factors that can be applied to future development proposals. As shown in **Table 7**, and based on the analysis outlined above, general commercial space generates 3.0 jobs per 1,000 square feet of space (15.0 jobs for the 5,000 square foot prototype), and hotel space generates 0.75 jobs per room (37.5 jobs for the 50 room prototype).

**Table 7. Commercial Development Prototypes**

Description	Building Sq. Ft.	Job Generation	Jobs
General Commercial Hotel	5,000 sq. ft.	333 sqft/empl	15.0
	50 rooms	0.75 emp/room	37.5

Source: RRC; Economic & Planning Systems

With total job generation determined, the next step is to assign each land use to a mix of industries to estimate the wage characteristics of the employees generated. While hotels fall solely in the accommodations and food services sector, general commercial falls more broadly across multiple industries including retail, accommodations, real estate, and government, as shown in **Table 8**.

**Table 8. Land Use to Industry Category Conversion**

Description	Land Use to NAICS Conversion	
	General Commercial	Hotel
<b>Industrial Sectors</b>		
11 Ag, Forestry, Fish & Hunting	0%	0%
21 Mining	0%	0%
22 Utilities	0%	0%
23 Construction	0%	0%
31-33 Manufacturing	0%	0%
42 Wholesale Trade	0%	0%
44-45 Retail trade	18%	0%
48-49 Transportation & Warehousing	0%	0%
51 Information	1%	0%
52 Finance & insurance	2%	0%
53 Real estate & rental	10%	0%
54 Professional- scientific & tech svcs	7%	0%
55 Management of companies	1%	0%
56 Administrative & waste services	0%	0%
61 Educational svcs	0%	0%
62 Health & social services	0%	0%
71 Arts- entertainment & recreation	0%	0%
72 Accommodation & food services	46%	100%
81 Other services	0%	0%
91-99 Government & non NAICs	<u>16%</u>	<u>0%</u>
<b>Total</b>	<b>100%</b>	<b>100%</b>

Source: RRC Associates; LEHD; Economic & Planning Systems

Similar to residential job generation, the jobs generated by commercial development are reduced to account for multiple job holders. In Mountain Village, evaluation of the local economic conditions indicates a figure of 1.5 jobs per employee, reducing the 15 general commercial jobs to 10 employees (an *employee* generation rate of 2.0 per 1,000 square feet) and the 37.50 hotel jobs to 25 employees (an *employee* generation rate of 0.5 per room), as shown in **Table 9**.

**Table 9. Jobs and Employees Generated by New Commercial Development**

Description	Jobs by Land Use		Employees by Land Use	
	General Commercial	Hotel	General Commercial	Hotel
<b>Industrial Sectors</b>				
11 Ag, Forestry, Fish & Hunting	0.00	0.00	0.00	0.00
21 Mining	0.00	0.00	0.00	0.00
22 Utilities	0.00	0.00	0.00	0.00
23 Construction	0.00	0.00	0.00	0.00
31-33 Manufacturing	0.00	0.00	0.00	0.00
42 Wholesale Trade	0.00	0.00	0.00	0.00
44-45 Retail trade	2.66	0.00	1.77	0.00
48-49 Transportation & Warehousing	0.00	0.00	0.00	0.00
51 Information	0.19	0.00	0.13	0.00
52 Finance & insurance	0.33	0.00	0.22	0.00
53 Real estate & rental	1.50	0.00	1.00	0.00
54 Professional- scientific & tech svcs	0.98	0.00	0.66	0.00
55 Management of companies	0.08	0.00	0.05	0.00
56 Administrative & waste services	0.00	0.00	0.00	0.00
61 Educational svcs	0.00	0.00	0.00	0.00
62 Health & social services	0.00	0.00	0.00	0.00
71 Arts- entertainment & recreation	0.00	0.00	0.00	0.00
72 Accomodation & food services	6.87	37.50	4.58	25.00
81 Other services	0.00	0.00	0.00	0.00
91-99 Government & non NAICs	<u>2.40</u>	<u>0.00</u>	<u>1.60</u>	<u>0.00</u>
<b>Total</b>	<b>15.00</b>	<b>37.50</b>	<b>10.00</b>	<b>25.00</b>

Source: RRC Associates; LEHD; Economic & Planning Systems

These new employees represent the housing need generated by new commercial development. Assuming 400 square feet of housing per employee, 5,000 square feet of general commercial development generates a total need of 4,000 square feet of employee housing (or 800 square feet of employee housing per 1,000 square feet of new construction). A 50-room hotel generates a need of 10,000 square feet of employee housing, or 200 square feet per new hotel room.

**Commercial Linkage Fee Calculation**

To estimate the income of these employees, the same process is used for commercial development as residential development. The distribution of occupations within each industry is determined from the National Industry-Occupation Matrix, and the wages for each occupation are applied to the new employees.

The number of employees by occupation and wage category are then tabulated by AMI level at or below 200 percent of AMI. As shown in **Table 10**, 5,000 square feet of general commercial development generates 10 employees at 200 percent AMI or less, while 50 new hotel rooms generate 25 employees earning 200 percent AMI or below.

**Table 10. Employees Generated in Target Income Ranges**

	<b>General Commercial</b>	<b>Hotel</b>
<b>Total Employees Generated</b>	<b>10.0</b>	<b>25.0</b>
<b>Employees by Income Range</b>		
30% of Median	0.0	0.0
50% of Median	0.4	0.0
80% of Median	7.2	22.4
100% of Median	1.1	1.5
120% of Median	0.6	0.3
150% of Median	0.4	0.2
200% of Median	<u>0.3</u>	<u>0.7</u>
<b>Total - Target Income Ranges</b>	<b>10.0</b>	<b>25.0</b>

Source: Economic & Planning Systems

The affordability gap analysis for these employees follows the same methodology as residential linkage. As shown previously, the per-unit affordability gap per employee and AMI level ranges from \$603,900 at 200 percent of AMI to \$1.052 million at 30 percent of AMI, a per square foot gap of between \$406 and \$708.

To calculate the fee-in-lieu for commercial development, the weighted average affordability gap is determined by multiplying the number of employees generated in each AMI category by the gap per square foot, then dividing by the employment generated. As shown in **Table 11**, this results in a gap for general commercial development of \$603 per square foot of employee housing need generated. For hotel development, the gap is \$610 per square foot of employee housing need generated.

Based on these fee calculations and the \$606 per square foot residential fee, an overall fee (for all development types) of \$606 per square foot is recommended.



Table 11. Commercial Linkage Fee Calculation

		<b>General Commercial</b>	<b>Hotel (50 Rooms)</b>
Square Feet or Rooms		5,000	50
<b>Employees by Income Range</b>	<b>A</b>		
30% of Median		0.00	0.00
50% of Median		0.45	0.00
80% of Median		7.21	22.41
100% of Median		1.11	1.48
120% of Median		0.57	0.25
150% of Median		0.37	0.17
200% of Median		<u>0.29</u>	<u>0.69</u>
<b>Total per 5,000sf / 50 Rooms</b>		<b>10.00</b>	<b>25.00</b>
<b>Gap per Square Foot per Employee by AMI Range</b>	<b>B</b>		
30% of Median		\$708	\$708
50% of Median		\$673	\$673
80% of Median		\$619	\$619
100% of Median		\$584	\$584
120% of Median		\$548	\$548
150% of Median		\$495	\$495
200% of Median		\$406	\$406
<b>Total Gap</b>	<b>A X B</b>		
30% of Median		\$0	\$0
50% of Median		\$303	\$0
80% of Median		\$4,464	\$13,877
100% of Median		\$650	\$863
120% of Median		\$311	\$139
150% of Median		\$184	\$85
200% of Median		\$117	\$280
<b>Total</b>	<b>C</b>	<b>\$6,029</b>	<b>\$15,244</b>
<b>Employees Generated</b>		<b>10</b>	<b>25</b>
<b>Gap (Max. Fee) per Employee Generated</b>		<b>-\$603</b>	<b>-\$610</b>

Source: Economic & Planning Systems

### Linkage Program Summary

Based on this analysis and Town standards for employee housing, the following program components are recommended:

	<b>Employee Generation</b>	<b>Housing Requirement</b>	<b>Fee in Lieu</b>
<i>Residential – Multifamily</i>	0.19 employees per unit	400 sq. ft. per employee	\$606 per sq. ft. of employee housing
<i>Residential – Single Family</i>	0.12 employees per 1,000 sq. ft.	400 sq. ft. per employee	\$606 per sq. ft. of employee housing
<i>Commercial – General Commercial</i>	2.0 employees per 1,000 sq. ft.	400 sq. ft. per employee	\$606 per sq. ft. of employee housing
<i>Commercial – Hotel/Accommodation</i>	0.50 employees per room	400 sq. ft. per employee	\$606 per sq. ft. of employee housing

### Application of Findings

This nexus study provides a basis for the Town to move forward with new standards within the Town’s Land Use Regulations. For a clearer understanding of the ways these will be incorporated into the code, as well as how they will be summarized with a user-friendly worksheet for developers to complete, please see the accompanying material provided by staff.

**Glenwood Springs Office**  
901 Grand Avenue, Suite 201  
Glenwood Springs, Colorado 81601  
Telephone (970) 947-1936  
Facsimile (970) 947-1937

**GARFIELD & HECHT, P.C.**  
ATTORNEYS AT LAW  
Since 1975

[www.garfieldhecht.com](http://www.garfieldhecht.com)

MEMORANDUM

TO: Town of Mountain Village

FROM: David McConaughy  
Christine Gazda

RE: Housing Impact Mitigation Ordinance

DATE: March 10, 2022

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This memorandum is intended to provide a list of considerations and questions for Town Council regarding the Ordinance Amending Chapters 16.01, 16.02, 17.3, and 17.9 of the Community Development Code Concerning Affordable Housing Restrictions and Adopting Housing Impact Mitigation Requirements (the “Ordinance”).

In reviewing the amendments to the Mountain Village Municipal Code contained in the Ordinance, Town Council should consider the following:

1. Should the definition of “commercial development” in Section 17.3.9(C) exclude “municipal facilities” as defined in Section 17.8.1? As written, the ordinance would exempt Town-owned facilities but not necessarily facilities owned by other local governments such as the Fire District, School District, Post Office, etc. Keep in mind that some local governments, such as the school district, may claim to be exempt from local land use regulations regardless, which is a topic for another day.
2. What developments should be exempt from these requirements? *See* proposed new subsection 17.3.9(E).
  - Should all “municipal facilities” be exempt? For example, the Fire District constructing a new fire station within the Town would generate new employees.
  - Should non-profit and volunteer-based organization be exempt? Arguably, nobody is going to move to Mountain Village to take a volunteer position – such positions would more likely be recruited from existing residents. Should non-profits be required to demonstrate some local community benefit to qualify for an exemption? For example, should a charitable organization working on alleviating world hunger be treated the same as a local church or a non-profit dance studio for local children?
3. What should be the process for request for an exemption or reduced requirements? *See* proposed new subsection 17.3.9(E). Should requests for exemptions or reductions be determined by Town Staff with an appeal right to Council, or should all such requests require Council action?



**Agenda Item No. 4**  
**PLANNING & DEVELOPMENT SERVICE**  
**PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

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**TO:** Mountain Village Town Council and Design Review Board  
**FROM:** Michelle Haynes, Planning and Development Services Director, Rachel Shindman EPS, Andrew Knudtsen EPS, Paul Wisor, Interim Town Manager  
**FOR:** Town Council Meeting of December 16, 2021  
**DATE:** December 7, 2021  
**RE:** A Worksession to Discuss the Community Housing Mitigation Methodology

## Work Session Overview

In June of 2021, the Town of Mountain Village issued a request for proposal (RFP) to hire a firm to generate a linkage study and proposed community housing mitigation formula for community housing mitigation requirements generated by new construction.

What would result is a study, a housing mitigation rate for payment in lieu, a hierarchy of desired mitigation, a housing mitigation worksheet and an update to our housing guidelines. Our primary focus as explained in the RFP, is developing the linkage and rate for commercial, lodging, and multi-family new construction. Secondly, single family new construction.

We hired Economic Planning Systems and RRC Associates which have been creating such linkage studies and reports for decades with specific expertise working with Colorado mountain communities.

The intent of this program is to create a simple methodology that is easy to understand and apply both for the developer and administration.

### **ATTACHMENT**

- Powerpoint Presentation

### **For Council consideration:**

**Establish a hierarchy** of desired mitigation. Below are the typical ways housing mitigation can be satisfied in descending order. Town Council can eliminate or add any desired form of mitigation listed below.

- 1) Build onsite
- 2) Build off-site but in the town
- 3) Build off-site but in the region
- 4) Deed restrict existing free market inventory in the town
  - a. So long as it has not been previously deed restricted
  - b. Need HOA consent, as applicable
  - c. Verify affordability of HOA dues
- 5) Deed restrict existing free market inventory in the region
  - a. So long as it has not been previously deed restricted

- b. Need HOA consent, as applicable
  - c. Verify affordability of HOA dues
  - d. Need consent of the relevant jurisdiction
- 6) Payment in lieu
  - 7) Acquisition of free market land for housing purposes in the community – equitable valuation to the mitigation requirement.
  - 8) Acquisition of free market land for housing purposes outside of the community - equitable but in the region – equitable valuation to the mitigation required

**Consider how broad of a net to capture housing mitigation**

**Commercial, lodging and multi-family.** These uses generate a higher mitigation rate therefore staff recommends we focus our primary attention on capturing housing mitigation for these uses.

Staff recommends we do not capture mitigation for change of use (for example, a residential condominium that rezones to a restaurant space), but could consider it once the program is established.

**Single Family construction.** Staff recommends we capture housing mitigation for single family with a new construction square footage threshold.

- One approach could be to apply the mitigation for new construction that exceeds our average home size which is approximately 6,000 square feet. Any home constructed below 6,000 square feet would not pay a mitigation fee.
- Staff recommends mitigation related to single family construction always results in a payment in lieu.
- Staff also recommends that we do not consider mitigation for additions; however, if Council wants to consider this, we could establish a threshold for additions over 500 square feet. We could adopt this element now or consider it in the future once the program is established.

**Other considerations, mitigation could apply to these uses and activities also**

- Change of use (e.g. from a office to a restaurant)
- Additions (e.g. additions to existing uses like single family homes)
- Expansion of existing uses (e.g. like a larger restaurant)
- Short term rentals (this is trending now)

**Policy Items to Discuss - January**

- Minimum mitigation to require a unit
- Percent mitigation that could be paid out
- Percent mitigation rate
- Phasing the mitigation requirements

**Anticipated Next Steps:**

- January 20, 2022 Town Council worksession – to discuss more detailed policy decisions
- February 3, 2022 Design Review Board recommendation and Town Council first reading of an ordinance
- February 17, 2022 Town Council first reading of an Ordinance
- March 17, 2022 Town Council adoption.

# COMMUNITY HOUSING MITIGATION STUDY

Town Council Work Session  
December 16, 2021



Economic & Planning Systems, Inc.  
*The Economics of Land Use*

730 17<sup>th</sup> Street, Suite 630 ■ Denver, CO 80202  
303.623.3557 ■ [www.epsys.com](http://www.epsys.com)

## TODAY'S AGENDA

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- Project overview and key outcomes
- Linkage program overview and examples
- Fee-in-lieu calculation methodology
- Key policy considerations
  - Mitigation method
  - Mitigation rate
- Peer community examples
- Questions and discussion

# PROJECT OVERVIEW

## RESIDENTIAL AND COMMERCIAL LINKAGE STUDIES

### What are we doing?

- Generating linkage program components
  - Employee generation
  - Affordability gap
  - Mitigation requirements
- Creating policy implementation tool
  - Interactive worksheet
- Reviewing 2002 Affordable Housing Guidelines

### Why do this type of work?

- New development generates local employment
- Many of these local employees struggle to afford housing
- Linkage programs “link” the need generated by new development to an obligation for the developer to provide an amount of housing to mitigate the new need

### Who else is doing this?

- Common approach, particularly in mountain resort communities
- Telluride, CO
- Vail, CO
- Aspen, CO
- Mt. Crested Butte, CO
- Jackson, WY



# PROJECT OUTCOMES

- Program components
  - Employee generation rates – commercial and residential
  - Fee-in-lieu (locally calibrated)
  - Mitigation rate
  - Mitigation methods
  
- Implementation worksheet (similar to Telluride)
  
- Program will be structured through consultation with Council and staff
  - There are many options for what linkage programs can be
  - Determine development that is subject to the policy, methods for mitigation need, mitigation rate



## PROJECT & APPLICANT

Project Title  Project Address   
 Applicant Name  Applicant Address   
 Applicant Phone  Applicant Email   
 Number of free market residential, hotel or accommodation units proposed:   
 Net floor area of commercial space proposed:

## CALCULATION OF MINIMUM AFFORDABLE HOUSING REQUIREMENTS

For commercial / public facility uses:  
(sq.ft. commercial / public space increase)  
 x 4.5 / 1,000 sq.ft. x 400 sq.ft. / employee x .40 =  sq.ft.  
 For multi-family residential, mixed-use residential and accommodation uses:  
(no. of lodging or dwelling units)  
 x .33 / lodging unit x 400 sq.ft. / employee x .60 =  sq.ft.  
 For hotel uses:  
(no. of lodging or dwelling units)  
 x .33 / lodging unit x 400 sq.ft. / employee x .40 =  sq.ft.  
**TOTAL MINIMUM AFFORDABLE HOUSING REQUIREMENT: =  sq.ft.**

Note: For single-family and duplex mitigation rates, contact the Planning Department to be emailed the worksheet OR it can be found online at <<http://www.telluride-co.gov/241/Planning-Resources>>.

## PROPOSED METHODS OF MEETING AFFORDABLE HOUSING MINIMUM REQUIREMENTS

Fill in all that apply:

Number of units and square feet to be constructed on the site of proposed development:  units  sq.ft.  
 Number of units and square feet to be constructed off-site within the Town of Telluride:  units  sq.ft.  
 Number of units and square feet to be constructed outside of Telluride (in the Telluride region):  units  sq.ft.  
 Number of existing free market units to be deed-restricted:  units  sq.ft.  
 Fees in Lieu to be paid (pursuant to Section 3-750.D Land Use Code):   
 Land to be conveyed (pursuant to Section 3-750.D Land Use Code):   
 Preliminary appraised market value of such land:

## WHY A LINKAGE PROGRAM?

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- Ties development to local needs for housing, based on employment generated
- Equitable approach to addressing impacts of development – obligation based on size/scale of new development
- For residential, more finely calibrated policy than inclusionary zoning
- Creates uniform approach aligning residential and commercial development (obligation based on employment generated)
- Enables Town to provide simple and consistent methods to fulfill either residential or commercial linkage requirements



## PROGRAM OVERVIEW

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# COMMERCIAL PROGRAM EXAMPLE

	Retail	Restaurant	Hotel	Office
Development Size	5,000 sq. ft.	5,000 sq. ft.	50 rooms	5,000 sq. ft.
Employees Generated	10	10	30	15
Gap (fee) per Employee	\$1,000	\$1,000	\$1,000	\$1,000
Total Fee or Units Required				
25% Mitigation	\$2,500 / 2.5 units	\$12,500 / 12.5 units	\$7,500 / 7.5 units	\$3,750 / 3.75 units
45% Mitigation	\$4,500 / 4.5 units	\$22,500 / 22.5 units		\$6,750 / 6.75 units

Mitigation requirement is relative to development size (net new space)

Size of development determines employees generated (based on generation rates from this study)

Affordability gap per employee is applied to new employees generated (gap is calculated in this study)

Fee/units required is calculated by applying need generated from new development (units or fee), multiplied by the mitigation rate

# RESIDENTIAL PROGRAM EXAMPLE

Residential	
Development Size	10 units (avg. 3,000 sq. ft. per unit)
Employees Generated	10
Gap (fee) per Square Foot	\$100
Total Fee (per <b>1 unit</b> new development)	
25% Mitigation	\$75,000
45% Mitigation	\$135,000

Since less than 1 unit of housing is needed, a fee would be paid

# FEE-IN-LIEU CALCULATION

Metric	Description	Factor	Variable	Calculation	Example
Step 1: Affordable Home Price	<i>Based on 30% of income, purchase assumptions (e.g. down payment, interest rate, loan term)</i>	<i>Total Cost</i>	A		\$20,000
Step 2: Market Home Price	<i>Based on MLS sales data (all sales, or defined parameters)</i>	<i>Median Home Cost (condo sales 2018-2021)</i>	B		\$50,000
Step 3: Calculate Gap (Fee)	<i>Market Price - Affordable Purchase Price</i>	<i>Affordability Gap</i>	C =	B - A	\$30,000



## KEY POLICY QUESTIONS

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MITIGATION RATE

MITIGATION METHODS

# PROGRAM COMPONENTS

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## Analysis/Data Based

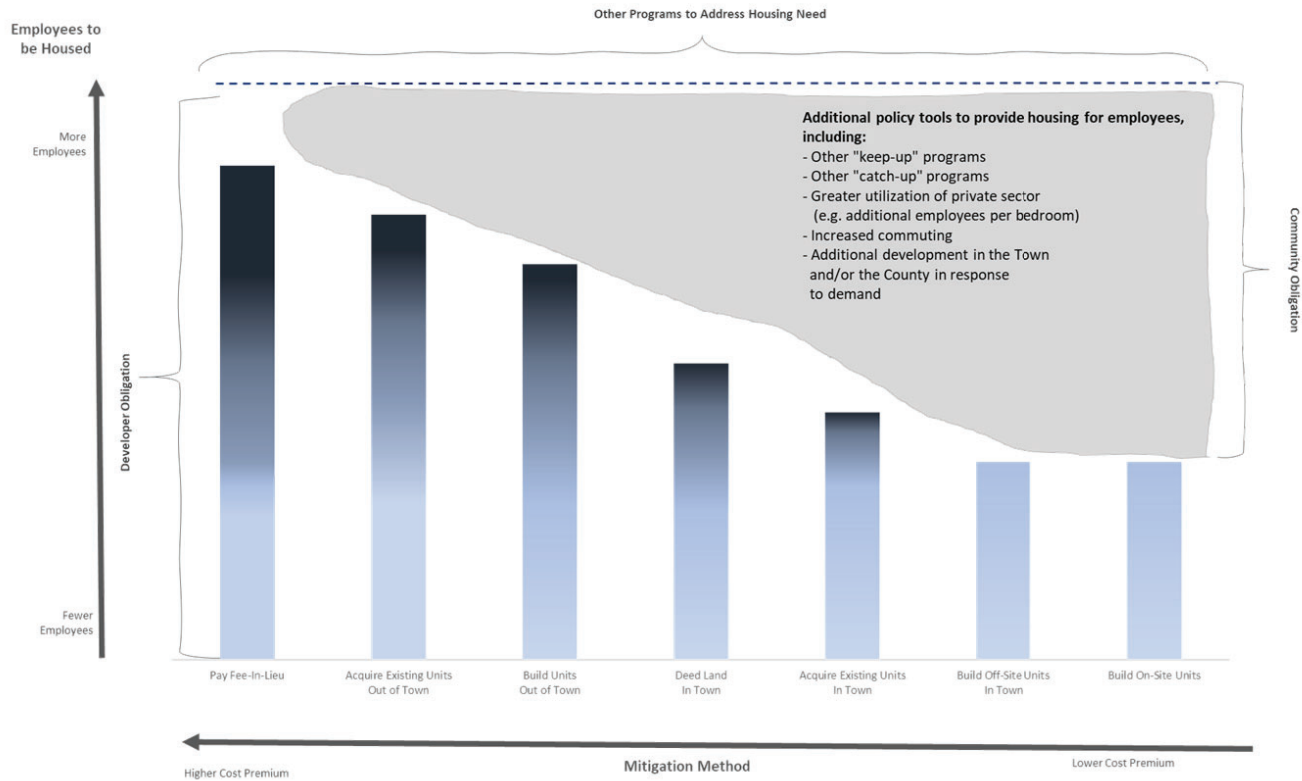
- Employee generation
  - For every  $X$  square feet of net new development,  $Y$  employees are generated
- Mitigation requirement (100%)
  - Of the  $Y$  employees generated, there is a need for  $Z$  units of affordable housing
  - Accounts for household formation, income levels of employees
- Fee-in-Lieu
  - Based on affordability needs, a fee of \$\_\_\_\_\_ will mitigate the affordability gap generated

## Policy Based

- Mitigation methods
  - How can developers mitigate the housing need generated by their development?
  - Two broad categories
    - Units (construct or acquire/buy down)
    - Resources (land or money)
- Mitigation rate
  - How much of the housing need generated is the developer's responsibility to mitigate, and how much is a community obligation?

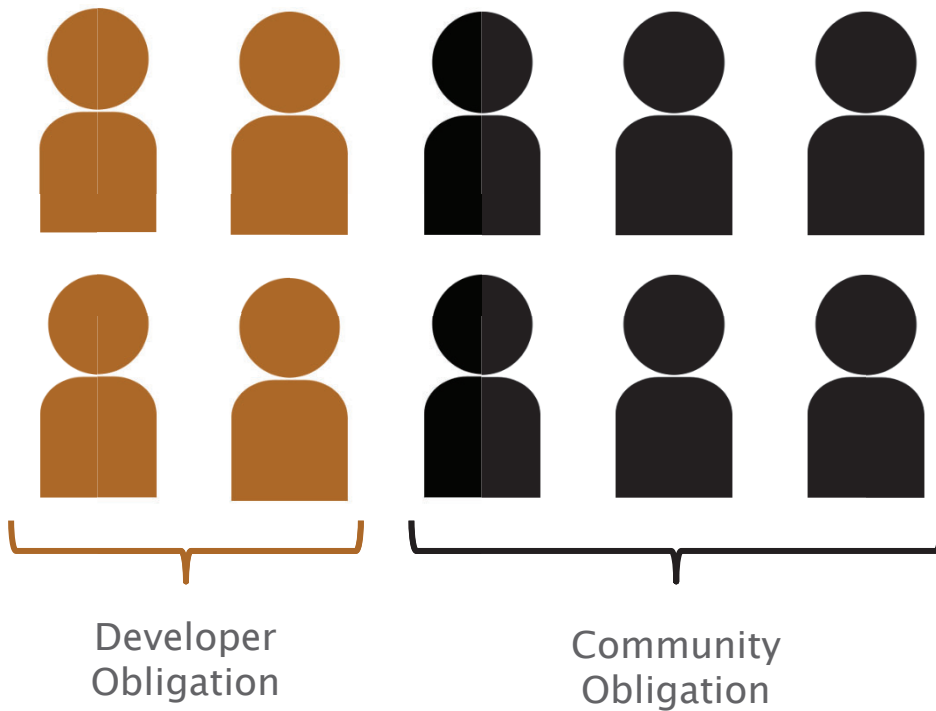


# MITIGATION METHODS



- ### Policy Considerations
- What does the Town want? New units, acquisition/deed restriction of existing units, land for development, money
  - Distinction between inventory (providing units) and resources (land/money)

# MITIGATION RATE



**Example: 40% mitigation**  
*(10 employee-households generated, developer mitigates housing need of 4)*

- Key Considerations
- Commercial + Residential should not exceed 100%
  - Differential impacts on development feasibility between commercial and residential
  - Community Obligation is responsible for the balance

The cost to mitigate the housing needs of these employees is the same regardless of who is doing the mitigation  
(i.e. the cost of housing and the income of employees does not change)



## PEER COMMUNITY PROGRAMS

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# APPLICABLE DEVELOPMENT

	Jackson, WY	Mt. Crested Butte, CO	Telluride, CO	Aspen, CO
<b>Commercial</b>	◆	◆	◆	◆
<b>Accommodations</b>	◆	◆	◆	◆
<b>Single Family/Duplex</b>	◆	◆	◆	◆
<b>Multifamily</b>	◆	◆	◆	◆
<b>Other</b>	All development (incl. industrial, recreation, institutional)		Other non-residential	
<b>Exemptions</b>	Mobile homes; dormitories; group homes; daycares; accessory uses	Commercial additions less than 500 sq. ft. Residential additional less than 500 sq. ft.	Redevelopment with no additional employment generation	Remodeling/redevelopment (with no additional floor area/net leasable sq.ft.) Expansion of ≤500 sq. ft. of net leasable space ≤ 250 sq. ft. of Floor Area, and ≤3 additional hotel/lodge units Full-time local working resident property owners (for residential)

# MITIGATION RATE

	Jackson, WY	Mt. Crested Butte, CO	Telluride, CO	Aspen, CO
<b>Commercial</b>	Embedded in employee generation	15%	40%	65%
<b>Accommodations</b>	Embedded in employee generation	30% (within DDA) 15% (outside DDA)	60% (non-hotel) 40% (hotel)	65%
<b>Single Family/Duplex</b>	Embedded in employee generation	30%	60%	Free-market residential development: affordable housing net livable area provided equal to at least 30% of the additional free-market residential net livable area
<b>Multifamily</b>	Embedded in employee generation	30%	60%	
<b>Other</b>				For redevelopment of existing commercial space that did not previously mitigate, mitigation will be phased 15% beginning in 2017, and by 3% each year until 65% is reached

# FEE-IN-LIEU DETAILS

	Jackson, WY	Mt. Crested Butte, CO	Telluride, CO	Aspen, CO
<b>Fee Amount</b>	Ranges from \$129,335 to \$565,486 / unit	\$163,900 / unit	\$494 / sq. ft.	Ranges from \$111,438 to \$381,383 / employee
<b>Factor</b>	Unit	Unit	Square Foot	Employee
<b>Update Frequency</b>	Annually		2 years	5 years
<b>Notes</b>	Varies by unit size and affordability level		Fee in Lieu not to exceed 10% of total affordable housing requirement (unless required mitigation is $\leq$ 400 sq.ft. or minimum requirement is $>$ 15% of gross floor area of development – then only portion of requirement above 15% is eligible to be mitigated by FIL)	Fee payment only allowed for certain categories (\$238,687 - \$381,383)  If mitigation requirement is $<$ .25 FTEs, FIL may be made by right; otherwise, FIL requires City Council approval



## QUESTIONS AND DISCUSSION

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## KEY QUESTIONS

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1. Depth/breadth of the program
  - What development should be subject to linkage fees?
2. Mitigation methods
  - How should developers be able to mitigate the need generated?
3. Mitigation rate
  - How much of the need generated should be mitigated?



# 1. DEPTH/BREADTH OF PROGRAM

- What development would be subject to linkage fees?
- Land use
  - Single family residential (could be fee-only)
  - Multifamily
  - Commercial
  - Mixed use
- Development type
  - New construction
  - Additions
  - Changes of use

## Questions to consider:

- Apply mitigation to residential additions?
- Apply mitigation to change of use?
- Include a minimum size threshold for application? (e.g. under 500 sf is exempt)

## 2. MITIGATION METHODS

- How should developers be able to mitigate the need generated?
  - New units
  - Acquisition and deed restriction of existing units
  - Land
  - Fee
  - Geography – in town/out of town
- Which should be included/excluded?
- Minimum threshold to provide a unit (i.e. if mitigation need is under a certain size, pay a fee)
- How do we prioritize the options?

1. Build onsite
2. Build offsite within the town
3. Build offsite but within the region
4. Deed restrict free market inventory
  - With some conditions related to demonstration of affordability in the long term
  - Need consent of the relevant jurisdiction or HOA if outside (or inside) of the town
5. Payment in Lieu
6. Conveyance of land
  - On condition that it had not been previously deed restricted within the town or the region
  - Need consent of the relevant jurisdiction or HOA if outside of the town

### 3. MITIGATION RATE

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- How much of the need generated should be mitigated by the developer?
- Considerations include the financial impact on development, how remainder of need might be met
- Town needs to be cognizant of market viability and adopt standards that enable the market to fulfill the housing requirements

Peer community mitigation rates generally fall in the range of 30% to 60%

# PROGRAM WALK-THROUGH

Development Size

- Mitigation Calculation Accounts for:
- Employee generation
  - Employee housing needs
  - Mitigation rate

TOWN OF TELLURIDE  
**HOUSING IMPACT MITIGATION**

Box 397 Telluride, CO 81435  
Contact: Ren Quarles  
(970) 728-2150  
rquarles@telluride-co.gov

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**PROJECT & APPLICANT**

Project Title  Project Address

Applicant Name  Applicant Address

Applicant Phone  Applicant Email

Number of free market residential, hotel or accommodation units proposed:

Net floor area of commercial space proposed:

**CALCULATION OF MINIMUM AFFORDABLE HOUSING REQUIREMENTS**

For commercial / public facility uses:  
(not commercial / public space increase)  
 x 4.5 / 1,000 sq.ft. x 400 sq.ft. / employee x .40 =  sq.ft.

For multi-family residential, mixed-use residential and accommodation uses:  
(no. of lodging or dwelling units)  
 x .33 / lodging unit x 400 sq.ft. / employee x .60 =  sq.ft.

For hotel uses:  
(no. of lodging or dwelling units)  
 x .33 / lodging unit x 400 sq.ft. / employee x .40 =  sq.ft.

**TOTAL MINIMUM AFFORDABLE HOUSING REQUIREMENT: =  sq.ft.**

Note: For single-family and duplex mitigation rates, contact the Planning Department to be emailed the worksheet OR it can be found online at <http://www.telluride-co.gov/241/Planning-Resources>.

**PROPOSED METHODS OF MEETING AFFORDABLE HOUSING MINIMUM REQUIREMENTS**

Fill in all that apply:

Number of units and square feet to be constructed on the site of proposed development:  units  sq.ft.

Number of units and square feet to be constructed off-site within the Town of Telluride:  units  sq.ft.

Number of units and square feet to be constructed outside of Telluride (in the Telluride region):  units  sq.ft.

Number of existing free market units to be deed-restricted:  units  sq.ft.

Fees in Lieu to be paid (pursuant to Section 3-750.D Land Use Code):

Land to be conveyed (pursuant to Section 3-750.D Land Use Code):

Preliminary appraised market value of such land:

Mitigation Requirement

Mitigation Methods



**Agenda Item No.10 & 11**  
**PLANNING & DEVELOPMENT SERVICE**  
**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, Planning and Development Services Director  
**FOR:** Town Council Meeting of March 17, 2022  
**DATE:** March 3, 2022  
**RE:** 1) A DRB review and recommendation to Town Council Regarding Amendments to the Community Development Code Section 17.2.3 Design Review Board to Remove the Term Limit Provision, Change the Term from Two Years to Four Years, Amend the Meeting Date from the 4<sup>th</sup> Thursday to the 1<sup>st</sup> Thursday and Address Lot Owner and Residency Requirements as it Related to Board Composition  
  
2) First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding Amendments the Community Development Code Section 17.2.3 Design Review Board to Remove the Term Limit Provision, Change the Term from Two Years to Four Years, Amend the Meeting Date from the 4<sup>th</sup> Thursday to the 1<sup>st</sup> Thursday and Address Lot Owner and Residency Requirements as it Related to Board Composition

## **HISTORY**

The Town attorney in concert with the Town Council discussed and directed a few edits to the Design Review Board powers and duties found in the CDC at Section 17.2.3. We are also taking this opportunity to clarify and amend sections as a matter of clarity.

## **SUMMARY OF PROPOSED CHANGES**

CDC edits include the following:

1. Striking term limits for the DRB board members.
2. A ministerial amendment to change the DRB meeting date from the 4<sup>th</sup> Thursday to the 1<sup>st</sup> Thursday.
3. Change the residency requirement from “strive to appoint least three members of the DRB who lot owners or residents of the Mountain Village, to require at least three members to be lot owners or residents, and strive to appoint at least five members to be lot owners or residents of the Mountain Village.
4. Change terms from 2 years to 4 years. This will reduce administrative time it takes to advertise on every alternating year for 4 seats then 5 seats, which has the perception that we are always advertising for seats on the DRB.

## **ATTACHMENTS**

- Ordinance
- Exhibit A to the Ordinance

**PROPOSED MOTION DRB**

I move to recommend approval to the Town Council an amendment to CDC Section 17.2.3, attached as exhibit A.

**PROPOSED MOTION TOWN COUNCIL**

I move to approve, a first reading of an ordinance, to amend CDC Section 17.2.3, attached as exhibit A, DRB powers and duties, and request the Town Clerk to set a public hearing for April 21, 2022.

/mbh

**ORDINANCE NO. 2022-\_\_**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,  
COLORADO AMENDING SECTION 17.2.3 OF THE COMMUNITY DEVELOPMENT CODE  
CONCERNING DESIGN REVIEW BOARD MEMBERSHIP REQUIREMENTS AND TERM LIMITS**

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, Title 17 of the Town of Mountain Village Municipal Code (“Code”) is known as the Town of Mountain Village Community Development Code (“CDC”), and Chapter 17.2 of the CDC outlines the requirements and limitations for membership on the Town’s Design Review Board (“Board”); and

WHEREAS, the Town and its residents benefit from having a certain number of Board members be lot owners or residents of the Town;

WHEREAS, the Town Council has considered the pros and cons of term limits on Board membership and has concluded that the benefits of having the option to utilize the experience and institutional knowledge of long-term Board members outweighs the benefits of term limits, provided that re-appointment of any Board member remains in the discretion of the Town Council regardless of the time served; and

WHEREAS, in compliance with Section 17.1.7 of the Code, the Board reviewed the proposed amendment and provided a recommendation to Town Council on \_\_\_\_\_, 2022; and

WHEREAS, based on the Board’s recommendation and public comments, the Town Council desires to amend the CDC to change the membership requirements and term limits of the Design Review Board 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 CDC. Section 17.2.3 of the CDC is hereby amended to read 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 \_\_\_\_\_, 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 \_\_\_ day of \_\_\_\_\_, 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 6. 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 \_\_\_ day of \_\_\_\_\_, 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this \_\_\_ day of \_\_\_\_\_, 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_

Laila Benitez, Mayor

ATTEST:

\_\_\_\_\_  
Susan Johnston, Town Clerk

Approved as to Form:

\_\_\_\_\_  
David McConaughy, Town Attorney



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. 2022-\_\_ ("Ordinance") is a true, correct, and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading 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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022 in accordance with Section 5.2(d) of the Town of Mountain Village Home Rule Charter.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 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

17.2.3 Design Review Board.

B. Seven (7) regular members to the DRB shall be appointed by the Town Council. ~~The maximum number of years that a member may serve shall be twelve (12) consecutive years, subject to reappointment by the Council pursuant to section D below.~~ In accordance with the provisions of the Town Charter, three (3) members are to be appointed in odd numbered years, and four (4) members are to be appointed in even numbered years. Up to two (2) alternate members may be appointed by the Town Council for ~~two (2)~~ four (4) year terms. Alternate members shall only vote when one of the seven (7) regular members cannot vote due to a prohibition in the Town's Code of Ethics or when a regular member is absent from a meeting. Any appointed alternate members shall actively participate in the discussion of agenda items, site visits and other DRB activities.

C. The Council shall ~~strive to~~ appoint at least three (3), and strive to appoint at least five (5), or more members of the DRB who are lot owners or residents of Mountain Village; ~~however, residency is not a requirement for appointment but is preferred.~~ The term for a DRB member shall be for ~~two (2)~~ four (4) years.

H. Regular meetings of the DRB shall be held on the ~~fourth~~ first (1<sup>st</sup>) Thursday of each month unless there is a conflict in such meeting date, in which case, a new DRB meeting date will be established in the annual DRB meeting calendar. The DRB may conduct special meetings, in addition to regularly scheduled meetings, as circumstances may require and as determined by the Director of Community Development. The agenda of all DRB meetings and site visits shall be noticed by:

# Town of Mountain Village

**Date:** 3/11/2022  
**To:** Town Council, Acting as the Liquor Licensing Authority (LLA)  
**From:** Susan Johnston, Town Clerk  
**RE:** Local Liquor Licensing Authority Matters for the March 17<sup>th</sup> Meeting

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**Consideration of a Public Hearing on an Application for a New Retail Liquor Store Liquor License for Mountain Village Wine, LLC, DBA Mountain Village Wine Merchant Located at 622 Mountain Village Blvd. #100**

All required documentation and fees have been received. The application has been reviewed by the following departments: Clerks, Legal and Police with no adverse findings. Fingerprinting and background check has been cleared with no findings. Maps have been included in the packet to show that the applicant has satisfied the distance requirements from the other Mountain Village Retail Liquor establishment. Letters of support are included in the packet materials. The required posting and noticing have occurred, and no comments were filed. The applicant has chosen to do a concurrent review with the State.

**Staff recommendation:** Motion to approve an application for a new Retail Liquor Store liquor license for Mountain Village Wine, LLC, dba Mountain Village Wine Merchant located at 622 Mountain Village Blvd. #100.



**Mountain Village Wine Merchant  
622 Mountain Village Blvd. #100**

**Overview:**

Mountain Village Wine Merchant, first and foremost, is a wine store. We will offer liquor and beer selections, but our focus will always be wine. I hope MVWM will be an asset to the community and anyone seeking a great bottle of wine at any price point. I want MVWM to not only be a bottle shop, I want it to be one of the best wine shops in Southwest Colorado. I plan to do this by hosting free weekly wine tastings, a monthly wine club, and through newsletters and social media. By gathering signatures and letters of support in Mt. Village the past couple of weeks there was an overwhelming amount of positivity from business owners, workers, residents, and tourists that a new wine store could, potentially, be located in the Mt. Village core.

**Benefits to the town of Mt. Village:**

Beyond the obvious tax revenue for the town, a wine store is a much need asset to the core in Mt. Village. Currently visitors and residents who live in the core have to take a gondola or car to the grocery store to purchase any wine or spirits. I'm also going to offer delivery to residences in Mt. Village as well as to hotels and condos in the core. By offering free wine tastings and education classes, my hope is that MVWM will be a vibrant and fun addition to the community. I will employ several clerks and delivery drivers throughout the year.

**About Myself, Bryan Thames:**

Wine is a passion of mine and something I've been pursuing in one way or another since 2006. I moved to Telluride in the summer of 2005 after graduating from the University of Alabama. My first job was at the New Sheridan Chophouse where I worked as a line cook. Shortly after that I took a job at Telluride Bottleworks as an Assistant Manager, progressing to wine buyer, and then General Manager. It was here that I got a taste for wine and began my studies with the Court of Master Sommeliers and the WSET.

**Personal Wine Accolades:**

Certified Sommelier through the Court of Master Sommeliers  
WSET (Wine & Spirit Education Trust) Level 3  
Currently enrolled in the WSET Diploma (4<sup>th</sup> Level and a 3 year program)

**Personal Wine Research Travels:**

France: Burgundy (twice), Chateauneuf du Pape, Cote Rotie, Hermitage, St. Joseph and Bordeaux  
California: Napa, Sonoma, RRV, Santa Cruz, Santa Barbara and Paso Robles

# Colorado Liquor Retail License Application

New License  
  New-Concurrent  
  Transfer of Ownership  
  State Property Only  
  Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: [SBG.Colorado.gov/Liquor](http://SBG.Colorado.gov/Liquor)

1. Applicant is applying as a/an  
 Individual  
 Limited Liability Company  
 Association or Other  
 Corporation  
 Partnership (includes Limited Liability and Husband and Wife Partnerships)

2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation  
**Mountain Village Wine LLC, William Bryan Roger Thames**      FEIN Number **[REDACTED]**

2a. Trade Name of Establishment (DBA)      State Sales Tax Number      Business Telephone  
**Mountain Village Wine Merchant**      **[REDACTED]**      **(970) 366-2455**

3. Address of Premises (specify exact location of premises, include suite/unit numbers)  
**622 Mt. Village Blvd #100**

City      County      State      ZIP Code  
**Mt. Village**      **San Miguel**      **CO**      **81435**

4. Mailing Address (Number and Street)      City or Town      State      ZIP Code  
**PO Box 3384**      **Telluride**      **CO**      **81435**

5. Email Address  
**willbthames@gmail.com**

6. If the premises currently has a liquor or beer license, you must answer the following questions

Present Trade Name of Establishment (DBA) N/A	Present State License Number	Present Class of License	Present Expiration Date
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Section A Nonrefundable Application Fees*	Section B (Cont.) Liquor License Fees*
<input type="checkbox"/> Application Fee for New License.....\$1,100.00	<input type="checkbox"/> Liquor-Licensed Drugstore (County) .....\$312.50
<input checked="" type="checkbox"/> Application Fee for New License w/Concurrent Review .....\$1,200.00	<input type="checkbox"/> Lodging & Entertainment - L&E (City) .....\$500.00
<input type="checkbox"/> Application Fee for Transfer .....\$1,100.00	<input type="checkbox"/> Lodging & Entertainment - L&E (County) .....\$500.00
Section B Liquor License Fees*	<input type="checkbox"/> Manager Registration - H & R .....\$75.00
<input type="checkbox"/> Add Optional Premises to H & R.....\$100.00 X _____ Total _____	<input type="checkbox"/> Manager Registration - Tavern.....\$75.00
<input type="checkbox"/> Add Related Facility to Resort Complex\$75.00 X _____ Total _____	<input type="checkbox"/> Manager Registration - Lodging & Entertainment.....\$75.00
<input type="checkbox"/> Add Sidewalk Service Area.....\$75.00	<input type="checkbox"/> Manager Registration - Campus Liquor Complex.....\$75.00
<input type="checkbox"/> Arts License (City).....\$308.75	<input type="checkbox"/> Optional Premises License (City).....\$500.00
<input type="checkbox"/> Arts License (County).....\$308.75	<input type="checkbox"/> Optional Premises License (County).....\$500.00
<input type="checkbox"/> Beer and Wine License (City).....\$351.25	<input type="checkbox"/> Racetrack License (City).....\$500.00
<input type="checkbox"/> Beer and Wine License (County).....\$436.25	<input type="checkbox"/> Racetrack License (County).....\$500.00
<input type="checkbox"/> Brew Pub License (City).....\$750.00	<input type="checkbox"/> Resort Complex License (City).....\$500.00
<input type="checkbox"/> Brew Pub License (County).....\$750.00	<input type="checkbox"/> Resort Complex License (County).....\$500.00
<input type="checkbox"/> Campus Liquor Complex (City).....\$500.00	<input type="checkbox"/> Related Facility - Campus Liquor Complex (City).....\$160.00
<input type="checkbox"/> Campus Liquor Complex (County).....\$500.00	<input type="checkbox"/> Related Facility - Campus Liquor Complex (County).....\$160.00
<input type="checkbox"/> Campus Liquor Complex (State).....\$500.00	<input type="checkbox"/> Related Facility - Campus Liquor Complex (State).....\$160.00
<input type="checkbox"/> Club License (City).....\$308.75	<input type="checkbox"/> Retail Gaming Tavern License (City).....\$500.00
<input type="checkbox"/> Club License (County).....\$308.75	<input type="checkbox"/> Retail Gaming Tavern License (County).....\$500.00
<input type="checkbox"/> Distillery Pub License (City).....\$750.00	<input type="checkbox"/> Retail Liquor Store License-Additional (City).....\$227.50
<input type="checkbox"/> Distillery Pub License (County).....\$750.00	<input type="checkbox"/> Retail Liquor Store License-Additional (County).....\$312.50
<input type="checkbox"/> Hotel and Restaurant License (City).....\$500.00	<input checked="" type="checkbox"/> Retail Liquor Store (City).....\$227.50
<input type="checkbox"/> Hotel and Restaurant License (County).....\$500.00	<input type="checkbox"/> Retail Liquor Store (County).....\$312.50
<input type="checkbox"/> Hotel and Restaurant License w/one opt premises (City).....\$600.00	<input type="checkbox"/> Tavern License (City).....\$500.00
<input type="checkbox"/> Hotel and Restaurant License w/one opt premises (County).....\$600.00	<input type="checkbox"/> Tavern License (County).....\$500.00
<input type="checkbox"/> Liquor-Licensed Drugstore (City).....\$227.50	<input type="checkbox"/> Vintners Restaurant License (City).....\$750.00
	<input type="checkbox"/> Vintners Restaurant License (County).....\$750.00

**\* Note that the Division will not accept cash**

**Questions? Visit: [SBG.Colorado.gov/Liquor](http://SBG.Colorado.gov/Liquor) for more information**

**Do not write in this space - For Department of Revenue use only**

Liability Information

License Account Number	Liability Date	License Issued Through (Expiration Date)	Total \$
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## Application Documents Checklist and Worksheet

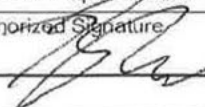
**Instructions:** This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable. **Questions? Visit: [SBG.Colorado.gov/Liquor](http://SBG.Colorado.gov/Liquor) for more information**

Items submitted, please check all appropriate boxes completed or documents submitted	
<b>I.</b>	<b>Applicant information</b> <input checked="" type="checkbox"/> A. Applicant/Licensee identified <input checked="" type="checkbox"/> B. State sales tax license number listed or applied for at time of application <input checked="" type="checkbox"/> C. License type or other transaction identified <input type="checkbox"/> D. Return originals to local authority (additional items may be required by the local licensing authority) <input type="checkbox"/> E. All sections of the application need to be completed <input type="checkbox"/> F. Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application
<b>II.</b>	<b>Diagram of the premises</b> <input checked="" type="checkbox"/> A. No larger than 8 1/2" X 11" <input checked="" type="checkbox"/> B. Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.) <input type="checkbox"/> C. Separate diagram for each floor (if multiple levels) <input type="checkbox"/> D. Kitchen - identified if Hotel and Restaurant <input checked="" type="checkbox"/> E. Bold/Outlined Licensed Premises
<b>III.</b>	<b>Proof of property possession (One Year Needed)</b> <input type="checkbox"/> A. Deed in name of the applicant (or) (matching question #2) date stamped / filed with County Clerk <input checked="" type="checkbox"/> B. Lease in the name of the applicant (or) (matching question #2) <input checked="" type="checkbox"/> C. Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant <input type="checkbox"/> D. Other agreement if not deed or lease. (matching question #2)
<b>IV.</b>	<b>Background information (DR 8404-I) and financial documents</b> <input checked="" type="checkbox"/> A. Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members) <input checked="" type="checkbox"/> B. Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved state vendor. <b>Do not complete fingerprint cards prior to submitting your application.</b> The Vendors are as follows: <b>IdentoGO</b> – <a href="https://uenroll.identogo.com/">https://uenroll.identogo.com/</a> Phone: 844-539-5539 (toll-free) <b>Colorado Fingerprinting</b> – <a href="http://www.coloradofingerprinting.com">http://www.coloradofingerprinting.com</a> Appointment Scheduling Website: <a href="http://www.coloradofingerprinting.com/cabs/">http://www.coloradofingerprinting.com/cabs/</a> Phone: 720-292-2722 Toll Free: 833-224-2227 <b>Details about the vendors and fingerprinting in Colorado can be found on CBI's website here:</b> <a href="https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/employment-and-background-checks">https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/employment-and-background-checks</a> <input type="checkbox"/> C. Purchase agreement, stock transfer agreement, and/or authorization to transfer license <input checked="" type="checkbox"/> D. List of all notes and loans (Copies to also be attached)
<b>V.</b>	<b>Sole proprietor/husband and wife partnership (if applicable)</b> <input type="checkbox"/> A. Form DR 4679 <input type="checkbox"/> B. Copy of State issued Driver's License or Colorado Identification Card for each applicant
<b>VI.</b>	<b>Corporate applicant information (if applicable)</b> <input type="checkbox"/> A. Certificate of Incorporation <input type="checkbox"/> B. Certificate of Good Standing <input type="checkbox"/> C. Certificate of Authorization if foreign corporation (out of state applicants only)
<b>VII.</b>	<b>Partnership applicant information (if applicable)</b> <input type="checkbox"/> A. Partnership Agreement (general or limited). <input type="checkbox"/> B. Certificate of Good Standing
<b>VIII.</b>	<b>Limited Liability Company applicant information (if applicable)</b> <input checked="" type="checkbox"/> A. Copy of articles of organization <input checked="" type="checkbox"/> B. Certificate of Good Standing <input type="checkbox"/> C. Copy of Operating Agreement (if applicable) <input type="checkbox"/> D. Certificate of Authority if foreign LLC (out of state applicants only)
<b>IX.</b>	<b>Manager registration for Hotel and Restaurant, Tavern, Lodging &amp; Entertainment, and Campus Liquor Complex licenses when included with this application</b> <input type="checkbox"/> A. \$75.00 fee <input type="checkbox"/> B. Individual History Record (DR 8404-I) <input type="checkbox"/> C. If owner is managing, no fee required

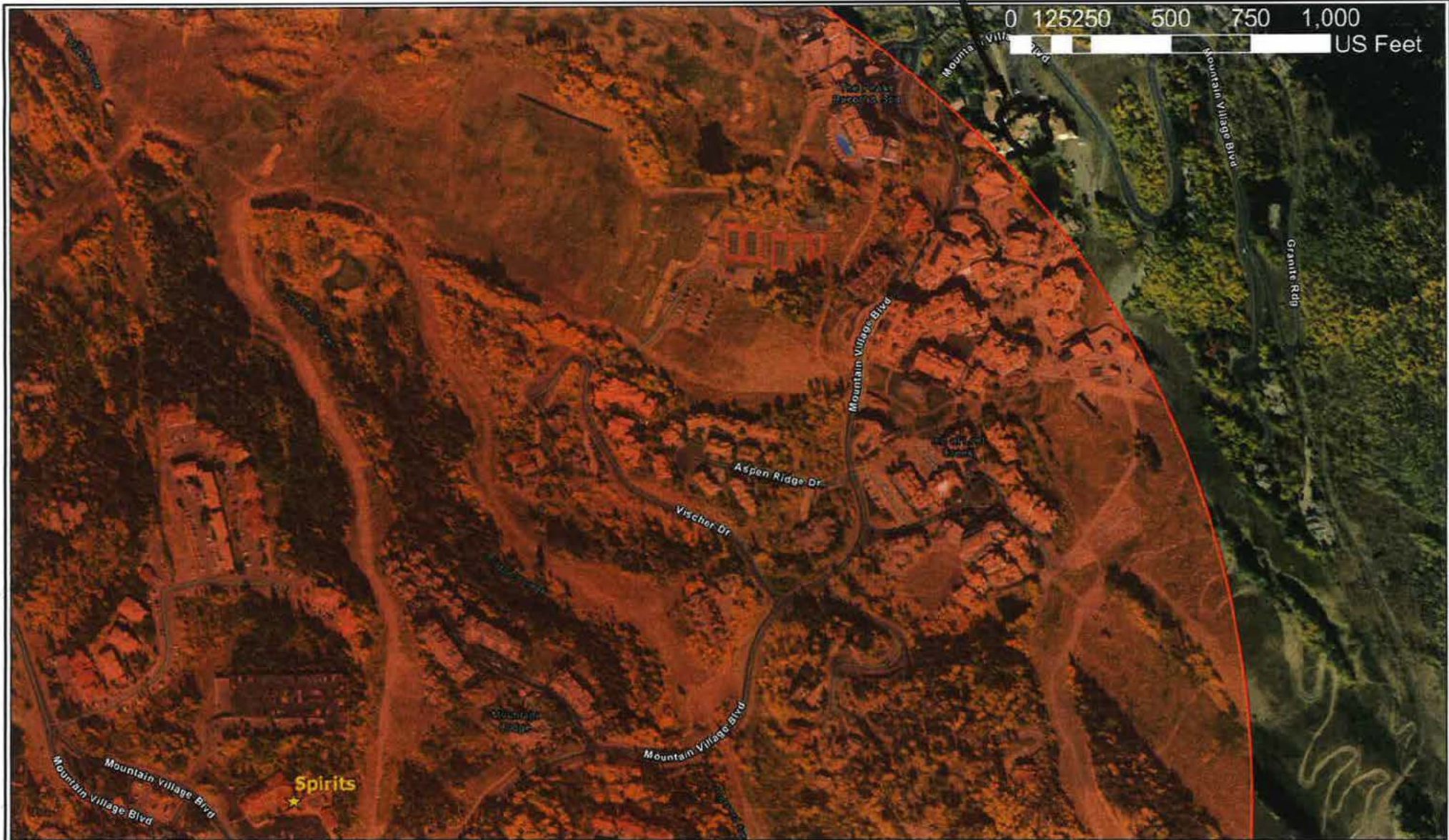
<b>Name</b> Mountain Village Wine LLC	<b>Type of License</b> Retail Liquor	<b>Account Number</b>		
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):				
a. Been denied an alcohol beverage license?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
b. Had an alcohol beverage license suspended or revoked?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
c. Had interest in another entity that had an alcohol beverage license suspended or revoked?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
If you answered yes to 8a, b or c, explain in detail on a separate sheet.				
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
or Waiver by local ordinance? <input type="checkbox"/> <input checked="" type="checkbox"/> Other: _____				
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? <b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? <b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
13 a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
13 b. Are you a Colorado resident?		<input checked="" type="checkbox"/> <input type="checkbox"/>		
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership, members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
15. Does the applicant, as listed on line 2 of this application, <b>have legal possession of the premises by ownership</b> , lease or other arrangement? <input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____		<input checked="" type="checkbox"/> <input type="checkbox"/>		
a. If leased, list name of landlord and tenant, and date of expiration, <b>exactly</b> as they appear on the lease:				
Landlord Telluride Ski & Golf	Tenant William Bryan Roger Thames	Expires 12/20/24		
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".				
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.				
Last Name Kaplan	First Name Thomas	Date of Birth [REDACTED]	FEIN or SSN [REDACTED]	Interest/Percentage [REDACTED]
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
<b>Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.</b>				
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Has a local ordinance or resolution authorizing optional premises been adopted?				<input type="checkbox"/> <input checked="" type="checkbox"/>
Number of additional Optional Premise areas requested. (See license fee chart)				<input type="checkbox"/>
18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.				
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following:				
a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? If "yes" a copy of license must be attached.				<input type="checkbox"/> <input checked="" type="checkbox"/>



Name <b>Mountain Village Wine LLC</b>	Type of License <b>Retail Liquor</b>	Account Number		
<b>20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation</b>				
a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. How long has the club been incorporated?				
d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:</b>				
a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>22. Campus Liquor Complex applicants answer the following:</b>				
a. Is the applicant an institution of higher education?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Is the applicant a person who contracts with the institution of higher education to provide food services? <b>If "yes" please provide a copy of the contract with the institution of higher education to provide food services.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>23. For all on-premises applicants.</b>				
a. Hotel and Restaurant, Lodging and Entertainment, Tavern License and Campus Liquor Complex, the Registered Manager must also submit an Individual History Record - DR 8404-I and fingerprint submitted to approved State Vendor through the Vendor's website. See application checklist, Section IV, for details.				
b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit a Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager	First Name of Manager			
N/A	N/A			
<b>24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.</b>				
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
<b>25. Related Facility - Campus Liquor Complex applicants answer the following:</b>				
a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Designated Manager for Related Facility- Campus Liquor Complex				
Last Name of Manager	First Name of Manager			
N/A	N/A			
<b>26. Tax Information.</b>				
a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.</b>				
Name	Home Address, City & State	DOB	Position	%Owned
William Bryan Roger Thames	[REDACTED]	[REDACTED]	Owner	100%
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: <input checked="" type="checkbox"/> Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.				



Name <b>Mountain Village Wine LLC</b>	Type of License <b>Retail Liquor</b>	Account Number
<b>Oath Of Applicant</b>		
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.		
Authorized Signature 	Printed Name and Title <b>Bryan Thames Owner</b>	Date <b>01/31/22</b>
<b>Report and Approval of Local Licensing Authority (City/County)</b>		
Date application filed with local authority <b>2.4.2022</b>	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application) <b>March 17, 2022</b>	
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:		
<input checked="" type="checkbox"/> Fingerprinted <input checked="" type="checkbox"/> Subject to background investigation, including NCIC/CCIC check for outstanding warrants		
That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license		
(Check One)		
<input type="checkbox"/> Date of inspection or anticipated date _____ <input type="checkbox"/> Will conduct inspection upon approval of state licensing authority		
<input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000?		Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> Is the Liquor Licensed Drugstore(LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000?		<input type="checkbox"/> <input checked="" type="checkbox"/>
<b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		
<input type="checkbox"/> Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?		<input type="checkbox"/> <input checked="" type="checkbox"/>
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. <b>Therefore, this application is approved.</b>		
Local Licensing Authority for <b>Town of Mountain Village</b>		Telephone Number
		<input checked="" type="checkbox"/> Town, City <input type="checkbox"/> County
Signature	Print	Title
Signature	Print	Title
		Date
		Date

# Mt. Village Wine Merchant



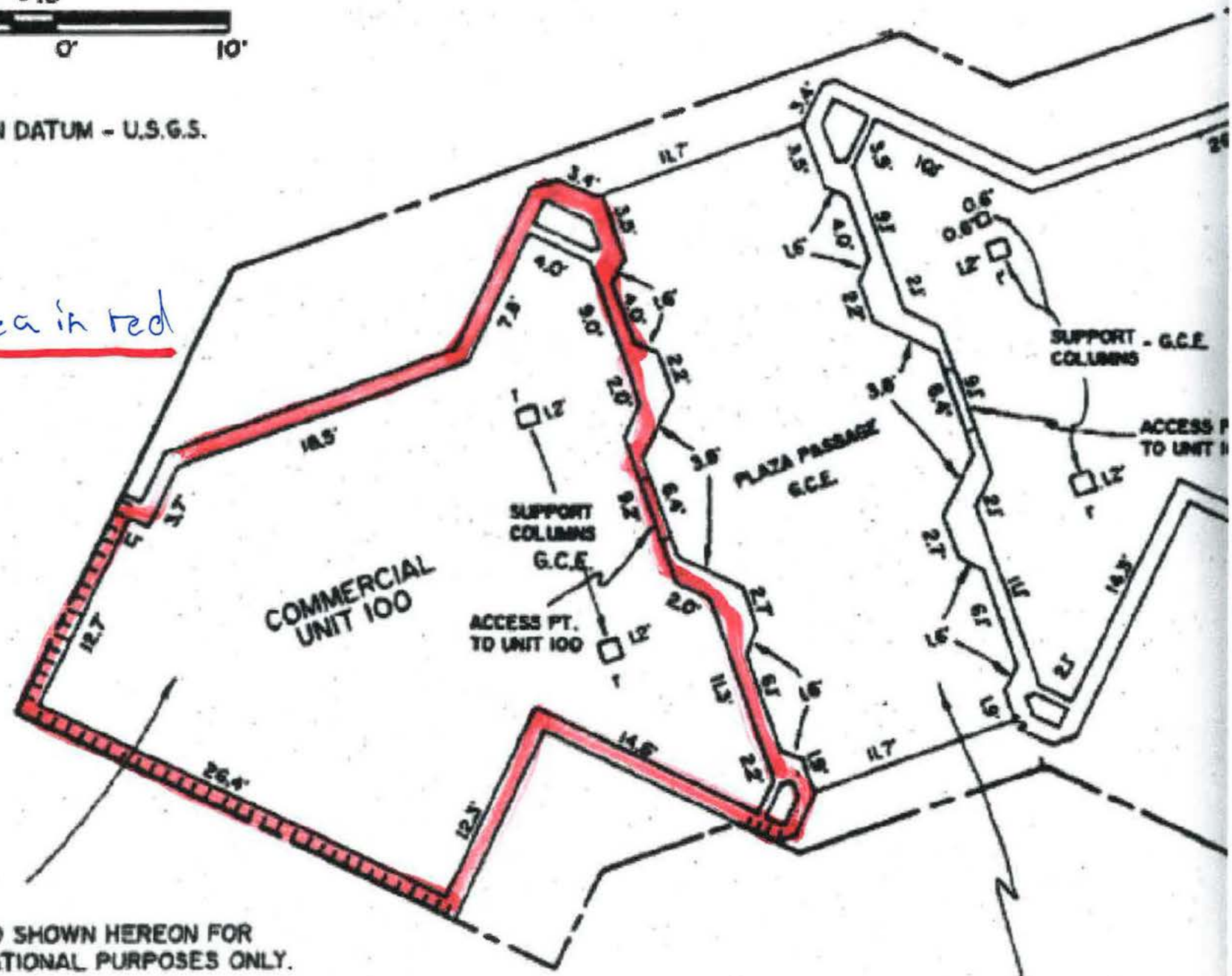
Cartographer: Casey Dukeman	<u>Disclaimer:</u> <small>This information is a product of the Mountain Village Geospatial Information Systems (GIS) Department and is provided for the degree of accuracy shown and in other ways. Users of this information bear the responsibility and agree that it is not a guaranteed accuracy, legal or surveyed representation of land. Users assume all risk and expense for any and all direct and indirect damage, including consequential damage, that may result from use of this information. Users further warrant, acknowledge and agree that the Mountain Village GIS Department has not made any representation, warranty, or guarantees of any kind that this information is survey accurate or that it is used or relied upon for any particular purpose.</small>	 <p>Town of Mountain Village          Geographical Information Systems          455 Mountain Village Blvd. Unit A          Mountain Village, Colorado 81435</p>	Map/Project Title: <b>3,000ft. Liquor Store          License Restriction          44-3-409.C</b>	Scale: 1:3250 
Date: November 9, 2021	Map Number: 1 of 1			





ELEVATION DATUM - U.S.G.S.

Licensed area in red



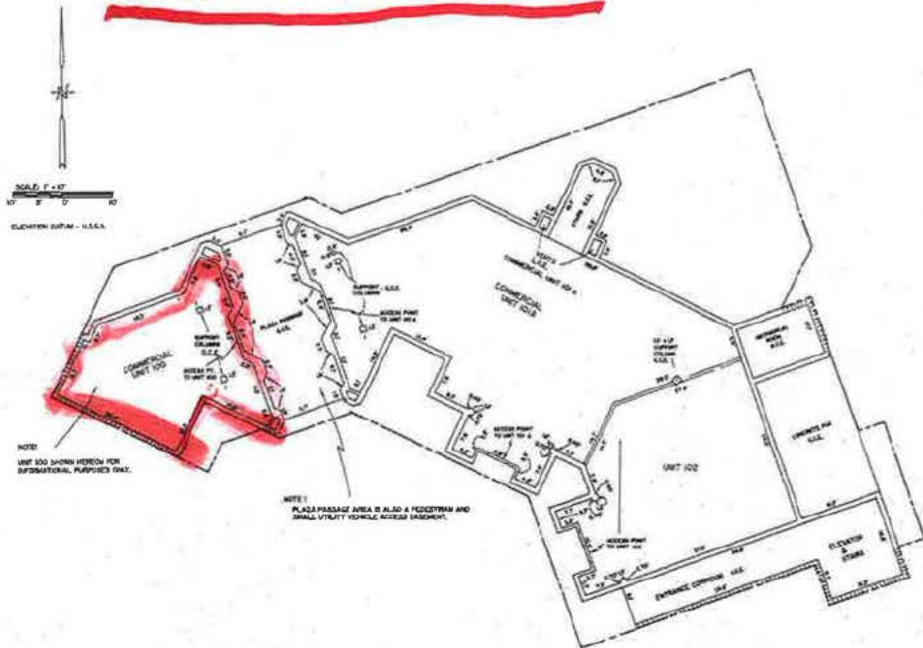
NOTE!

UNIT 100 SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.

NOTE!

PLAZA PASSAGE AREA IS ALSO

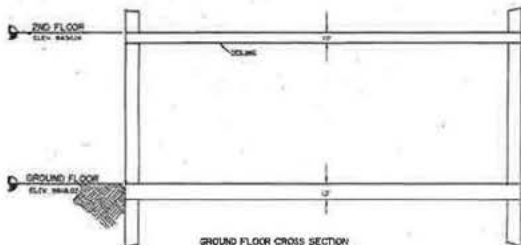
Licensed area in red



NOTE:  
UNIT 100 SHOWN HEREIN FOR  
INFORMATIONAL PURPOSES ONLY.

NOTE:  
PLAZA PASSAGE AREA IS ALSO A REGISTERED AND  
SMALL UTILITY VEHICLE ACCESS UNDERWAY.

**GROUND FLOOR**



**LEGEND**  
 - - - - - PROPERTY LINE  
 \_\_\_\_\_ BUILDING LINE  
 ===== PROPERTY & BUILDING LINE  
 L.C.E. - LIMITED COMMON ELEMENT  
 G.C.E. - GENERAL COMMON ELEMENT

NOTE:  
STRUCTURAL AND/OR MECHANICAL COMPONENTS MAY EXIST  
IN THE BUILDING WHICH ARE NOT SHOWN ON THE MAP AND  
SUCH COMPONENTS ARE STRONGLY ELEMENTS SUBJECT TO  
PROVISIONS OF THE DECLARATION.

2941595  
 WESTEL ACQUISITION CORP.  
 TO  
 REPLAT WESTERMERE CONDO.  
 UNIT 101

FILED FOR RECORD  
 COUNTY OF SAN MIGUEL  
 APR 11 1994  
 BY  
 MESA SURVEYING  
 117 S. 1ST ST.  
 DENVER, CO 80202

**REPLAT OF  
 CONDOMINIUM UNIT 101  
 WESTERMERE CONDOMINIUM**

SD1900 06/12/1994 07:244 21 PAGES PLAT  
 City & County Clerk, San Miguel County, CO

**CERTIFICATE OF OWNERSHIP AND DECLARATION**  
 Know all persons by these presents that we, the undersigned, being the owners of certain real property in San Miguel County, Colorado, described as:  
 Condominium Unit 101, Westermere Condominium, according to the Map for Westermere Condominium (enclosed herewith) 17, 1991, in Part Book 2 of Page 1249-1272, and according to the Condominium Declaration for Westermere Condominium (enclosed herewith) 19, 1991, in Part Book 2 of Page 390, records of San Miguel County, Colorado, and by virtue of Condominium Declaration Supplement for Westermere Condominium Unit 101 as shown on said Map for Westermere Condominium.

Have caused the same to be subdivided into Units 101A and 101B as shown hereon under the name and style of Replat of Condominium Unit 101 Westermere Condominium.

Executed this 4 day of April, 1994.  
 WESTEL ACQUISITION CORPORATION  
 by \_\_\_\_\_  
 STATE OF Utah  
 COUNTY OF Wasatch

The foregoing Certificate was acknowledged before me this 11th day of April, 1994 by Michael Couras, President of Westel Acquisition Corporation, whose name is hereon set forth as follows:

Michael Couras  
 President  
 Westel Acquisition Corporation

**SURVEYOR'S CERTIFICATE**  
 I, William D. Wiley, do hereby certify that this accompanying plat and survey was prepared under my direct responsibility, supervision and check and that the information contained herein is true and correct to the best of my belief and knowledge.

William D. Wiley 4-7-94  
 William D. Wiley  
 Colorado Registered Land Surveyor #12190

**TITLE INSURANCE COMPANY CERTIFICATE**  
 TITLEINSURANCE COMPANY hereby certifies that we have examined the title to Westermere Condominium Unit 101 as herein shown on this plat and that the title to the subdivision is in the names of those persons shown in the Certificate of Ownership which is on the face hereof and is free and clear of all encumbrances, liens, and taxes, except as follows: None

Marion S. Swickman  
 Marion S. Swickman  
 Titleinsure Mountain Title Company

**COUNTY TREASURER'S CERTIFICATE**  
 STATE OF COLORADO )  
 COUNTY OF SAN MIGUEL ) ss.

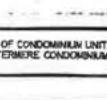
I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records in my office that there are no liens against Westermere Condominium Unit 101 or any part thereof for unpaid state, county, municipal, or local taxes, or for special assessments not yet payable.

James M. Fran 4-12-94  
 San Miguel County Treasurer

**CLERK'S CERTIFICATE**  
 This plat was filed for record in the office of the Clerk and Recorder of San Miguel County at 5:25 P.M. on the 11th day of April, 1994, in Book 294 at page 1522, with description as follows:

Wiley  
 County Clerk and Recorder

NOTE: If, according to Colorado law, you must commence any legal action based upon any defect in this survey, please advise this Clerk within 90 days after you discover such defect. If no action is taken within 90 days after you discover such defect, it is no longer possible to commence any legal action based upon any defect in this survey or subdivision more than ten (10) years from the date of the certification shown hereon.



BOOK - PAGE -	REPLAT OF CONDOMINIUM UNIT 101 WESTERMERE CONDOMINIUM
SHEET - OF -	
DATE -	
BY -	
FOR -	WESTEL ACQUISITION CORPORATION
	MESA SURVEYING
	P.O. BOX 1207 NIGHTINGALE, CO 80440
SHEET 1 OF 1	FILE NO. 93-24

Washington: Columbia Valley, Walla Walla

Oregon: Willamette Valley

**The Space:**

Sloan Pressley Lehman of Tribe Interior Designs has a simple and thoughtful approach to the space using custom lighting and wine racks. MVWM will be a fun and exciting store to come to.

**Social Media and Web Presence:**

Pat Shehan (Marketing Director for Blues and Brews) is designing our website which will be interactive, meaning our customers can place in order online for pickup, delivery or shipping. We currently have a landing page at: [www.mountainvillagewinemerchant.com](http://www.mountainvillagewinemerchant.com). I also have plans for a YouTube page where I'll sit down with local Sommeliers as well as visiting wine professionals to sit and talk about wine in an entertaining way.

We are hoping to have a grand opening on Memorial Weekend if all goes well.

Thanks for your consideration on this endeavor and I look forward to hopefully seeing you all at MVWM!

Sincerely,

Bryan Thames  
Owner MVWM

05March2022



565 MOUNTAIN VILLAGE BOULEVARD, TELLURIDE, CO 81435  
970.728.7560

To whom it may concern,

As a long time resident and Wine Director for Telluride Ski Resort, I am writing to offer my full support to Mr. Bryan Thames and his endeavor with the MountainVillage Wine Merchant.

I feel confident that Bryans expertise and passion for both the local community and the beverage industry will be a tremendous benefit.

The Mountain Village core has been in desperate need of a top tier, off-premise, wine and spirits outlet. Now is the time!

Enjoy your day!

Thank you and Cheers!

Andrew Shaffner, CS, CSW

Wine Director

Telluride Ski & Golf Resort

Telluride, Colorado

c.443.466.9608

**Thomas Thacher**

Tue, Mar 8, 11:04  
PM (1 day ago)

to me

To whom it may concern,

I am writing to express my full support of Bryan Thames and his new venture, opening the Mountain Village Wine Merchant. I have known Bryan for over ten years and can vouch for him as an outstanding person who is dedicated to his craft and our community. Not only is Bryan extremely passionate about wine, his pursuits of furthering his education and sommelier levels is admirable. In addition, Bryan is extremely responsible and I am confident he will diligently follow the rules and laws that come with the responsibility of holding a Liquor License. The Mountain Village Wine Merchant will be a great amenity for the residents of Mountain Village and Telluride, as well as the many tourists that visit our area. Through selling world-class wine and offering friendly top-notch wine education and elite customer service, Mountain Village is about to unlock a hidden gem in both Bryan and his shop. Please feel free to reach out to me with any questions.

Sincerely,  
Tommy Thacher

---

Tommy Thacher  
Co-Founder and President  
Telluride Brewing Company  
156 Society Dr, Telluride, CO 81435  
m: [\(719\) 510-1334](tel:7195101334)

w: [\(970\) 728-5094](tel:9707285094)  
[www.telluridebrewing.com](http://www.telluridebrewing.com)



To Whom it May Concern,

We are happy to offer a letter of support of the new Wine shop in the Mountain Village core. Mountain Village needs more vibrancy and a specialty wine shop will be a great addition to the current retail and restaurant offerings. Having a wine shop in the heart of the village will offer a new conveniency for guests that are lodging in the village. I also know that the tastings and educational component of Bryan's shop will offer another great experience for tourism in the destination.

With Gratitude,

Holli A. Owen  
Partner / Managing Director

PHONE 970.729.0611

EMAIL [holli@resettelluride.com](mailto:holli@resettelluride.com)

WEB [resettelluride.com](http://resettelluride.com)

SOCIAL

Hi Bryan -

I think Mountain Village Wine Merchant will be a great addition to the Mountain Village. You've got the full support of Wagner Custom Skis. Let me know how I can help!

Best regards,  
Pete

Pete Wagner  
CEO & Founder  
Wagner Custom  
[www.wagnerskis.com](http://www.wagnerskis.com)  
+1-970-728-0107



March 3, 2021

Dear Mountain Village Town Council and Permitting,

I am writing in support of the new retail space, *Mountain Village Wine Merchant*. It's important for locals and visitors to the area to have a variety of experiences and choices and new businesses create that possibility. Additional retail businesses support Mountain Village's long-term goal of increased vitality within the Core by improving, shopping, amenities and recreational experiences. Vacant and otherwise empty or unmanned space is unsightly and it is particularly true on the north side of the Core. I support changing this appearance in order to give the Core, in its entirety, the best possible atmosphere.

As a Mountain Village resident, neighboring business and oenophile, I believe *Mountain Village Wine Merchant* will be a welcome addition.

Best Regards,

Margaret Rinkevich  
Owner/Artist  
Rinkevich Gallery

**RINKEVICH GALLERY · 618 Mountain Village Blvd #120C · Mountain Village CO · 81435**

**[www.RinkevichGallery.com](http://www.RinkevichGallery.com) · 415.516.2055**

Hi Bryan,

It was great meeting you the other day and I must say I'm super excited to see more high end businesses coming into the Village. I think this a lovely amenity to accommodate people who just want to grab something for après in their home/suite without having to ride the gondola. I also think it would be fun to have tasting events!

Good Luck in your new endeavor.

Cheers!

*Pamela Simms*

**Manager, Buyer**

(970) 728-7340 shoppe

(970) 708-8265 cell

[psimms@tellurideskiresort.com](mailto:psimms@tellurideskiresort.com)

To whom it may concern,

I would like to voice my support for the mountain village wine merchant. As a Mountain Village resident, a manager of a Mountain Village company, a partner in a coming business, I feel that this store will be a great addition to our community. I feel it will be a benefit to both our guests as well as our residents. I look forward to working with Bryan as a future member of our Mountain Village business community.

Thank you,

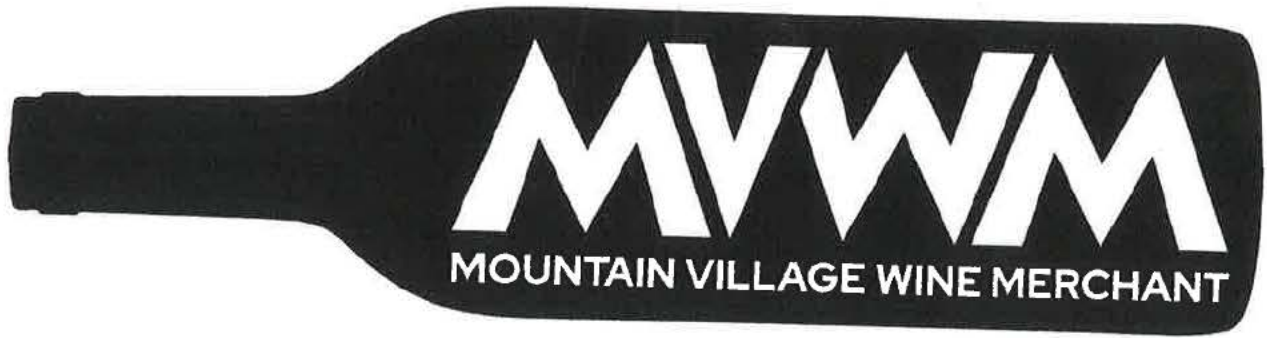
Dustin Clements  
Telluride Distilling Company  
402-650-7058  
[dustin@telluridedistilling.com](mailto:dustin@telluridedistilling.com)



Hello, this is a petition for support to open a high end retail wine, beer and liquor store in the village core, in the Westermere building (in the breezeway next to Wagner skis). Please sign if you'd like to see this happen. Thank you for your support!

Name	Business or Residence
Bas Afman	GM at Lumiere & Inspirato
Mabab Schrad	Lumiere w/ Inspirato
Kerry Kula	Ania's Table/owner
Julia Anide	Ania's Table
Mary Martha Fry	Lumiere Hotel
Laura Aleman	JOL Inn@LostCreek
Piper Nun	Inn @ Lost Creek
Martina Gibson	Inn @ Lost Creek
Eric Whyte	Inn@LostCreek
Brock Nelson	Black Tie Skis
James Knight	Black Tie
Alexis Benedict	Black Tie
Alicia Maloy	Telluride Properties

Name	Business or Residence
<del>Kiki</del> Kiki Froberg	Telluride Properties
Scott Rogers	Lincat Bear Creek Lodge
<del>Jan</del>	Arntsties
Ethan Matteson	Christy's
Melanie Hall	Anberge/Neve.
<b>Erika Combs</b>	<b>Name</b>
Erika Bush	<del>CS</del> Counter culture
Stephen Hertzfeld	Counter Culture
TAKANORI KONDO	COUNTER CULTURE
Katie Fleming	TBC.
JULIA LEVINE	BOOT DOCTORS
Gabriela Garcia	Tracks!



Hello, this is a petition for support to open a high end retail wine, beer and liquor store in the village core, in the Westermere building (in the breezeway next to Wagner skis). Please sign if you'd like to see this happen. Thank you for your support!

Name	Business or Residence
James T. Higgins	Telski Corp.
William Rubel Feltwell	Teller de Real Estate Corp
Christine RING	Telski
Janice Healy	Montrose - love Mt Village
Jackson Newton	Telluride, CO
Charlene Acevedo	Telluride, CO
Audrey Legare	Telluride, CO
Annie Momyal	Telluride, CO
MATTEN BENSEBRAKE	T-RIDE, CO
[Signature]	LA PIZZA
[Signature]	LA PIZZERIA
William Bailey Ba [Signature]	Mountain Lodge Telluride
Heather Grovea	Mountain Lodge



HANS VANDER PLOEG	Brickhouse 737
CORY B SARGENT	Brickhouse 737
Jason Chernoha	Park Ridge 502
Lauryn N. Sargent	Brickhouse 737
Amanda Magnus	Peaks Resort
Katie Narodzonek	Peaks Resort
Sophie Hill	Peaks Resort
Emmi Lemon	Peaks Resort



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

---

**TO:** Mountain Village Design Review Board and Town Council  
**FROM:** Paul Wisor, Town Manager, Michelle Haynes, Director of Planning and Development Services  
**DATE:** March 10, 2022  
**RE:** Amended Comprehensive Plan

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### **Introduction**

This memorandum provides the Mountain Village Council and community with an overview of the major developments with respect to proposed amendments to the Town's Comprehensive Plan. Specifically, this memorandum generally highlights proposed changes regarding, deed restricted housing, public benefits, and hotbeds. The memorandum goes on to discuss the Meadows Subarea Plan and the newly created Meadows Resident Advisory Board as well as addresses open space and the Future Land Use Map, and general conformance with the Comprehensive Plan. Finally, the memorandum also addresses public comment received between January 18th and March 10th.

### **Background**

In October of 2020, the Town issued an RFP for the purpose of engaging a consulting firm to assist the Town in amending its Comprehensive Plan, which was originally adopted in 2011. The Comprehensive Plan was originally adopted to encourage future development while controlling growth.

Since 2011, Town Council and the community have noted the Comprehensive Plan is overly prescriptive and complicated in certain respects that inhibited development envisioned by the Comprehensive Plan. For example, while the Comprehensive Plan envisions many properties being developed for traditional hotel use (also known as hotbeds), but while many of these properties have been developed, none have been developed as traditional hotels.

As a result, Town Council determined it was necessary to consider amendments to the Comprehensive Plan to provide future town councils, property owners, and community members solid, yet flexible, guidance to inform and support the critical decisions they and future Councils will face in years to come.

The Town, along with its consultants MIG and EPS, issued a draft of proposed changes to the Comprehensive Plan in October 2021, and the Mountain Village community thereafter provide a significant amount of substantive comments with respect to those amendments.

On December 9, 2021, Council discussed the areas of most concern to the public and Council, chief among them hotbeds, deed restricted housing, the Meadows Subarea, and open space. Council provided direction to staff and its consultants, including the formation of a Meadows Resident Advisory Board to provide additional input on specific topics pertinent to Meadows residents.

Council continued its discussion on January 20 to discuss further changes to hot beds, deed restricted housing, and public benefits.

As a result of the December 9 and January 20 Council discussions, the Town published a Draft Comprehensive Plan Amendment, dated January 26, 2022. This draft includes the most up to date amendments proposed to be adopted by Council. The Town received over 80 public comments between January 18th and March 10th with respect to the latest drafts.

A clean version of the most recent draft of Amended Comprehensive Plan is attached as **Exhibit A**, and a redlined version is attached as **Exhibit B**.

### **Housing**

At its last meeting regarding the Comprehensive Plan, Town Council gave direction to provide a more robust vision for the future of deed restricted housing within Mountain Village. Changes made to the Community Housing section of the Comprehensive Plan as a result of this direction included expanding narrative and policies in support of the development of new community housing, as well as moving this section up much earlier in the Plan. It was generally agreed much of that vision would be further clarified by Council's own discussion of the Town-Owned Properties Plan as well as the proposed housing mitigation methodology that may be adopted by Council.

The Town-Owned Properties Plan identifies parcels currently owned by the Town that Town staff believes provide realistic opportunities for development. These properties are now identified in the Amended Comprehensive Plan.

A housing mitigation methodology refers to a tool by which communities assess the impact development has on employee generation and, in turn, the need for additional deed restricted housing. Council will conduct a first reading of an ordinance to implement a housing mitigation methodology on March 17th. Once adopted, the methodology will be integrated into a new page within the Comp Plan that specifically address new strategies for current and future Councils to pursue regarding housing.

### **Public Benefits**

The Public Benefits Table has long been viewed as a significant component of the Comprehensive Plan. At times it has been viewed as a key mechanism by which the Town, which did not exist at the time the community was created, would be able to acquire certain rights and property ownership that a governmental entity would be expected to possess. At other times, it has been cited by certain landowners as the reason development in the community has not moved forward.

The proposed changes to the Public Benefits Table appear extensive. While this may be the case, the changes can largely be placed into the following categories:

- Elimination of benefits that are no longer needed
- Recognition of changes since the drafting of the Comp Plan
- Revising triggers to more rationally relate to the public benefit received
- Incentivizing future development

At the January 20th meeting, there was a proposal to eliminate the public benefits table entirely. Rather than tying public benefits to specific triggers, it has been suggested the Comp Plan list all the public benefits the current Council believes the community needs, and this Council and future Councils should seek to acquire these benefits when presented with development applications reasonably related to such applications. The public benefits list is broken into two

tiers based on items that are considered to provide more and less total benefit. It is at Town Council's discretion to require one or more benefit from either list specific to the context of a development or rezoning request requiring provision of adequate public benefits.

## **Hotbeds**

The 2011 Comprehensive Plan identified an extensive number of parcels for future hotbed development. As noted above, none of these parcels have been developed exclusively for hotbed development. In light of this lack of development, the initial draft amendments sought to take a realistic, yet optimistic approach to future hotbed development.

First, the initial draft identified those properties that were originally earmarked for hotbed development but have since been otherwise developed. Second, it looked at realistic density for the remaining parcels and adjusted these numbers given current community sentiment. Finally, the initial draft amendments highlighted certain areas not previously considered for hotbed development, but identified by TSG as hotbed development sites, albeit unvetted as to how realistic such development would be in the future.

The public response to the proposed changes to hotbed development was overwhelming negative. The majority of public comment received by the Town indicated that the initial draft contained the potential for too much future hotbed development. In its initial review, Council agreed the first draft contained too many potential hotbeds and the draft failed to appropriately prioritize key parcels for such development. Council gave direction to make clear which sites were priorities and to create an appendix containing lower priority sites.

Ultimately, staff generated a list of priority hotbed locations and realistic densities, but it was determined an appendix may mislead or confuse future property owners and residents. Council has now identified the following parcels as top priorities for hotbed development:

- Parcel A-1 Lots 122, 123, 128 (Peaks)
- Parcel A-4 Lot 126 (Conference Center Expansion)
- Lot 109R
- Lot 161-CR
- Pond Lots
- Parcel G (Gondola Station)

In addition, the following parcels were identified as lower-priority sites for future Councils to consider for hotbeds:

- Parcel C-1 89 Lot
- Parcel K (Magic Carpet)
- Parcel O (TSG Clubhouse)
- Lot F (Town Hall Center)

In addition to modifying the hotbed tables, the most recent edits, among other things, revised the existing conditions table to reflect the existence of hotbeds as well as warmbeds given both contribute to the local economy and community to varying degrees.

During the recent public comment period, the community overwhelmingly indicated the potential hotbed development set forth in the current draft still reflects too much development. Many commenters have suggested hotbed development should be limited to Lot 161-CR and the Pond Lots as well as Lot 109-R. The project team would like to reiterate that the Comprehensive Plan does not propose or incentivize any hotbed development. Rather, it indicates potential densities and priority locations for hotbed development, were it to be proposed by a developer.

## **Meadows Subarea**

During the recent public comment period the Town received extensive comments with respect to the Meadows Subarea. Although Council has already suggested significant revisions to the Meadows Subarea, Council provided direction to staff to form the Meadows Resident Advisory Board.

The Board is charged with advising Council on matters effective the Meadows Subarea, including density, transportation, commercial use, safety and community amenities. The Board held its first meeting on March 10th and will continue to meet throughout the spring. The Board will then make recommendations to Council regarding updates to the Meadows Subarea Plan, and the Comprehensive Plan will be updated to reflect changes adopted by Council. Given Council will be awaiting the Board's recommendation, the Amendment Comprehensive Plan will not reflect major changes to the Meadows Subarea Plan. Again, these changes will come after Council receives and deliberates on the Board's recommendations.

## **Open Space/Future Land Use Map**

The 2011 Comprehensive Plan sets forth six different categories of open space:

- Passive Open Space
- Full Use Active Open Space
- Limited Use Ski Resort Active Open Space
- Limited Use Golf Course Active Open Space
- Resource Conservation Active Open Space
- Right of Way and Access Active Open Space

The initial draft sought to simplify the future land use categorization of open space and eliminated the categories above and classified open space as either Passive Open Space or Active Open Space. In response to significant public comment, much of which indicated a desire to maintain clarity as to the type of active open space envisioned on a given lot, the six open space future land use designations were restored in the current draft.

It is the clear intent of the Comp Plan, both as currently in effect as well as the proposed amendment, to maintain open space throughout Mountain Village and further identify possible uses, when applicable. Any proposed change to an open space parcel would require conformance with the Future Land Use Map, which means that open space parcel would need to be rezoned (by a town rezone process) to the open space category as shown on the future land use map in the Comp Plan. The associated uses are found in the Use Table in the CDC. The project team would like to reiterate that no rezoning of areas zoned Passive Open Space is allowed under the current CDC regulations.

## **General Conformance**

There has been significant discussion regarding general conformance with Comprehensive Plan. This section seeks to address some of the questions raised during the amendment process.

There are specific land use applications that require general conformance with the Comprehensive Plan which are as follows:

- Rezone
- Site Specific and Master Planned Unit Developments (PUD's)
- Major Subdivision
- Minor Subdivision
- Staff Subdivision and Condominium Maps

- Parking Payment In Lieu
- Wetland Standards
- Steep Slope Standards

“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)

The land use application proposal is evaluated against land use plan policies and Future Land Use Plan [Map] (FLU) in the Comprehensive Plan. These are the broad policies e.g. mixed use, single family, Village Center as examples of broad categories. The FLU shows how we contemplate zoning that may differ than the current zoning e.g. open space.

If the property is identified in one of the subarea development tables, then general conformance is demonstrated against the densities, heights and uses found in the tables AND the specific principles, policies and actions outlined for each parcel.

### **Public Comment**

As noted above, the Town received over 80 comments between January 18th and March 10<sup>th</sup>. The comments largely focused on the following topics:

- Hotbeds
- Meadows
- Parking and Traffic
- Deed Restricted Housing
- Open Space
- Emergency Access
- Climate Change
- Public Benefits
- Occupancy Data

A summary of the public comments can be found in **Exhibit C**, and all public comments can be found in **Exhibit D**.

**Exhibit A**  
**(Draft Amended Comprehensive Plan – Clean)**

**Exhibit B**

**(Draft Amended Comprehensive Plan - Redlined)**



**Exhibit C**  
**(Public Comment Summary)**

**Exhibit D**  
**(All Public Comments)**

# MOUNTAIN VILLAGE

COMPREHENSIVE PLAN

The Nuts & Bolts  
Historical Perspective  
Taking the Lead  
Mountain Village Vision  
Roadmap for the Future



Housing  
Hotels & Visitors  
Skier Experience  
Land Use  
Economic Vibrancy  
Sustainability

PUBLIC REVIEW DRAFT

March 10, 2022 – Comprehensive Plan Amendment

# MOUNTAIN VILLAGE

## COMPREHENSIVE PLAN

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## 2008 ACKNOWLEDGEMENTS

### SPECIAL THANKS

Grateful and special thanks to Mountain Village community members, business owners and property owners who spent countless hours helping the town shape the Comprehensive Plan.

### TOWN COUNCIL

Bob Delves, mayor  
Jonathan Greenspan, mayor pro tem  
Richard Child  
Chris Cox  
Dan Garner  
Cath Jett  
Dave Schillaci

### COMPREHENSIVE PLAN TASK FORCE VOTING MEMBERS

Scott Brown  
Kevin Conner  
Marti Davis-Prohaska  
Andrew Karow  
Tom Kennedy  
Chris Laukenmann  
Hillary Mescall  
Dijana Pagano  
Nelson Sharp  
Brenda Van Der Mije

### COMPREHENSIVE PLAN TASK FORCE ADVISORY MEMBERS

Dr. Greer Garner, Design Review Board Chair  
Cath Jett, Town Council Member  
Dave Riley, Telluride Ski & Golf, CEO  
Dave Schillaci, Town Council Member  
John Horn, resident and developer

### TOWN OF MOUNTAIN VILLAGE STAFF

Kim Montgomery, town manager  
Chris Hawkins, director of community development  
Katie Tyler, planner associate  
Nichole Zangara, community relations manager  
Ron Cheroske, computer aided drafting operator

### LEGAL COUNCIL

David Reed, J. David Reed P.C., town attorney  
Jim Mahoney, J. David Reed P.C., assistant town attorney  
Gerald Dahl, Murray Dahl Kuechenmeister & Renaud LLP, special counsel

### CONSULTANT TEAM

AECOM  
OZ Architects  
Economic Planning Systems  
Felsburg, Holt & Ullevig

First adopted by the Mountain Village Town Council on June 16, 2011 Resolution 2011-0616-11 (page 84). Amended by the Town Council on March 20, 2014 by resolution 2014-0320-06, and Amended by the Town Council on June 20, 2017 by Resolution No. 2017-0620-11. Amended by Town Council on (date TBD)



Dan Jansen, Mayor

## 2021 Amendment ACKNOWLEDGEMENTS

### SPECIAL THANKS

Grateful and special thanks to Mountain Village community members, business owners and property owners who spent countless hours helping the Town shape the Comprehensive Plan.

### TOWN COUNCIL

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

### DESIGN REVIEW BOARD MEMBERS

Banks Brown, Chairperson,  
Greer Garner, Liz Caton, David Craige,  
Cath Jett, Adam Miller,  
Ellen Kramer, Scott Bennett,  
Shane Jordan

### TOWN OF MOUNTAIN VILLAGE STAFF

Paul Wisor, Town Manager  
Michelle Haynes, Planning & Development Services Director/Housing Director  
John Miller, Principal Planner  
Amy Ward, Senior Planner  
Zoe Dohnal, Business Development and Sustainability Director  
Kathrine Warren, Public Information Officer  
Casey Dukeman, GIS Specialist  
Sam Quinn-Jacobs, Planning Technician

### LEGAL COUNCIL

Garfield & Hecht, P.C.

### CONSULTANT TEAM

MIG, Inc. - Jay Renkens, Andy Rutz, Elly Schaefer, Mackinzi Taylor  
Economic & Planning Systems - Andrew Knudsten, Carson Bryant  
Urban Design Collaboration - Tyler Gibbs

Laila Benitez, Mayor

# EXECUTIVE SUMMARY

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

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

The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. All the chapters and elements within this plan tie together to contribute to a comprehensive vision for success for the future of Mountain Village.

developer. As such, it did not adequately address the town's long-term economic viability. The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. All the chapters and elements within this plan tie together to contribute to a comprehensive vision for success for the future of Mountain Village. It seeks to create a more sustainable, more vibrant, more connected and more beautiful community.

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

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

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

As lovely as the Village Center is, the existing shops and restaurants are operating at grossly substandard levels of sales and profit. The Comprehensive Plan recognizes the simple truth that economic prosperity requires more people visiting Mountain Village more often, staying longer, and coming back – and spending money when they are here. The Comprehensive Plan lays out a

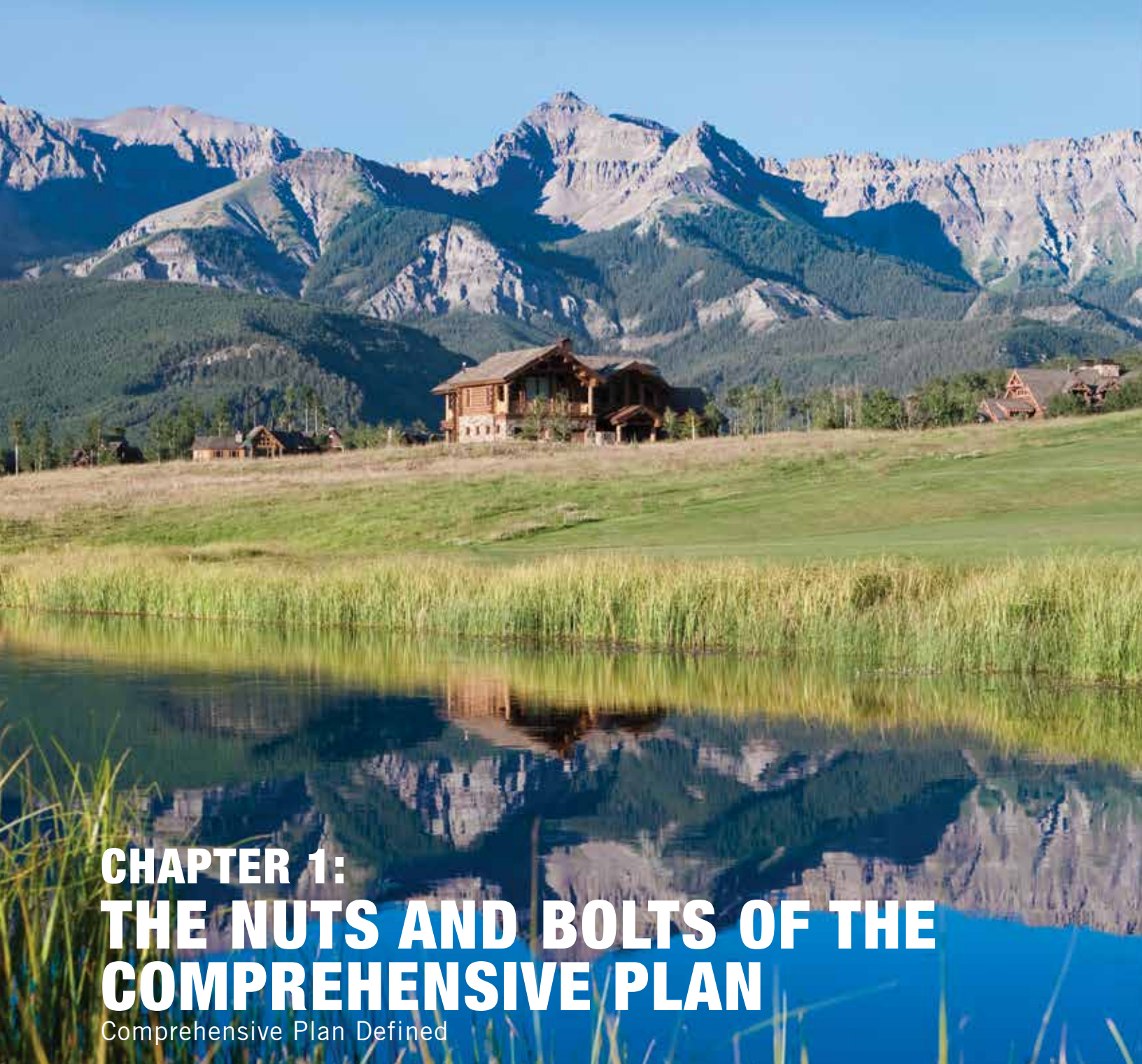
set of policies that create a roadmap for getting to this desired level of prosperity and vibrancy. Highlights include: (i) committing to expand the supply of community housing through a variety of programs, investments, and developments; (ii) designating 466-552 additional hot bed units to be considered for future development in the Mountain Village Center while expanding the base of local retail; (iii) improving the shopping, dining and lodging experience of residents and visitors; (iv) improving the recreational, educational, community, and cultural amenities; and (v) protecting the existing residential and recreational experience.

An economically thriving Mountain Village will produce benefits far beyond the bank accounts of local merchants. Transactional taxes (retail sales, lodging, food and beverage) fund local government as well as the Telluride Montrose Regional Air Organization and Marketing Telluride, Inc., the local tourism marketing entity. As transactional tax revenues increase, the town's historically high dependence on property taxes should decrease. As the town prospers, property values should rise, and that is a tide that floats many boats.

But the Comprehensive Plan is not just about economics and money. It clearly

recognizes the importance of Mountain Village's exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework for the creation of a true sense of community.

In summary, the Comprehensive Plan is complex, and to understand it requires a thorough read. So, read on!



# CHAPTER 1: THE NUTS AND BOLTS OF THE COMPREHENSIVE PLAN

Comprehensive Plan Defined

## COMPREHENSIVE PLAN VS. COMMUNITY DEVELOPMENT CODE

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

The Community Development Code (CDC) is a regulatory document which is legally binding. Mountain Village's CDC includes detailed zoning and land use regulations, development review procedures, design regulations, building regulations, environmental regulations, sign permitting, and more. One stated purpose of the CDC (in addition to others) is to "Promote and protect the health, safety and welfare of citizens and visitors"

The Comprehensive Plan is the adopted advisory document that sets forth the Mountain Village Vision and the way to achieve the vision through principles, policies and actions. The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions.

The purpose of the Comprehensive Plan is to proactively work to assure the future of Mountain Village will be shaped by the community's own vision, rather than by reactions to external forces or the desires of a particular development applicant. The Comprehensive Plan articulates the community's desires for the future, including the development of hot beds, community housing, and public facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives of the Town.

The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions.

However, the Comprehensive Plan is simply that, a vision, and no one can completely predict the way in which the Mountain Village may change or evolve. As such, the Community Development Code (CDC) is intended to implement the planning goals and policies articulated in the Comprehensive Plan, as well as other planning documents, in a manner that, in the judgment of the Town Council, is in keeping with the overall vision for future represented in the Comprehensive Plan. As it is more capable of being amended, it is the CDC, not the Comprehensive Plan, to which applicants must strictly adhere.

While the Mountain Village Town Council reaffirms its commitment the CDC be in conformity with the Comprehensive Plan, the Town Council hereby expresses its intent that neither the Community Development Code nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan. Similarly, no development applicant shall be required to strictly adhere to every provision of the Comprehensive Plan given its inherently aspirational nature.

The Comprehensive Plan does not regulate zoning on a property; it is advisory and does not have the force and effect of law. The Comprehensive Plan can become a part of the town's laws by amending the CDC to require "general conformance" with the Comprehensive Plan for certain development applications, such as subdivisions, rezonings, density transfers, Planned Unit Developments (PUD) or other discretionary development review applications. 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 definition of general conformance as defined in the Community Development Code (CDC).

**The State of Colorado requires that every county and municipality have a comprehensive plan in place to guide future growth and development. State of Colorado statute C.R.S. §31-23-206 states in part:**

"It is the duty of the [planning] commission to make and adopt a master plan for the physical development of the municipality subject to the approval of the government body having jurisdiction thereof."

"The master plan of a municipality shall be an advisory document to guide land development decisions."

" ... prior to final adoption of such plan in order to encourage public participation in and awareness of the development of such plan [the government body] shall consider oral and written public comments throughout the process of developing the plan."

**State Of Colorado statute C.R.S. §31-23-207 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 welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision 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 expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements."

# HISTORICAL PERSPECTIVE

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

In 1968, entrepreneur Joe Zoline began to assemble the land needed to build a world class ski resort including Gorrone Ranch and Adams Ranch. With the purchase of the land, he then convinced the Town of Telluride and the United States Forest Service of his choice for the location of an "official winter sports site" – the present Mountain Village. Enlisting the expertise of former French world champion skier Emile Allais, Zoline planned to develop the ski resort in stages. In 1972, the first of the lifts and ski runs opened. In 1978, Ron Allred and Jim Wells purchased the Telluride Ski Resort from Zoline.

Allred and Wells set out to create a pedestrian-friendly, European-style resort village above the Town of Telluride on 3.5 square miles of land that was then sheep ranches. Their vision included a commercial center that is known today as Mountain Village Center (or to some, Village Core), single-family estates dispersed carefully within the natural landscape, and a meandering network of



A decade later, it was evident that Mountain Village was no longer just a "company town" supporting the building and development of a world-class resort community – it was a world-class resort community.

winter and summer trails, walking paths, and golf fairways throughout. Their original vision also included housing for the local workforce and civic amenities to support a small, but thriving, year-round community. San Miguel County approved the Mountain Village Planned Unit Development December 22, 1981.

Allred and Wells knew it would be necessary to pay for the installation, operation and maintenance of the essential infrastructure. Thus, the Mountain Village Metropolitan District (MVMD) was established in 1983 for the purpose of collecting property taxes and providing services and amenities for health, safety

and welfare. Such services and amenities included water, drainage, public parks and recreational facilities, roads, transportation and wastewater treatment. MVMD was essentially the local government of the community. Then in 1984 Mountain Village Metropolitan Services, now known as Telluride Mountain Village Owners Association (TMVOA), was established to be a homeowners association. This entity was responsible for the aesthetics of Mountain Village and continues to be responsible for the ongoing operational and maintenance costs of the gondola system which is funded by TMVOA's Real Estate Transfer Assessment (RETA). As TMVOA's largest revenue stream, RETA is assessed at a rate of 3% on certain real estate transactions.

A decade later, it was evident that Mountain Village was no longer just a "company town" supporting the building and development of a world-class resort community – it was a world-class resort community. The Town of Mountain Village was incorporated in 1995, and gradually took over the functions of MVMD which was formally dissolved in 2007.

# A NEW PARADIGM

for Sustainability in Mountain Communities



As of 2021, the Mountain Village is at approximately 61% build out in terms of density and 55% build out in terms of land. Not only is it important to fulfill the statutory obligation to plan our future land use, but also our community is not yet fully built out. Developing our land use road map is critical to shaping the future of our community.

Sustainability is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Simply put, sustainable planning seeks outcomes that provide improved environmental health, economic health and social health. These three pillars of sustainability, as they are often called, are especially relevant at the community-planning level, where decisions regarding protection of the environment and environmental initiatives can have far-reaching impacts on economic and social health and vice versa. It is the intention and objective of Mountain Village to uphold the highest level of environmental, social and economic sustainability in guiding the next 30 years, so that the town can:

1. Promote a rich social fabric within the community;
2. Create a vibrant year-round economy; and
3. Enhance protection while reducing negative impacts on the town's natural environment.

Sustainable planning promotes responsible, quality growth and development. It also reinforces the community's existing efforts to protect the environment and create social and economic vibrancy year-round. By basing the Comprehensive Plan on principles of sustainability, Mountain Village will achieve a future that provides for a more efficient use of resources, additional opportunities for people to live and work within the community, and greater assurance that its natural setting and healthy ecosystem will remain intact for generations to come. The Telluride Region is undoubtedly remote, and will continue to rely on tourism and a second-home community as significant economic drivers. Mountain Village has the opportunity to exemplify a paradigm shift in which resort communities rely more on regionally-generated alternative energy sources, strive for the highest levels of efficiency in resource consumption and protection, and promote healthy communities through responsible economic development. In other words, sustainability and vibrancy are the foundation of the Comprehensive Plan. Better sustainability can be achieved by:

- Concentrating development in high density areas to achieve economic sustainability and vibrancy;
- Enabling the continued growth of the part-time community while celebrating its significant contribution;
- Protecting residential neighborhoods;

- Providing further protection of natural open space areas;
- Discouraging the use of the automobile by providing sustainable forms of transit;
- Reinforcing the connection to Telluride;
- Providing land for deed restricted housing;
- Creating a more year-round destination;
- Diversifying the job base;
- Establishing new public amenities;
- Increasing open space;
- Maintaining the original planned density of 8,027 person equivalent density;
- Improving and expanding the recreation experience; and
- Maintaining the pristine and quiet character of the community.



# HOW MOUNTAIN VILLAGE STACKS UP

While it cannot be compared directly to any other place in the world, Mountain Village can learn from similar resort communities who have had much more time to mature and address the challenges associated with being inextricably tied to a ski resort. The communities of Breckenridge, Colorado, Vail, Colorado, Snowmass, Colorado, Aspen, Colorado, Whistler, British Columbia, and Park City, Utah, represent places that successfully integrate the needs of their full-time and part-time homeowner population with the demands of a world-class resort experience. They range in size, location and niche markets, but all have faced challenges with becoming a sustainable mountain community.

Upon completion of the *Comparable Communities Study*, it is evident that the Town of Mountain Village is truly a unique resort community, whose location, relationship to the Town of Telluride, and brief history present both opportunities and challenges found nowhere else. The *Comparable Communities Study's* key findings concluded that successful mountain resort communities thrive by providing:

- **A strong commitment to their identity and sense of place;**
- **A wide array of amenities needed for both residents and visitors year-round, such as recreation centers and libraries;**
- **Distinct nodes of activity centered around different purposes that are connected by multi-modal transportation options;**
- **Improved base areas through strategies to improve density, walkability and the tourism experience;**
- **Marketing of the whole ski resort region and not just the town for a complete visitor experience;**
- **Deed restricted housing that plays an important role in maintaining a vibrant town;**
- **Partnerships with local organizations that bolster improvements such as public art and trail maintenance; and**
- **A flagship hotel that can have far-reaching economic impacts on a resort community due to broad marketing programs that significantly enhance local marketing.**

Table 1. Community Profiles

COMMUNITY	2020 CENSUS POPULATION*	SQUARE MILES	NEAREST METROPOLITAN AREA	SKIER VISITS	OCCUPANCY % (WINTER/SUMMER)	PILLOWS*
Mountain Village, CO	1,430	3.3	Denver (330 miles)	420,000	54/30	3,800 08/09 4,500 09/10
Telluride, CO	2,582	0.7	Albuquerque (330 miles)	420,000	35-40/annual	3,435
Breckenridge, CO	5,078	4.7	Denver (81 miles)	1,580,000	n/a	n/a
Vail, CO	4,835	5.0	Denver (98 miles)	1,620,000	68/51	17,000
Snowmass Village, CO	3,096	33.7	Denver (197 miles)	760,000	86% Dec.-March; other months n/a	n/a
Aspen, CO	7,004	3.7	Denver (199 miles)	760,000	75/75	7,300
Whistler, BCC	11,854	5 miles long	Vancouver (75 miles)	2,200,000	48/52	28,000
Park City, UT	8,396	12.5	Salt Lake City (30 miles)	1,600,000^	60/48	23,000

2010 data

\* Full-time residents

^ Includes Ajax, Highlands and Snowmass; includes Deer Valley, Park City, and the Canyons for Park City

\*\* Round to the nearest hundred, based on available information



New Image Forthcoming

Table 2. Comparable Communities Study (2011)

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

Please note: this matrix is not all inclusive; there may be facilities that are not included.

The purpose is to provide a snapshot of the communities' overall level of service for civic amenities, and summarize how Mountain Village stacks up against other comparable communities in terms of amenities, visitation and other statistics.



# TAKING THE LEAD

## A Community-Based Plan for the Coming Decades

The process in which to create Mountain Village's first comprehensive plan began in August 2008 when the Mayor's Forum commenced the town's planning efforts. Since that day, it has been the town's goal to communicate with its citizens and stakeholders to every extent possible. But even more than that, dialogue between the town and its community members had to be extensive — a two-way street — allowing voices from every facet of the public to be heard. The people of Mountain Village truly led this planning process, and the result is a plan that reflects their common vision for a sustainable future over the coming decades.

### COMPREHENSIVE PLAN TASK FORCE

The first step to ensure the Comprehensive Plan became the community's plan was to create a community-represented task force to help steer the planning process. In September 2008, Town Council appointed a diverse group of members to the Comprehensive Plan Task Force (Task Force) who were solicited from a broad constituency in order to reflect a harmonious mix of community values and expectations. The qualifications for such a position were simple: they had to be full-time residents, part-time residents, second homeowners or business representatives in Mountain Village. The Task Force met monthly, sometimes more often to conduct special meetings, beginning in October 2008 and ending in December 2010, when they handed the Comprehensive Plan off to Town Council for consideration. Their dedication and contribution to the Comprehensive Plan has been of great benefit to the town and the community. Members are included by name in the acknowledgements (page 3).

### PUBLIC OUTREACH

Since 2008 the town has used a plethora of communication tools and methods to reach not only community members who live in the Telluride Region, but also those who reside afar most months out of the year.

- a. 51 Public Meetings Hosted - Task Force and Town Council combined
- b. 51 Agendas, Minutes and Packets - Available on the town's Web site
- c. 24 Streamed Meetings - Played in real time and then made available on-demand on the town's Web channel
- d. 6 Public Events Hosted - Mayor's Forum, Visioning Workshops (2), Big Opportunities Workshop and Open House, Pieces of the Puzzle, Mountain Village Comprehensive Plan Presentation; always hosted during peak times of the seasons
- e. 6 Filmed Events - Mayor's Forum, Visioning Workshops (2), Big Opportunities Workshop and Open House, Pieces of the Puzzle, Mountain Village Comprehensive Plan Presentation, played on Mountain Village's channel 15 and the World Wide Web
- f. 60-plus Web pages - Town's Web Site
- g. 166 Advertisements
- h. 18 Press Releases
- i. 89 E-mails
- j. 17 Commentaries
- k. 8 Sets of Posters
- l. 6 Sets of Banners
- m. 6-plus Community Calendars - Town, media, community organizations
- n. 2 Social media sites - Press releases and calendar details posted on Facebook and Twitter
- o. 2 Surveys - Vision Questionnaire and 2010 Mountain Village Community Survey
- p. 1 Brochure
- q. 5 Direct mail pieces - Delivered to 1,600- to 2,000- homes
- r. 69 articles/broadcasts - Telluride Daily Planet, The Watch, KOTO, PLUM, Telluride Style Magazine
- s. 1 Live interview project - Summer 2009

### 2021 AMENDMENT PUBLIC OUTREACH:

During the 2021 Comprehensive Plan Amendment process, a number of communication tools and outreach opportunities were utilized to engage with the community and stakeholders including:

- a. 6 Town Council Study Sessions (open to the public)
- b. 2 Design Review Board Sessions (open to the public, 1 joint with Town Council)
- c. 1 Online Survey
- d. 20 Stakeholder Interviews
- e. 1 Public Forum
- f. 1 In-Person Community Open House
- g. 2 Public Review and Comment Periods
- h. Project Website
- i. Dedicated Email List (779 subscribers)
- j. 20+ Emails (including e-blasts, The Village Voice, and Mayor's Minute)
- k. 4+ Press Releases
- l. 3 Sets of Posters
- m. 2 Sets of Banners
- n. Community Calendar with Public Events
- o. 2 Targeted Facebook/Instagram ads for Survey and Open House
- p. 16 posts to Facebook
- q. 16 posts to Twitter
- r. 2 posts to Instagram (plus targeted ads) 4+ Daily Planet Articles
- s. 5+ KOTO News Features
- t. 23 Daily Planet Ads

# CHAPTER 2: MOUNTAIN VILLAGE VISION

The Community's Vision for the Future

Residents and visitors of Mountain Village have high expectations for the future, and the town must continue to make great strides to keep pace with such expectations. To identify those expectations — the community's values and visions to help form the foundation of the Comprehensive Plan — the town conducted an extensive eight-month visioning process that included two public workshops and monthly Task Force meetings. The outcome of these efforts was a set of Vision Statements — universal Vision Statements and element-specific Vision Statements related to a number of community matters like land use and the local economy. In addition, the Vision Statements convey the community's priorities for preserving what makes Mountain Village unique and desirable while improving and evolving in order to remain a top resort destination and outstanding place to live.

A key premise behind the visioning process was to broadly envision a future that is sustainably balanced. In that regard, while most of the following Vision Statements are complementary of one another, sometimes they are conflicting. Such conflicts are simply indicative of the complexities involved in achieving balanced solutions. Lastly, the Vision Statements provide the basis for the Land Use Plan, Subarea Plans, and their associated principles, policies and actions.

Intentionally, all Vision Statements are written in present tense.

# UNIVERSAL VISION STATEMENT

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

## LOCAL ECONOMY VISION

1. Mountain Village has a strong, sustainable year-round economy, supporting the infrastructure and the needs, values and quality of life of the community. A diverse, yet connected, economy supports a sustainable tourism economy which attracts visitors and full-time and part-time residents who feel connected and committed to experiencing Mountain Village's lifestyle, sense-of-community and natural features.
2. A diverse, year-round economy provides adequate and competitive living wages and year-round employment opportunities consistent with the character of Mountain Village.
3. Mountain Village Center is a vibrant commercial and social center, serving the needs of full-time and part-time residents and visitors.
4. A sufficient and sustainable resort bed base supports a year-round economy while maintaining the qualities of Mountain Village that make it both a desirable resort to visit and a desirable place to live.
5. Mountain Village achieves economic prosperity through wise stewardship of its natural resources.

## COMMUNITY HOUSING VISION

1. A broad spectrum of affordable, high quality housing (rental and for-sale) is essential to Mountain Village and diversifies the local economy. Mountain Village plays an active role in developing, supporting, and sustaining community housing.
2. An appropriate supply of safe, diverse, attractive, affordable, sustainable and attainable housing is available for people who work in Mountain Village and have a desire to live within its boundaries.
3. Mountain Village participates in regional efforts that develop community housing opportunities.
4. Mountain Village benefits from community housing, and therefore plays an important role in providing deed restricted housing options for residents and employees.
5. Mountain Village supports sustainable green construction practices so its community housing promotes energy, water and materials efficiency.

## LAND USE VISION

1. Mountain Village is a walkable, pedestrian-friendly community where diverse, interconnected neighborhoods and a vibrant commercial center are bordered by open space, outdoor recreation amenities, and other land uses that support a sustainable community.
2. Neighborhoods and activity centers are connected by efficient, effective, multimodal infrastructure and interconnected streets.
3. Development strikes the appropriate balance between the needs of Mountain Village and the resort so that neither dominates nor has an adverse impact on the other. Development takes into account natural beauty and preservation of open space as critical factors in the appeal of Mountain Village to residents and visitors. Maintaining this balance is central to retaining and preserving the essential attributes of Mountain Village as an appropriately-scaled, attractive alpine community.
4. Reserve development of active open space to areas that are most optimal for development and preserve those open space areas that are most appropriate for passive recreation and conservation for mutual benefit to Mountain Village and its environment.

## COMMUNITY CHARACTER VISION

1. The relationship between Mountain Village's natural and built environments creates a sense of place and authentic small-town charm unique to the region. The level of construction in Mountain Village does not reduce the quality of life for residents and visitors.
2. The built environment is of high-quality, energy-efficient, water-efficient, and regenerative design. The built environment complements Mountain Village's natural alpine setting.
3. Mountain Village is a community where small-town values are important and people can make social and emotional connections. The community character of Mountain Village complements Telluride; it recognizes and embraces its distinctions and similarities with mutual respect.
4. Mountain Village is a multigenerational community.
5. Mountain Village is a friendly, customer service-oriented community.



## UNIVERSAL VISION STATEMENT

Full-time and part-time residents enjoy a relaxed, healthy, active lifestyle. A diverse, multicultural and multigenerational year-round population creates a sense of pride and fosters a community ambiance that is enjoyed by visitors and full-time and part-time residents. Visitors and residents are appreciative and respectful of the town's surrounding natural environment. All Mountain Village residents are proud of their community.

#### OPEN SPACE AND RECREATION VISION

1. Mountain Village offers an exceptional setting in which to live, work, invest and visit. Residential neighborhoods are surrounded by scenic alpine landscapes, forested mountain open space, alpine vistas, and wildlife habitat. A system of open space creates attractive buffers between the built and natural environments and gives context to the built environment. Together, open space conservation and recreation contribute to the quality of life and a robust economy in Mountain Village.
2. Development is consistent with the physical limitations of the land in Mountain Village. Full-time and part-time residents and visitors have access to year-round, sustainable recreation facilities, community parks for active recreation, and a trail system that connects people with neighborhoods, activity centers and recreational activities.
3. Thoughtful ecological stewardship makes Mountain Village renowned as a destination, rich with recreational opportunities in an alpine environment. Mountain Village meets the highest standard of excellence in managing its open space and recreational facilities through collaborative partnerships with various governments, local businesses, service organizations, and other regional partners.
4. Recreation in Mountain Village is a central part of a regionally structured recreational system which is complementary and non-competitive within the region.
5. The good health of Mountain Village's forest is a result of management practices that consider a number of issues like wildfire protection, erosion control, and weed management. A healthy forest translates to healthy habitat for wildlife.
6. The Mountain Village adopted a Forest Management Plan in 2014, along with Fire Mitigation and Forestry Management CDC regulations. We continue to support incentive programs to encourage replacement of cedar shake roofs and creating defensible space around existing structures.

## TRANSPORTATION AND PARKING VISION

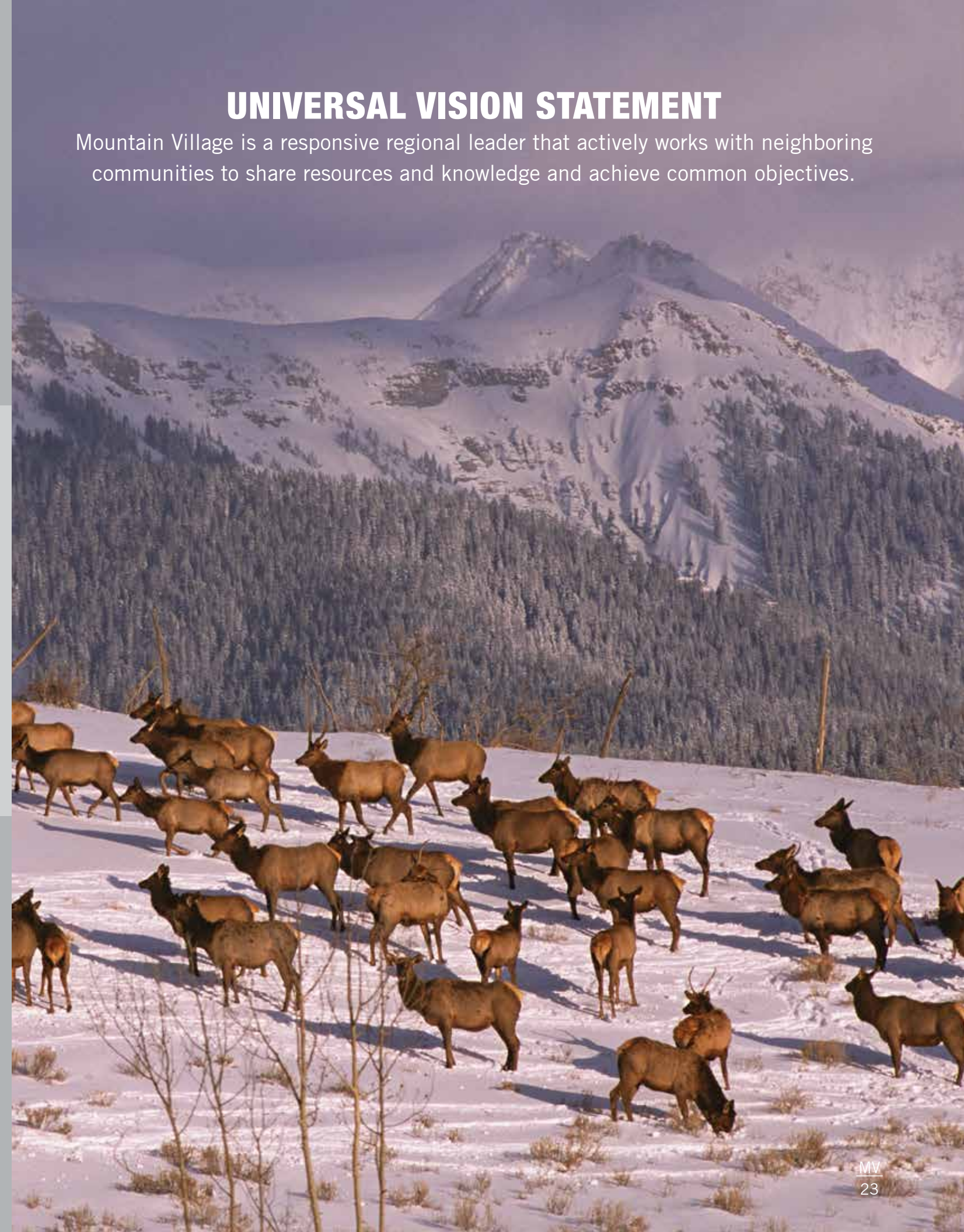
1. Mountain Village has a low-impact, environmentally friendly transportation system that provides safe, convenient travel options for pedestrians, cyclists and motorists to the ski area facilities, parking facilities, commercial centers, and throughout Mountain Village and the region. The gondola remains an important transportation link to Telluride and continues to operate on 100% renewable energy.
2. Adequate parking is available for visitors, businesses and full-time and part-time residents without detracting from the community character of Mountain Village and the resort.
3. Pedestrian and bike routes provide safe, non-vehicular connections between neighborhoods and activity and community centers.
4. There are numerous multi-modal transportation options for convenient, safe travel between home, work and activity and community centers.
5. The movement of goods and materials through Mountain Village, which involve different methods and issues than the movement of people, is efficient and effective.
6. Locating development near transportation nodes is a key consideration in preserving the environment and Mountain Village's quality of life.
7. Any additional parking required as a result of growth is provided by developers or funding through parking revenues.
8. Strive to replace surface public parking, when those areas are being redeveloped, with replacement spaces onsite within the development project, so that the town is maintaining the same amount of public parking even when new development is approved. Surface parking will be replaced with the equal amount of public parking provided for in future development projects as applicable.

## NATURAL ENVIRONMENT VISION

1. Mountain Village promotes and engages in actions that preserve and protect the environment and natural resources, locally and globally.
2. Mountain Village's night skies and important mountain vistas are preserved. Air and water qualities are improved.
3. Mountain Village's passive open space, natural habitats, wildlife and ecosystems are protected from irresponsible development.
4. Mountain Village supports renewable energy usage for the region, which improves its environment and creates new green job opportunities.
5. Mountain Village supports sustainable green construction practices so that its buildings are models of energy, water and materials efficiency.

## UNIVERSAL VISION STATEMENT

Mountain Village is a responsive regional leader that actively works with neighboring communities to share resources and knowledge and achieve common objectives.



## UNIVERSAL VISION STATEMENT

Mountain Village is a great place to live, work and visit. Mountain Village's diverse, yet cohesive, community supports families and individuals by providing a stable year-round economy, high quality educational facilities and programs, easy access to outdoor recreation, a broad range of community services, and a responsive government.

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### COMMUNITY FACILITIES VISION

1. Mountain Village maintains progressive, sustainable, and responsive public services and community facilities.
2. High quality medical, recreational, cultural, educational facilities and early childhood educational facilities meet the needs of Mountain Village and maintain the quality of life for full-time and part-time residents and visitors of Mountain Village.
3. Mountain Village participates in regional efforts to address community facility needs.

# PRESERVING THE SKIER EXPERIENCE



aims to respect and protect key viewsheds, preserve open lands and recreational buffers, and maintain the town's high level of ski-in/ski-out properties. Nothing would take away more from the skier experience than overcrowding development where it doesn't belong and not requiring the necessary ski area improvements.



The Comprehensive Plan also seems to enhance the off-mountain skier experience by providing a new level of vibrancy to Mountain Village Center and other higher density areas. Doing so is a delicate balancing act between providing for more economic activity – lodging, shopping, dining, entertainment and recreational opportunities – and protecting the overall peacefulness for which Mountain Village is known.

At the time of Comprehensive Plan adoption, the ski area's approved United States Forest Service Record of Decision allows 10,000 people at one time (PAOT) on the mountain. As specific areas densify, as outlined in the Comprehensive Plan, and the town's lodging occupancy increases during ski season, more research will be needed to ensure that the resort does not become overcrowded during peak days. TSG has clearly stated their commitment to taking the necessary steps to ensure their customers continue to enjoy short lift lines and uncrowded runs. In fact, TSG is simultaneously updating their own master plan in 2011 for the ongoing improvements that would be required to increase both uphill carrying capacity of lifts and expansion of skiable terrain. Further, it is the clear intent of TSG that it be synchronized with the Comprehensive Plan and that increases in visitation are aligned with ski area improvements.

The Telluride Region has many other enviable qualities, but it is the skier experience that will continue to draw people to Mountain Village and the Telluride Region from all over the planet. In crafting the Mountain Village Comprehensive Plan, stakeholders from across the community were concerned about preserving the skier experience. In order to do so, the Comprehensive Plan



# CHAPTER 3: ROADMAP FOR THE FUTURE

Principles and Policies to Achieve the Mountain Village Vision



In order to achieve the Mountain Village Vision, principles and policies were crafted regarding the following Comprehensive Plan Elements:

1. **Economic Development**
2. **Land Use**
3. **Community Housing**
4. **Natural Environment**
5. **Open Space and Recreation**
6. **Cultural Enhancement**
7. **Infrastructure**
8. **Responsive Governance**

applicable town codes in order to then implement the Comprehensive Plan.

3. Provided information to citizens, visitors, regional communities and developers on how Mountain Village will reach the Mountain Village Vision.
4. Encourage cooperation between the town, TMVOA, Telluride Ski & Golf (TSG), businesses, property owners of Subarea Plan parcels, MTI, Telluride Montrose Regional Air Organization, San Miguel County, Town of Telluride,

The principles and policies for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision.

The principles and policies for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision. The Comprehensive Plan Elements provide a policy base by which decisions can be made and recommendations provided. More so, each element is multifaceted, with the main intent to guide Mountain Village toward achieving a desired future state and provide specific guidance on the economic, physical, social, recreational and cultural development of the town. The Comprehensive Plan Elements also intend to:

1. Provide a policy guide for the Town Council, DRB and staff in evaluating certain development proposals.
2. Provide the foundation to amend the

and other entities to reach the Mountain Village Vision.

5. Link certain land use decisions to the economic development of the town.

It is intended that the Comprehensive Plan Elements are implemented by amendments to the Land Use Ordinance and Design Regulations, specific projects in town department work programs, capital planning, and the proactive and cooperative work with community and regional stakeholders.

Most Comprehensive Plan Elements have an introductory paragraph followed by principles and policies. Principles are designated by a roman numeral in bold while policies are designated by alphabetic lettering.

# 3A: LAND USE

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

The Land Use Element within the Comprehensive Plan provides the overall framework for the physical development of Mountain Village with specific land use guidance for the town as a whole and for specific subareas. Also, the Land Use Element strives to provide certainty for future land uses, especially open space lands, and offer specific guidance by outlining land use categories, desired uses, design considerations, and other provisions to achieve the Mountain Village Vision. Last, the Land Use Element and the associated Subarea Plans are founded upon eight land use values (page 32).

## MOUNTAIN VILLAGE ZONING FRAMEWORK

Understanding Mountain Village's zoning framework is vital since it provides context to implementing the Comprehensive Plan and an understanding of the historical land use policies.

Mountain Village was originally a Planned Unit Development (PUD) in the unincorporated area of San Miguel County. Thus, the Mountain Village zoning evolved from the original PUD. Upon incorporation in 1995, the town assumed all powers to create and enforce land use and zoning rules. However, per a settlement agreement with San Miguel County there are specific limitations that must be respected regarding density, open space and Ridgeline Development. Note, these limitations only apply within the boundaries of the original County PUD, and do not apply to lands that were annexed subsequent to town incorporation, such as Boston Commons and FF-2 annexations.

## DENSITY

Density in the boundaries of the original County PUD is limited to a maximum of

8,027 "person equivalent" except for the creation of additional density for multiunit employee housing. The definition of density and specific population equivalents for dwelling types and zoning designations are located in the CDC.

The 8,027 person equivalent density within the boundaries of the original County PUD was based on a detailed plat that listed each lot and the assigned, zoned density. Over time, density has moved between lots and has been converted from one zoning designation to another. Also, in some instances, density was removed from a land parcel and placed in the owner's name in the density bank where it is held of future development use.

As mentioned previously, Mountain Village also has created a density bank where unused density has been transferred from a lot to the bank when such density was not utilized on a site. For example, historically many lots were not developed with the maximum assigned zoning density because they were developed with fewer and larger condominiums rather than smaller condominiums per the original assigned zoning.

## OPEN SPACE

Open space within the boundaries of the original County PUD is also regulated with a requirement that active and passive open space be preserved as to acreage and general location. Platted open space shall not be less than 60% of the total acreage within the boundaries of the original County PUD. Passive open space within the boundaries of the original County PUD shall not be reduced below 151.334 acres. Today, the town is exceeding these open space requirements.

## RIDGELINE DEVELOPMENT

Specific lots located on the north side of the town within the original County PUD boundary are subject to detailed Ridgeline Lot Regulations and an associated covenant. In general, the Ridgeline Development Regulations were developed to limit visual impacts from the San Miguel River Canyon, which includes the Town of Telluride. Also, the Ridgeline Development Regulations limit height, mass and lights while also applying design considerations to minimize visual impacts like the use of landscape for visual buffering.

## COMMUNITY DEVELOPMENT CODE

In 2013, the Land Use Ordinance (LUO) was replaced by the Community



## DESIRED DEVELOPMENT

There are some specific land uses that serve as an economic and quality of life benefit to the residents, employees, and visitors of Mountain Village, but may require a unique set of strategies and regulatory tools to help achieve them. The primary development types that should be pursued by and for the Town are hotbeds and community housing. Community housing, in excess of the requirement, can potentially constitute a public benefit and would be contemplated through a PUD process.

Hotbeds accommodate visitors who bring activity, spending dollars, and tax revenue to the Town and support local businesses. They largely contribute to Mountain Village's economic stability at present, and will continue to support future economic growth with new development. Hotbeds should provide diverse lodging opportunities to help address the needs of different user groups through various types of seasonal travel, thus providing access for variety of different consumers to support local businesses.

Community housing that is attainable to the workforce is particularly important in a resort community in that it houses the employees of local businesses and the ski resort, those who keep the local economy running. Without housing for the lower and middle income workforce, the required commute or cost of living results in a lower quality of life and disincentivizes employees from working in Mountain Village, rendering many local businesses unviable. Mountain Village strives to be an inclusive town with housing to serve everyone in the community. The Town of Mountain Village may choose to consider creating new and additional incentives that support private development of community housing.

For more information on hotbeds and community housing, see Chapter 3, Sections 3B and 3C.

Development Code (CDC). The CDC contains Zoning and Land Use Regulations, Design Regulations, and more.

Today, the town's zoning is regulated by the Mountain Village Community Development Code. The CDC incorporates key requirements of the settlement agreement with San Miguel County regarding the maximum density and open space limitations in the boundaries of the original County PUD and the Design Regulations incorporates the Ridgeline Development Regulations.

## ZONE DISTRICTS

The town also has established specific definitions for each zoning designation in the CDC along with the following high level zone districts that incorporate all of the zoning designations:

1. Single-Family
2. Village Center
3. Multiunit
4. Active Open Space
5. Passive Open Space

The Single-Family and Duplex Zone District allows for the construction of a single-family dwelling unit and no more than one accessory dwelling unit. (Single-family and duplex dwelling units may be platted as detached condominiums pursuant to the LUO.)The

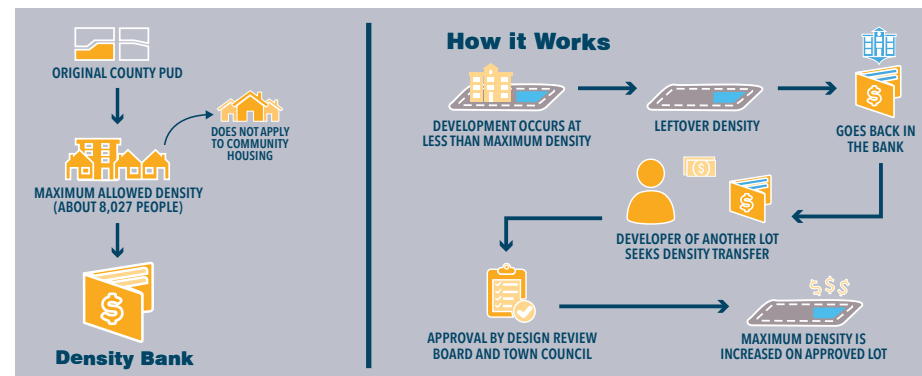
Village Center Zone District, located in and around Mountain Village Center, allows for a wide range of hotbed units (i.e. hotel, lodge, efficiency lodge), condominiums, employee units and commercial uses. The Multiunit Zone District allows for hotbed units, condominium units, employee units, commercial uses, industrial uses and parking. The Active Open Space Zone District allows for a wide range of uses like skiing, golfing, recreating, resort support, employee housing and similar uses that also allow for vertical development. And last, the Passive Open Space Zone District allows for uses like pedestrian paths, trails, land in its natural state, and subsurface utilities.

## PROCESS FOR DENSITY TRANSFERS, REZONINGS, AND SUBDIVISIONS

With any allowance of a density transfer from the density bank to a lot, this process will typically occur concurrent with the rezoning and subdivision process.

A property owner may request to rezone their property per the CDC, and/or transfer density, and/or subdivide their property to create new or reconfigured lots. The town requires submittal of a formal and detailed land use application. Such an application must then be approved, in publically noticed meetings, by the Design Review Board and Town Council.

## WHAT IS THE DENSITY BANK?



# EIGHT KEY LAND USE VALUES

Before developing the town's Land Use Plan Map and Subarea Plans, the Task Force, town staff and consultants, and community members identified eight key Land Use Values for Mountain Village; they are the foundation of the Land Use Plan and the associated Subarea Plans. Moreover, these values help form a more sustainable community by capitalizing on the town's strengths and focusing on the stated desires of the community per the Mountain Village Vision. In addition, the Land Use Values broadly address what is important when making land use decisions without zeroing in on any one specific area. Please, read through these Land Use Values as a primer before delving into the Land Use Plan, Subarea Plans and their associated principles, policies and actions.

**All eight key land use values and the plan elements that follow within this chapter tie together to contribute to a comprehensive vision for success for the future of Mountain Village.**

**1. OPEN SPACE LANDS:** The natural, high alpine setting of Mountain Village is

truly unique. The expansive views, sheer mountain peaks, healthy yet challenged forests, and lush alpine meadows interlaced with ski runs and a golf course create an unparalleled visual experience for residents and visitors. A green buffer of open lands creates the natural edge to the community and separates the town from its neighbors. The open space lands envisioned by the Land Use Plan will maintain key public view sheds in Mountain Village while maintaining what the original County PUD called for — more than 60% of the land area reserved for open space uses. Furthermore, open space lands, envisioned by the Comprehensive Plan, will be used for a wide array of active and passive open space uses such as promoting the ecological health of Mountain Village. It is also acknowledged that in order to achieve the Mountain Village Vision, specific open space lands envisioned by the Comprehensive Plan will be rezoned for hotbed economic development, with a requirement to provide replacement open space in accordance with the County Settlement Agreement.

**2. RECREATIONAL BACKBONE:** Mountain Village is integrated with one of the top-rated ski resorts in North America, so with ski and Nordic trails housed throughout the community, residents and visitors can enjoy ski-in, ski-out access nearly anywhere. In addition, the summer months provide exceptional golfing, disc golf, tennis, hiking, biking and other outdoor recreational activities. Outdoor recreation is clearly a founding principle of the town, and its role in land use planning will endure as it continues to evolve into a year-round community.

**3. ALPINE CHARACTER PRESERVATION:** Much of the land area in Mountain Village is very stable and not expected to change in the future, particularly single-family neighborhoods. Alpine character preservation areas are largely comprised of low density, single-family homes that are nestled into Mountain Village's landscape, integral to creating the open, tranquil alpine ambiance that it is known for. As shown per the Land Use Plan, these areas may include higher density development such as multiunit buildings and tourism-related amenities as long as

their aesthetic is secondary to the surrounding landscape.

**4. INTEGRATED DEED RESTRICTED HOUSING:** Integrated deed restricted housing provides an important part of Mountain Village's social fabric since it is where the majority of full-time residents and employees live day-to-day. From young families to business owners and employees, areas with deed restricted housing have life throughout the year. It is important to sustain and enhance deed restricted housing areas to not only maintain a diverse demographic of residents, but also to support a year-round economy and workforce.

**5. VIBRANT CENTERS:** High-density subareas are the places within Mountain Village where tourism and day-to-day community activities are most vibrant. These areas are concentrated with additional hotbeds, community/visitor amenities, and new and enhanced municipal facilities that add to the town's year-round economic and social vitality. The Subarea Plans and their associated principles and policies were

created to supplement the Land Use Plan by identifying suitable sites for additional hotbeds, group/conference facilities, visitor amenities, municipal facilities, community facilities, deed restricted housing and other improvements that strive to achieve the Mountain Village Vision.

**6. CONNECTIVITY:** Mountain Village is famous for its unique gondola system, and true sustainability cannot be achieved without continuing to provide alternative modes of transportation and improving the area's connectivity. Within the Comprehensive Plan, additional trails, roadways, walkways, bus systems and gondolas are included in order to further enhance the connective tissue that binds Mountain Village as a whole and allows residents and visitors to rely less on their personal vehicles once they are here. Key connections are established by gondolas and transit between the town's primary destinations, and are reinforced by a secondary system of walkways and recreational trails. Such connections should be designed in a manner that facilitates access for and use by

residents and visitors of all ages, incomes and abilities.

**7. GATEWAYS:** Living in and visiting Mountain Village is all about a lifestyle and experience that can be found nowhere else, from the time one arrives until the time one leaves. Protecting public viewsheds, the natural corridor surrounding Mountain Village Boulevard, improving wayfinding, and identifying gateways is paramount to preserving this sense of arrival and reinforcing the town's identity.

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

# LAND USE PRINCIPLES AND POLICIES

## I. Mountain Village promotes a balanced approach to land use that responds to the different character of areas throughout the Town.

- A. Minimize the environmental impacts of new development.

### SINGLE-FAMILY

- A. Preserve the character of existing low-density residential areas.

### MULTIUNIT

- A. Allow a diverse mix of accessory uses.
- B. Consider eliminating industrial uses as a permitted use from the Multiunit Zone District.

### MIXED-USE CENTER

- A. Allow a diverse mix of accessory uses.
- B. Support strategies to increase year-round activity in the Village Center, which serves as the community's vital core.
- C. Prioritize public investments that further connect the plaza areas, including gateway, wayfinding, and placemaking strategies.
- D. Consider requiring Town review of all condominium maps to ensure compliance with applicable regulations.

### CIVIC

- A. Allow a diverse mix of accessory uses like hotbeds, grocery and liquor store, pharmacy, coffee shop, restaurant, retail and mail facility.
- B. Activate the Town Hall/Civic Center as it serves as a vital subarea for the Town.

### PASSIVE OPEN SPACE

- A. Protect environmentally sensitive areas.

### ACTIVE OPEN SPACE

- A. Revise the active open space zone district to align with the Town's goals, especially to provide additional recreational opportunities.
- B. Consider rezoning active open space areas, designated per the Future Land Use Map and the applicable policies of the Comprehensive Plan.
- C. Maintain the 60% Open Space requirement pursuant to the Town and County Settlement Agreement.



## II. Mountain Village promotes a land use pattern that provides year-round economic and social vibrancy, especially in economic centers.

- A. Foster economic development that complements the Town's current economy such as centers for the arts, culinary institutes, research foundations, education institutes, business incubators, and small businesses.
- B. Create standards that aim to create a pedestrian-friendly environment, enhanced landscaping, and increased public realm furnishings and amenities.
- C. Consider creating a gateway and placemaking plan to enhance the pedestrian experience at the entrance to, within, and between commercial areas.

## III. Mountain Village allows for the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space and maintaining a minimum of 60% open space.

- A. Consider allowing for the upzoning of active open space when consistent with Town-adopted plans, the Community Development Code, Design Regulations, and the terms of the County Settlement Agreement.

- B. Prohibit the future rezoning of active open space as identified on the Future Land Use Map except when replacement open space is provided.
- C. Strive to increase open space where possible, with an emphasis on lands containing special environmental features.

## IV. Mountain Village recognizes the vital role of hotbed development, including year-round hotbed use, to the Mountain Village economy.

- A. Support hotbed development where consistent with Town-adopted plans.
- B. Promote economic vibrancy through utilization of zoning tools to ensure hot beds provide accommodations year-round.
- C. Consider flexible ownership and operator regulations to maximize development potential and to support creative development proposals.

## V. Mountain Village recognizes the important role of community housing to support the local workforce and to be inclusive of residents with various income levels.

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

# FUTURE LAND USE MAP

The Future Land Use Map is based on the following land use classifications and their associated descriptions.

**Single-Family:** Low-density single-family residential areas.

**Multiunit:** Medium- to high-density multifamily uses such as condominiums, apartments, community housing, townhomes, and hotbeds.

**Mixed-Use Center:** A mix of uses such as commercial, multifamily, recreational, and cultural within Mountain Village Center.

**Civic:** Primarily municipal, community, and public uses, with potential community housing and hotbeds.

**Passive Open Space:** Protected natural open space, wildlife habitat, restoration, and environmental mitigation areas.

**Limited Use Golf Course Active Open Space:** Provide open space areas with

limited use golf course facilities and activities, such as greens, tees, fairways, golf cart paths, infrastructure, waterworks, irrigation, pump houses, electrical, lightning shelters, and similar uses, with the open character of such areas maintained over time.

**Full Use Ski Resort Active Open Space:** Provide open space areas limited to active recreational uses, recreational trails, ski resort uses limited to snowmaking systems, ski runs, ski events and related activities, tramways and related facilities and other similar uses that involve limited vertical development.

**Limited Use Ski Resort Active Open Space:** Provide open space areas with limited use ski resort active open space areas, located in the ski runs falling from Chair 10, which includes a mix of ski resort uses and activities, such as snowmaking systems, ski events, tramways and facilities and similar uses with the open character of such areas maintained over time. Limited golf

course uses consistent with the Limited Use Golf Course Active Open Space are also allowed where the current golf course is located.

**Resource Conservation Active Open Space:** Provide open space areas with limited recreational uses, land in an undisturbed natural state, and similar uses.

**Right-of-Way and Access Active Open Space:** Provide right-of-way and access active open space areas with right-of-way access, parking and similar uses.

### OPEN SPACE

As of 2012, the Town contains over 974 acres designated for Active Open Space and over 151 acres designated for Passive Open Space. This is about 62% of Mountain Village's land area, which is in excess of the 60% open space requirement included in the original Town PUD.





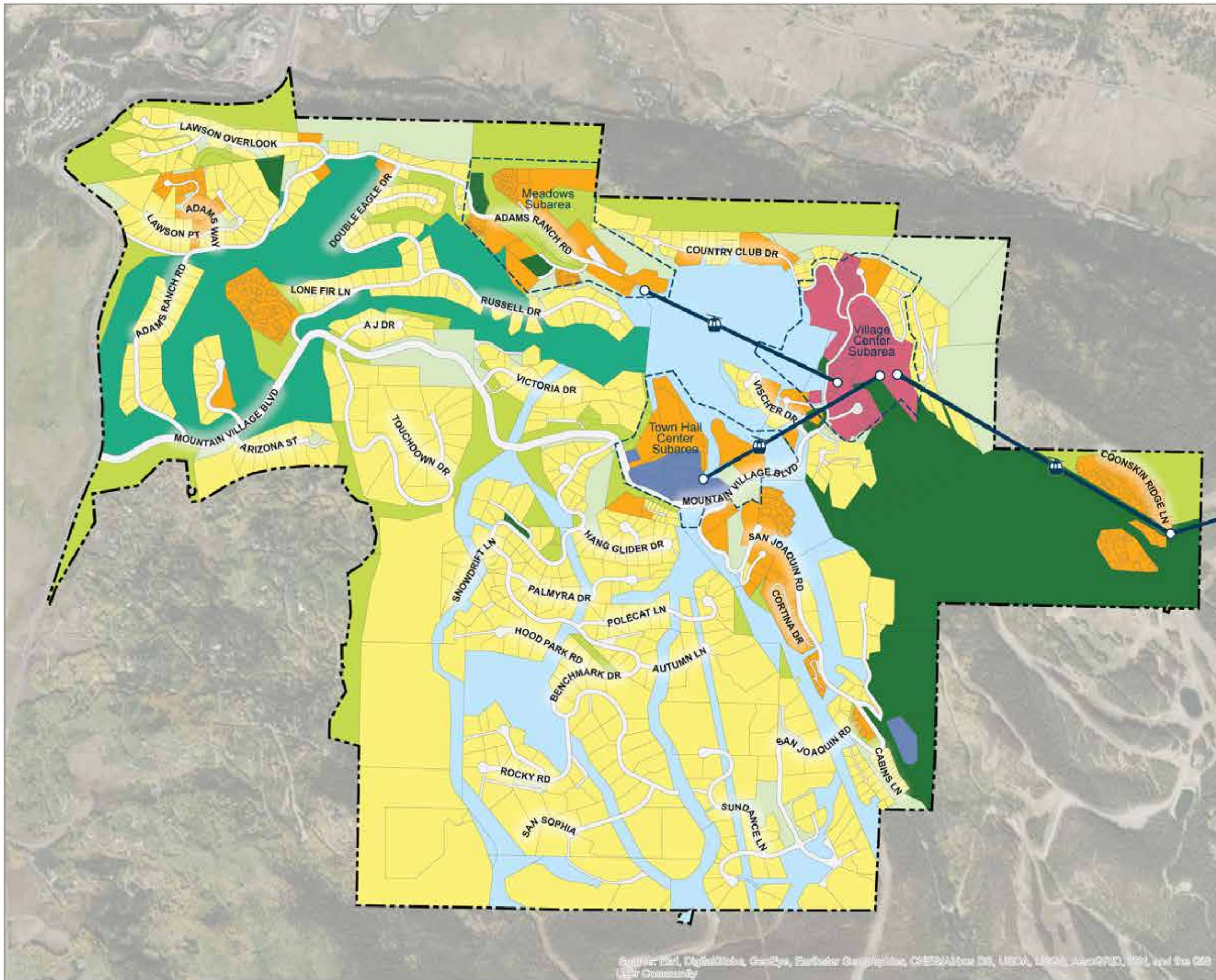
# FUTURE LAND USE

## LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

## Future Land Use

- Civic
- Mixed-Use Center
- MultiUnit
- Single Family
- Passive Open Space
- Active 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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community



# 3B: COMMUNITY HOUSING



Resort communities across the globe suffer from a severe shortage of housing for the local workforce. As a resort becomes more successful and mature, the options for the local workforce become increasingly scarce and unaffordable so workers move out of the resort area. This phenomenon is often called the “hollowing out” of a community. The workforce that the community depends on to meet the customer-service needs of this world class resort cannot afford to live here and must commute long distances to get here, thus, adding financial burdens while increasing related emissions. The result is a highly unstable workforce that fails to provide the quality experience one expects. Worse, without a steady and stable full-time population, the community loses its soul.

Throughout the planning process there was much discussion over what the town’s role should be in enabling housing development for those who fill the high-impact jobs and live year-round in Mountain Village. Although there are no simple answers to this question, this Plan provides thought provoking options.

The community learned from the Comparable Communities Study that having a healthy year-round population not only ensures that key jobs are filled with quality employees, but that it remains a vibrant

town, and thus, adding to the visitor experience. Places like Whistler exemplify that philosophy. Visitors want to ride the gondola with a local to hear about the mountain’s secret stash, or sit next to them at the bar to hear what it’s like to be lucky enough to live in the greatest place on earth. At the opposite end of the spectrum is the world’s most famous private ski resort, The Yellowstone Club in Montana. Its critics believe that it has struggled to survive largely because it is just too lonely - it has no soul. Visiting Mountain Village is a social experience and the town’s permanent population is essential to maintaining that. A plan that enables people to live closer to where they work can have one of the most significant positive impacts on a community’s sustainability, possibly more than any other strategy.

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

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

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

- We will be implementing an community housing mitigation methodology associated with new construction so that new development will mitigation the associated employees attributable to future development projects with town approvals.
- We created a housing department and are actively pursuing land acquisition, partnerships and development of community housing both within Mountain Village and the region.
- We continue to own and operate Village Apartments, a 222 unit rental apartment project so that we can

- maintain reasonable rental rates to support our workforce.
- We will actively encourage construction of community housing units.
- We will actively look for zoning opportunities to encourage community housing.

## EXISTING DEVELOPMENT AND ZONING INCENTIVES

The town has a number of existing development and zoning incentives related to community housing including waived development fees, half-price tap fees, waived Real Estate Transfer Assessment (RETA), opportunity for waived Design Guidelines, permitted accessory dwelling unit (ADU) development, lack of zoning limitations, and more. The initiatives listed below were approved by the Town Council on Thursday, May 20, 2021. For more details, visit the Town’s website.

## YOUR EQUITY SUPPORT DEED RESTRICTION PROGRAM

The 2011 Comprehensive Plan specifically identifies a deed restriction program as a strategy to maintain attainable market rate housing at affordable rates. The YES program aims to promote affordability, help permanent residents purchase a home in Mountain Village, and prioritizes expanding housing options for employees working in San Miguel County at least thirty hours a week. The program offers up to \$200,000 to interested homeowners in exchange for a deed restriction on their property.

Currently, two-thirds of the full-time occupied housing units in Mountain Village are deed-restricted, the highest deed-restricted to free- market housing ratio in the region. However, the Town understands there is still more to be done to ensure anyone who wishes to make Mountain Village their home has the opportunity to do so.

## CDC AMENDMENTS

At the time of this 2021 Plan Amendment, the Town is continuing to find ways to maximize zoning incentives to further community housing options. These zoning incentives would be amendments to the CDC and potentially could include:

- Removing the “mother-in-law suite” definition and combine the definitions under Accessory Dwelling Units (ADUs). This would clarify that ADUs are permitted in detached condominiums and increase flexibility related to access and the allowance of a kitchen.

## COMMUNITY HOUSING DEPARTMENT

To adequately pursue these initiatives as well as maintain the robust community housing program already in place, a Community Housing Department is being formed with dedicated staffing to support the Community Housing Initiatives, Village Court Apartments, programs, policies, compliance and regulations for the Town of Mountain Village.

## COMMUNITY HOUSING INVENTORY

The table below contains an inventory of community housing units in February 2022. These numbers are subject to change as density is built, through planned unit developments (PUD’s), or through density transfer and rezoning applications. Chapter 3A: Land Use of this Comprehensive Plan includes more information about town-wide density, but regarding the density of community housing:

Community housing density (also known as workforce housing density in the CDC) does not count against the Town’s total maximum density of 8,027 person equivalents.

“Unbuilt” includes units in the density bank that are platted but unbuilt. “Bonus Density” is community housing density created by Town Council during the rezoning and development application review process that is above the town’s platted and assigned employee housing requirements.

The total person equivalent of built community housing is 1,234, which is 15.4% of the total density cap of the Mountain Village. The original County PUD settlement agreement required 15% of the overall density cap of 8,027 to be platted and allocated as workforce housing density throughout the community.

HOUSING UNIT TYPE	2020 CENSUS BUILT	BONUS DENSITY BUILT	UNBUILT	BONUS DENSITY UNBUILT	TOTALS:
Employee Apartment/Condominium	249	141	81.5	57	528.5
Employee Dormitory	149	-	17	-	166
Employee Single Family	-	-	1	-	1
<b>TOTALS:</b>	<b>398</b>	<b>141</b>	<b>99.5</b>	<b>57</b>	<b>695.5</b>
	<b>TOTAL BUILT: 539</b>		<b>Total Unbuilt: 156.5</b>		

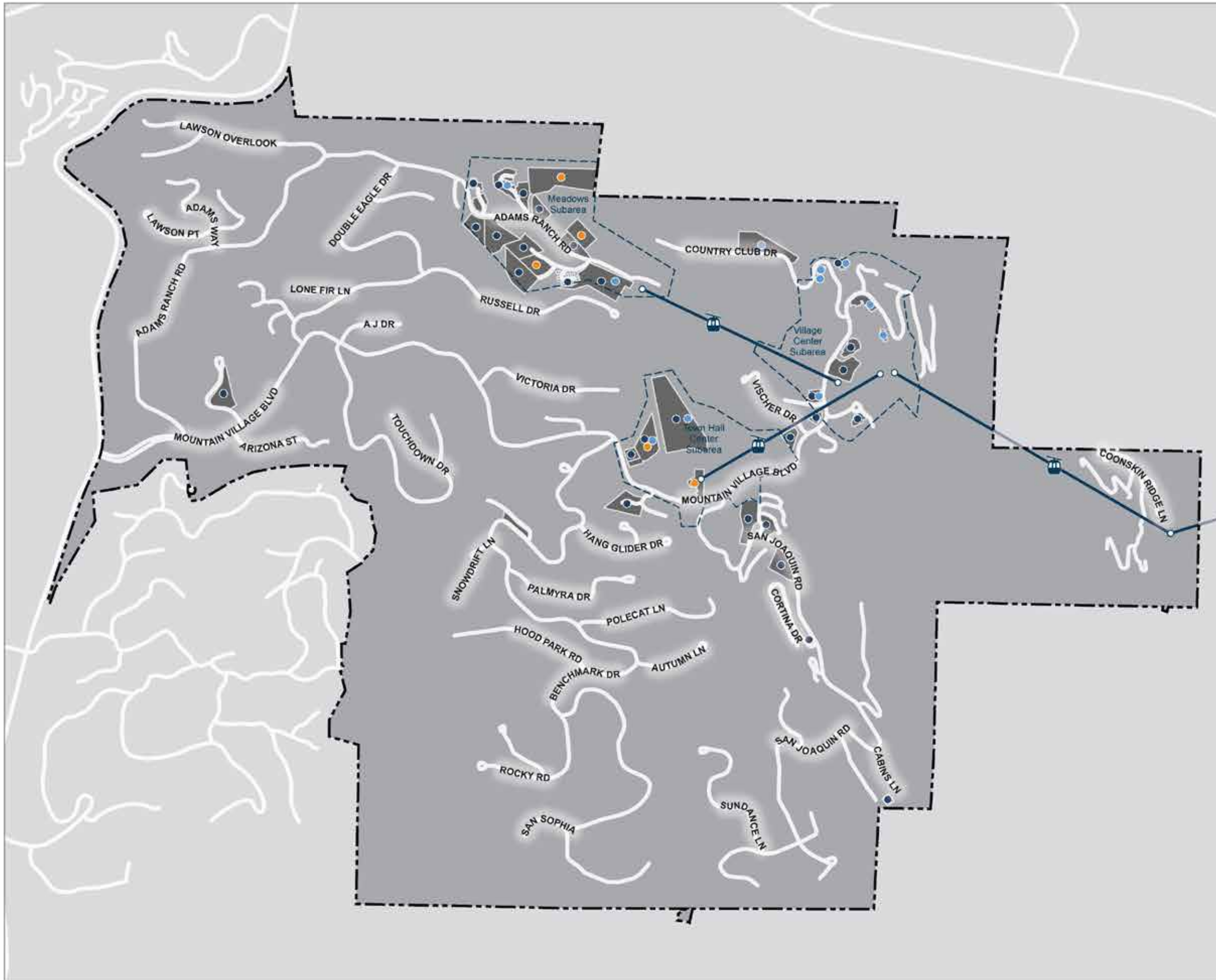
Source: Town of Mountain Village



# COMMUNITY HOUSING

## LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea
- Community Housing
  - Community Housing Site
  - Platted & Unbuilt Community Housing Site
  - Potential Future Community Housing Site (per Town-Owned Parcels Plan)
  - Related Parcels



**DEED RESTRICTED HOUSING**

The original County PUD requires that 15% of the allowed person equivalent density in Mountain Village be developed as deed restricted units, with specific lots required to provide a set number of deed restricted units. This original deed restriction requirement carried over into the town's zoning, with a detailed list of lots that must provide deed restricted housing. The deed restriction forces the dwelling unit to be occupied by a qualified employee, someone who works within the geographic boundaries of the Telluride R-1 School District. This requirement was put into place to ensure that a percentage of the workforce generated by Mountain Village development would live within town limits. This allows for reductions in traffic and regional sprawl and for the creation of a more active and vibrant community.

Deed restricted housing has been provided in Mountain Village through the following mechanisms:

1. Private development of deed restricted housing units either as a whole project (i.e. Parker Ridge and Coyote Court in Meadows) or as a required number of deed restricted units as set forth by the town's zoning that are integrated into a free-market project.
2. PUD agreements whereby housing mitigation is provided as the public

benefit that in part allows for the consideration of variations to the specific requirements of the CDC.

3. Publically backed debt for the development of Village Court Apartments, with rents historically covering operating expenses and paying off the debt over time.
4. Federal or state tax incentives for developing deed restricted housing (i.e. Mountain View Apartments in Meadows).
5. Town subsidy of deed restricted housing where the town develops for-sale housing units and then sells them to qualified employees (i.e. Coyote Court in Meadows.)

Historically, Mountain Village has been remarkably successful in realizing the development of deed restricted units with little or no taxpayer subsidization. The key to its success has been planning for and reserving land specifically for deed restricted housing and then encouraging free market development of such housing. Continuing this tradition, the Comprehensive Plan identifies key parcels (existing and new) of land for the future development of deed restricted units to help ensure a stable, competent, professional workforce has the opportunity to live locally while increasing economic vitality and creating a more sustainable community.

Deed restricted units in Mountain Village are classified and characterized as follows:

**DORMITORY**

- Shared living environment.
- Multiunit complex owned/managed by a single entity.
- Not for sale.
- Occupants tend to be seasonal and fairly transient.
- Big Billie's Apartments is the prime example.
- May be subsidized through state and/or federal programs; no town subsidies.
- Approximately 2% of total inventory as of 2008.

**RENTAL APARTMENT**

- Individual/family-living environment.
- Multiunit complex owned/managed by a single entity.
- Not for sale.
- Occupants tend to be less seasonal and/or transient than those in dormitory: many are permanent residents and eventually migrate into ownership situations elsewhere.
- Village Court Apartments (VCA) and Mountain View Apartments are prime examples.
- VCA is owned/managed by the town. Construction was funded through bonds that are taxpayer guaranteed, but VCA generates sufficient net

operating income to cover operating expenses and service debt so the town does not subsidize VCA.

- Mountain View Apartments is owned by TSG.
- Approximately 35% of total inventory as of 2008

**FREE-MARKET DEED RESTRICTED UNITS**

Individual/family-living environment.

- Individually-owned (often owner-occupied, but may be owned by a landlord and rented).
- For sale on the open market.
- No financial means-testing, price caps, or lottery system involved (except as noted below).
- Condominium apartment complexes include Parker Ridge, Outlaws, Prospect Plaza, and Prospect Creek.
- Townhome/duplex complexes include North Star, Fairway Four and Coyote Court.
- Mitigation units include units in Franz Klammer, Hotel Madeline, See Forever Village, Castellina and Cassidy Ridge.
- Free-standing subdivisions include Boulders, Spring Creek, and Timberview.
- No Town of Mountain Village subsidization involved (other than Coyote Court); pay property taxes the same as free-market homes (although exempt from the TMVOA RETA).
- Approximately 63% of total inventory as of 2008.

**I. Mountain Village strives to infuse vibrancy into the town by providing a broad spectrum of affordable, high quality, rental and for-sale deed restricted housing to include housing for employees as an integral part of hotbed development, which is essential to Mountain Village's economy and sustainability. Mountain Village strives to be as equally successful in the provision of deed restricted housing over the next 30 years as Mountain Village has been for the last 30 years.**

- A. Strive to provide deed restricted housing for 2,408 person equivalent, which represents 30% of the 8,027 person equivalent density permitted in Mountain Village.
- B. Develop a program to identify and bank land for deed restricted housing, with the goal of facilitating the private, free-market housing development on banked land.
- C. Create deed restricted housing regulations that implement the Comprehensive Plan.
- D. Identify funding sources for a housing program, especially funding to purchase deed restricted housing units, that are in the foreclosure process to ensure housing is not lost to the free market.
- E. Cooperate with the Town of Telluride and San Miguel County to provide deed restricted housing construction.
- F. Encourage the provision of secondary dwelling units for deed restricted housing on single-family lots (i.e. caretaker units) by the creation of incentives, such as water and sewer tap waivers and other fee waivers.
- G. Develop strategies to ensure Village Court Apartments are economically sustainable.

**WORKFORCE SUPPORT PROGRAMS**

In order to better support employees in the community, certain initiatives can be pursued that can connect the town's workforce to a set of resources that will increase their ability to maximize their quality of life. Such resources may include:

- Educational and job training opportunities
  - Career counseling
  - Regional transportation passes and first-and-final mile transportation assistance
  - Financial assistance for additional barriers to employment (i.e. uniforms, licenses, etc.)
  - Assistance with employment applications and interview coaching
  - Resume guidance
  - Employment referrals and recruiting services
  - Networking events and job fairs
  - Access to a local job board
  - Tax credit assistance and training reimbursement for employers
- Strategic partnerships may be considered to help organize and better facilitate access to valuable resources such as these.



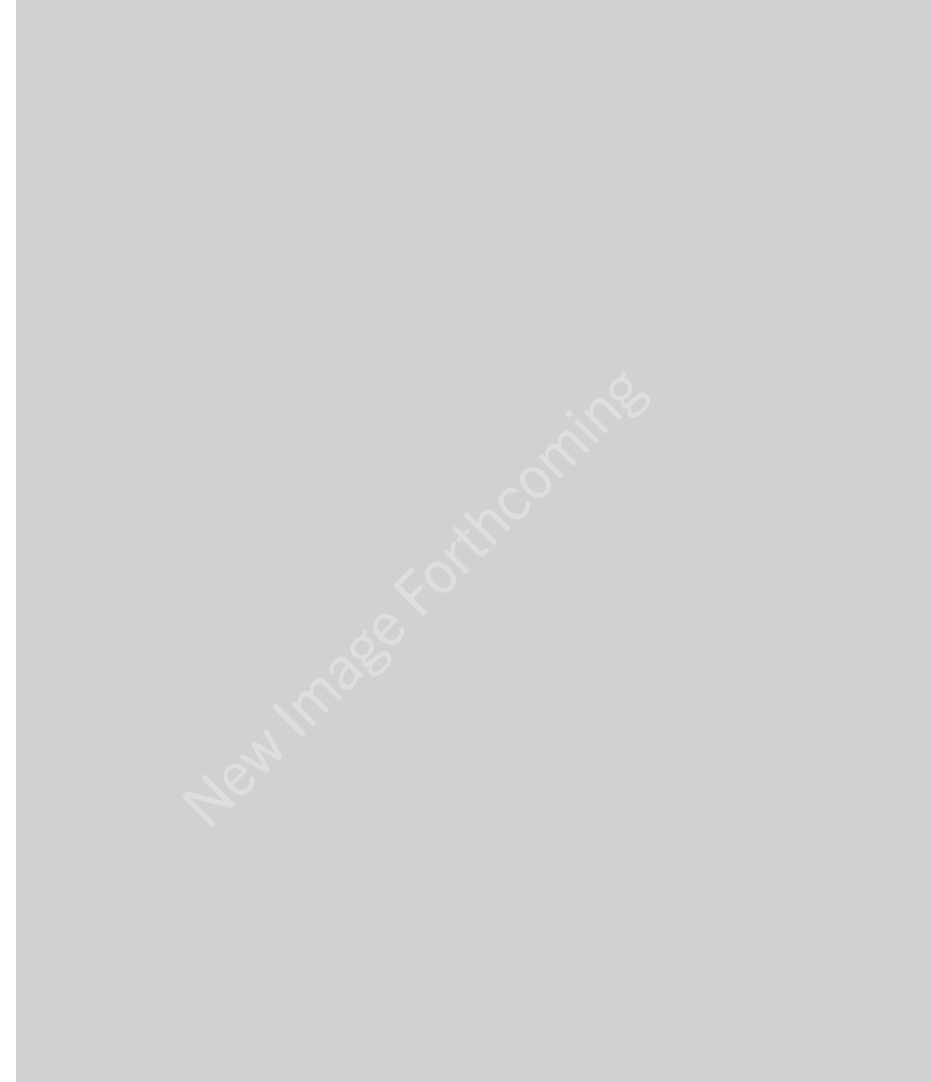
**THE ROLE OF DEED RESTRICTED HOUSING**

Deed restricted housing is a central element to the community vibrancy and the economic viability of Mountain Village. Throughout the Comprehensive Plan Amendment process, residents and staff have expressed concern about the lack of housing attainable for local employees and about the additional demand that new development would create on an already tight and expensive housing market. Expanding the supply of housing is critical to the community, and the Town is committed increasing the supply through a variety of programs, investments, and developments.

In terms of a housing policy structure, the highest priority for the Town is to have housing constructed on the same site as future development, which applies to both commercial and residential projects. Second, the Town will promote solutions that generate funding and/or construction of new dwelling units that are located within the jurisdiction. As options within the Town become limited, it will seek regional housing solutions, recognizing that regional solutions are viable, due to the interconnected nature of the region as well as the very practical element of public transportation.

Deed restricted housing commitments are not new to the Town, as mitigation requirements have been integrated into the land use policies from its inception. Additionally, the Town has committed land and funding for projects that many local employees call home. The past contributions, while successful, are not enough to address the needs moving forward.

Looking forward, the Town will continue to refine the tools it has used historically to expand the housing inventory, that includes higher levels of funding commitments, land banking, public private partnerships, land use policy, and development mitigation standards



that increase the net contribution towards housing from developers. The tools will be structured to reinforce the policy goals articulated above. Some of the specific mitigation tools that will be considered include constructing residential and commercial linkage program.

A linkage program involves determining employee generation rates. A strong linkage analysis requires documenting the impact of housing needs from employees that are, in fact, generated by new development. The methodology is documenting employment generation patterns by use type (commercial, lodging, and multifamily) and their associated housing demands to establish a rational nexus and identify the proportions of employee housing demanded by an increment of commercial and multifamily residential development, providing the legal basis for the linkage program. In effect, the analysis seeks to:

- Estimate the number of jobs generated by commercial and residential development;
- Convert new jobs to new households and housing units;
- Determine household income levels based on expected wage levels;
- Estimate total housing demand based on job generation associated with new development.

Once the employee generation and mitigation rates are determined, there are a number of ways that community housing mitigation requirements can be met. These options are consistent with the larger priorities and include providing units onsite, providing units offsite, dedicating land, deed restricting existing units, or paying a fee-in-lieu of providing units. Cash is the last option, and the standards will be incentive to generate product as opposed to dollars. There is also a geographic component, as units may be provided in or out of the Town.

MOUNTAIN VILLAGE HOUSING STRATEGY		
FUNDING	PRODUCTION	PROGRAMS
Fees from development mitigation	Evaluate Town owned parcels for small infill housing development	Consider providing incentives to lease to locals, using rooms/units that would otherwise be vacant
Fees from Short Term Rental employment impacts	Expand existing local housing developments, by increasing density, limiting parking, or other innovative measures	Initiate/expand ADU program, with funding incentives
Consider partnerships with other governing bodies for revenue share	Land Bank sites in the region for future housing development	Downpayment assistance for locals
General Fund Set-aside	Consider regional efforts to construct housing outside Mountain Village, but on regional transportation routes	Buy down existing units, with tailored deed restrictions related to employment, AMI, and occupancy
	Look for innovative ways to increase the owner and rental housing stock	Review Density Bank for affordable housing opportunity
		Consider forming a housing trust to leverage investment over time
		Refine deed restrictions

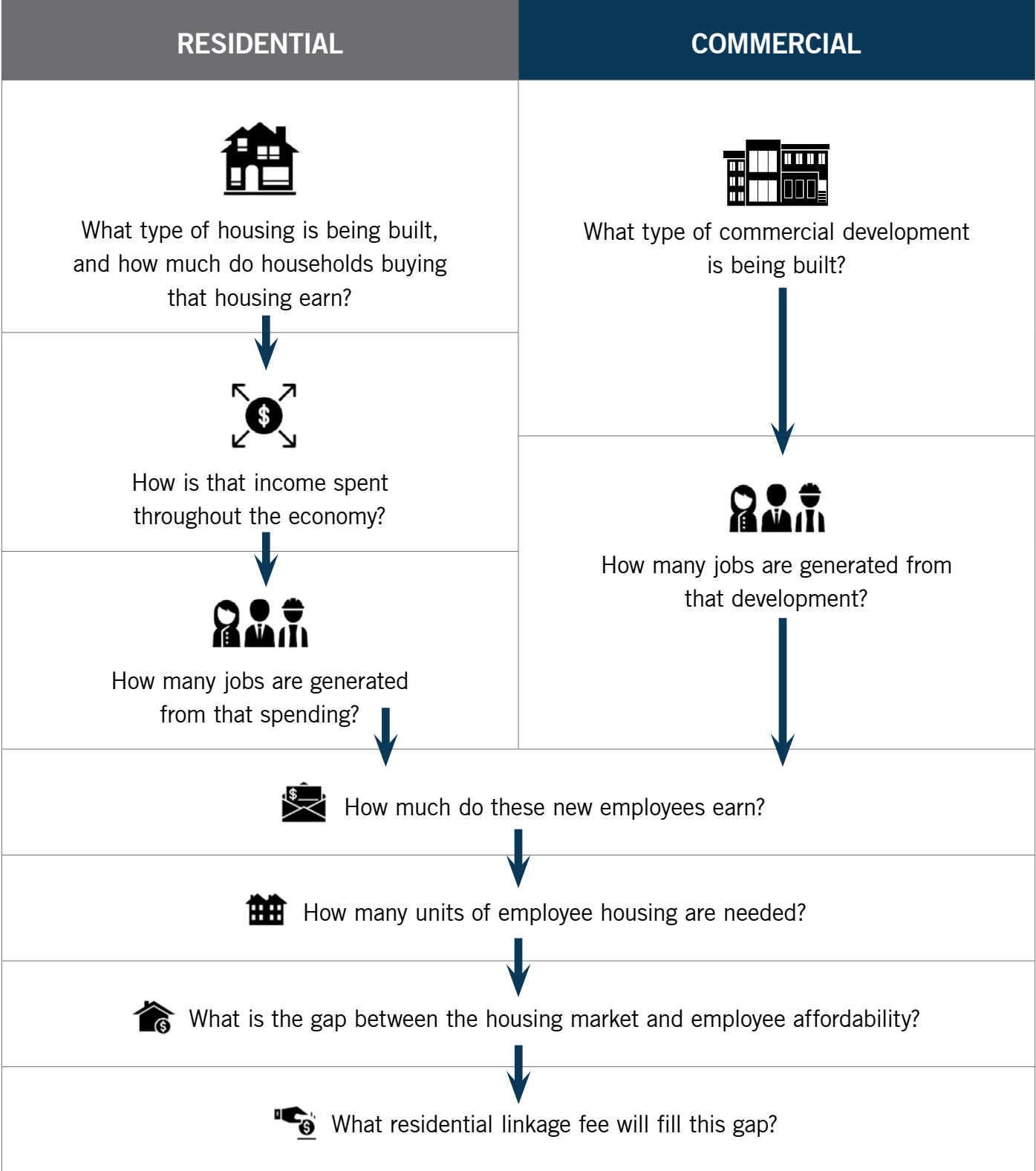
**COMMUNITY HOUSING MITIGATION METHODOLOGY**

Based on the direction from the Town Council during the Comprehensive Plan update, Community Housing has been elevated as a critical focus of the Plan. Community Housing directly correlates to the breadth of local residents who can live within Mountain Village, with benefits that include community vibrancy and economic vitality. Establishing ways to maintain and increase the level of Community Housing is one of the most impactful investments Mountain Village can make, providing returns to the community for decades to come.

As shown below in the graphic depicting a three-pronged housing strategy, the Town should pursue Funding, Production, and Programs to expand the housing inventory. Each of these efforts will complement the others. Securing funding will provide the Town with the resources to carry out production efforts and to expand the scope and efficacy of housing programs. Some of these efforts will be adopted in the short-term, while others set the framework for implementation over the next decade.

A central part of Community Housing is affordable housing mitigation. This approach seeks to determine the additional housing demand generated by new commercial and residential development, and to require that new development offset this impact either through fees or affordable housing set-asides. The diagram below illustrates the methodology behind affordable housing mitigation.

# WHAT IS THE IMPACT OF NEW COMMERCIAL DEVELOPMENT ON THE NEED FOR LOCAL HOUSING?



New Image Forthcoming

# 3C: ECONOMIC DEVELOPMENT

New Image Forthcoming

New Image Forthcoming

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

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

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

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

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

**2011 ECONOMIC MODEL**

*(Used in the development of the original Comprehensive Plan document.)*

The local economy in Mountain Village is fueled by tourism, construction and real estate. 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. However, Mountain Village has a very seasonal economy. The four-month period of December through March generates approximately 65% of the total annual sales tax in town, and annual occupancy remains low at 38% due to poor visitation during the long shoulder seasons. As part of the Comprehensive Plan, a detailed economic inventory and analysis was conducted to explore how well the town is performing in terms of visitation, full-time residency, retail spending and accommodations, and how changes to land use would impact those metrics.

In 2006, Town Council created an Economic Task Force and engaged the consulting firm of Economic Planning System (EPS) to develop an Economic Sustainability Model (Economic Model) to

reflect Mountain Village's economy. The Economic Model was developed with key stakeholder input including MTI, TMVOA and Mountain Village businesses. The purpose of the Economic Model is to document economic-based relationships in town, evaluate economic/fiscal impacts regarding land use and land use changes, and evaluate fiscal sustainability. Also, the model specifically provides a quantification of detailed data that pertains to the town's economy, such as:

- Percent occupancy for each type of dwelling unit in the town (i.e. single-family, condominium, hotbed);
- Average spending amount per day broken out by the type of dwelling unit; and
- Sales expenditure patterns in the town versus Telluride or elsewhere that provide an understanding of sales tax "leakage".

Furthermore, the Economic Model has the following broad capabilities:

- Quantify the relationships among visitation, housing, accommodations, retail spending and airport utilization.
- Project the town's major revenue sources based on land use, such as sales tax, restaurant tax, lodging tax,

property tax and the TMVOA RETA.

- Project an estimate of future visitation, hotbed occupancy, skier visits, and airport enplanements.
- Project retail space performance measures such as sales dollars per square foot.
- Evaluate the economic impacts of land use changes on the town's long-term fiscal health with a detailed analysis of retail/commercial supply and demand that gives guidance to the hotbed base needed to support existing, zoned and planned retail areas.

**ECONOMIC MODEL AT WORK**

Mountain Village used the Economic Model to analyze the impacts of the Comprehensive Plan, with the goal to create a plan that achieves the Local Economy Vision Statement and the overall Mountain Village Vision. Given the Economic Model's robust capability to evaluate land use planning, it played an integral role in crafting the Comprehensive Plan. Particularly, the Economic Model was used to gauge the economic impacts of several land use scenarios that were generated by detailed parcel testing whereby specific areas of Mountain Village were evaluated for hotbed and recreational development, among other things, to achieve the Mountain Village Vision.



For more information regarding parcel testing, refer to Appendix A: Subarea Plans. The act of parcel testing resulted in potential "buildout" numbers that estimated the total number of units for each land use designation in the town. This buildout analysis assumed that each parcel within a subarea would be built according to the estimated density shown by the parcel testing. This land use scenario is referred to as the "Subarea Plan Buildout". Since it is highly unlikely that each subarea would be built out as parcel tested due to the big-picture nature of the analysis and individual parcel variables, the Subarea Plan Buildout numbers for each parcel were rated on the likelihood of development based on several variables, such as ownership patterns, access and development constraints. A ranking of "very high", "high", "medium" or "low" was applied to each tested parcel. Percentages were then applied to each ranking, such as 90 percent for very high and 50 percent for medium rankings, with a new estimated density derived from the Subarea Plan Build Out numbers. This land use scenario is called the "Adjusted Subarea Plans". The Subarea Plan Buildout and the Adjusted Subarea Plans scenarios were then input into the Economic Model to evaluate both scenarios and project a range of potential economic futures. The economic future of Mountain Village lies somewhere in between these two land use scenarios.

**ECONOMIC FINDINGS**

Research conducted by the town's consultants found that Mountain Village's

economy is vulnerable. This is due to a combination of factors: a dispersed, inadequate hotbed base; annual occupancies that are lower than comparable ski resort communities; and a seasonal economy that has its high point centered on a relatively small number of days in the ski season and festival weekends.

As proof, Mountain Village's average annual retail and restaurant sales per square foot are \$320. This is significantly lower than industry standards and comparable resort communities. EPS found that the \$320 per square foot is skewed by a small number of ski/sport shops that achieve higher sales per square foot and that food and beverage sales are in the low \$200 per square foot range while other retail business sales are in the \$200- to \$300- per square foot range. As for Mountain Village's peer ski resort community, they realize much higher averages per square foot.

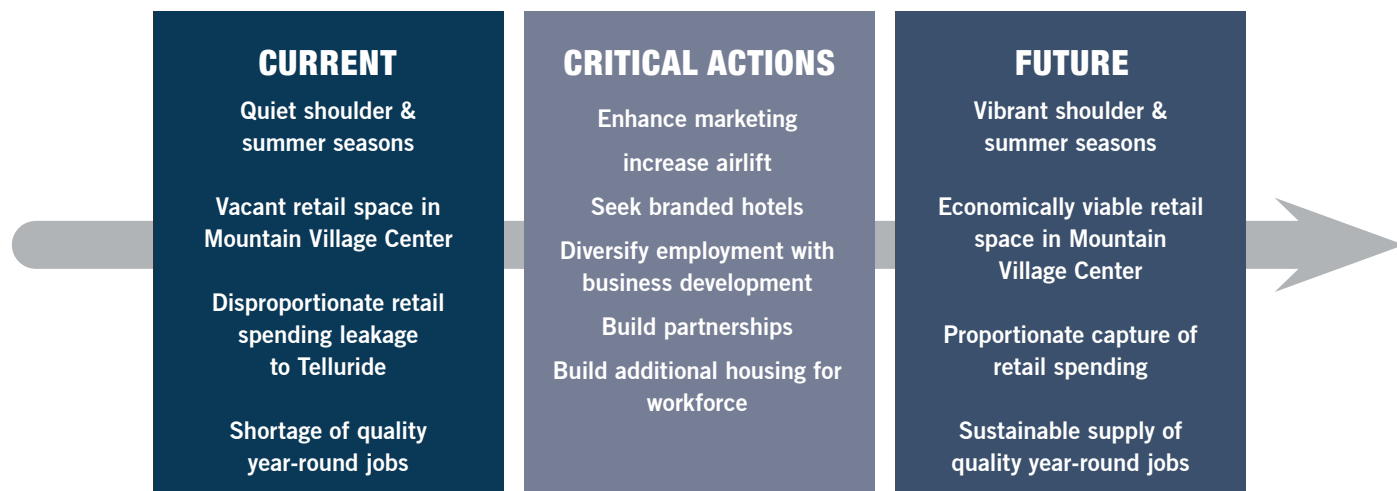
- Aspen, Colorado: \$750 per square feet annually
- Beaver Creek: \$450- to \$600- per square feet annually
- Vail Village: \$600- to \$800- per square feet annually
- Whistler Village: \$650 per square feet annually

With average sales of \$320 per square foot annually, Mountain Village current retail and restaurant average sales are only 70% of the \$450 per square foot

that is considered an acceptable minimum for a business to be viable. The \$450 per square foot minimum is roughly 65% of the \$600- to \$700- per square foot that will allow businesses to flourish and for the town to achieve the envisioned economic vibrancy. Refer to the Land Use Element, page 32, and other Comprehensive Plan elements to review economic development-related principles, policies and actions.

**2021 ECONOMIC MODEL**

As part of the 2021 amendment process, the economic model was updated to reflect the recalibrated future hot bed count of 510 additional units (the midpoint of the ranges identified in the hot bed table in this section). The goal of this update is to estimate the economic impact of new hot bed development, and how this contributes to overall economic vitality. The addition of 510 hot bed units is estimated to result in \$6.5 million in additional Food and Beverage sales annually and \$7.0 million in additional General Retail sales annually. With the current stock of retail space, that would elevate sales per square foot from \$524 to \$700 for Food and Beverage and from \$391 to \$558 for General Retail. In terms of tax revenue, the additional 510 hot bed units are estimated to generate \$2.1 million in additional sales tax proceeds and \$1.3 million in additional lodging tax proceeds. In addition, with the average daily rate of hotels increasing, it is realistic that lodging tax revenue will grow at an even faster rate in the coming years.



**HOT BEDS**

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

A central issue in the Plan is to provide direction on the optimal number of hot

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

Looking to the future, the Comprehensive Plan suggests the need to diversify the types of hotbed properties found in Mountain Village and broaden the resort’s appeal to a greater range of visitors. Mountain Village expects to see a luxury flagship hotel in the near future based on recent land sales and stated expectations regarding the imminent entitlement



process. Providing a targeted capacity that aligns with peer communities and is balanced relative to the permanent population are the guideposts used to frame future hotbed targets.

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

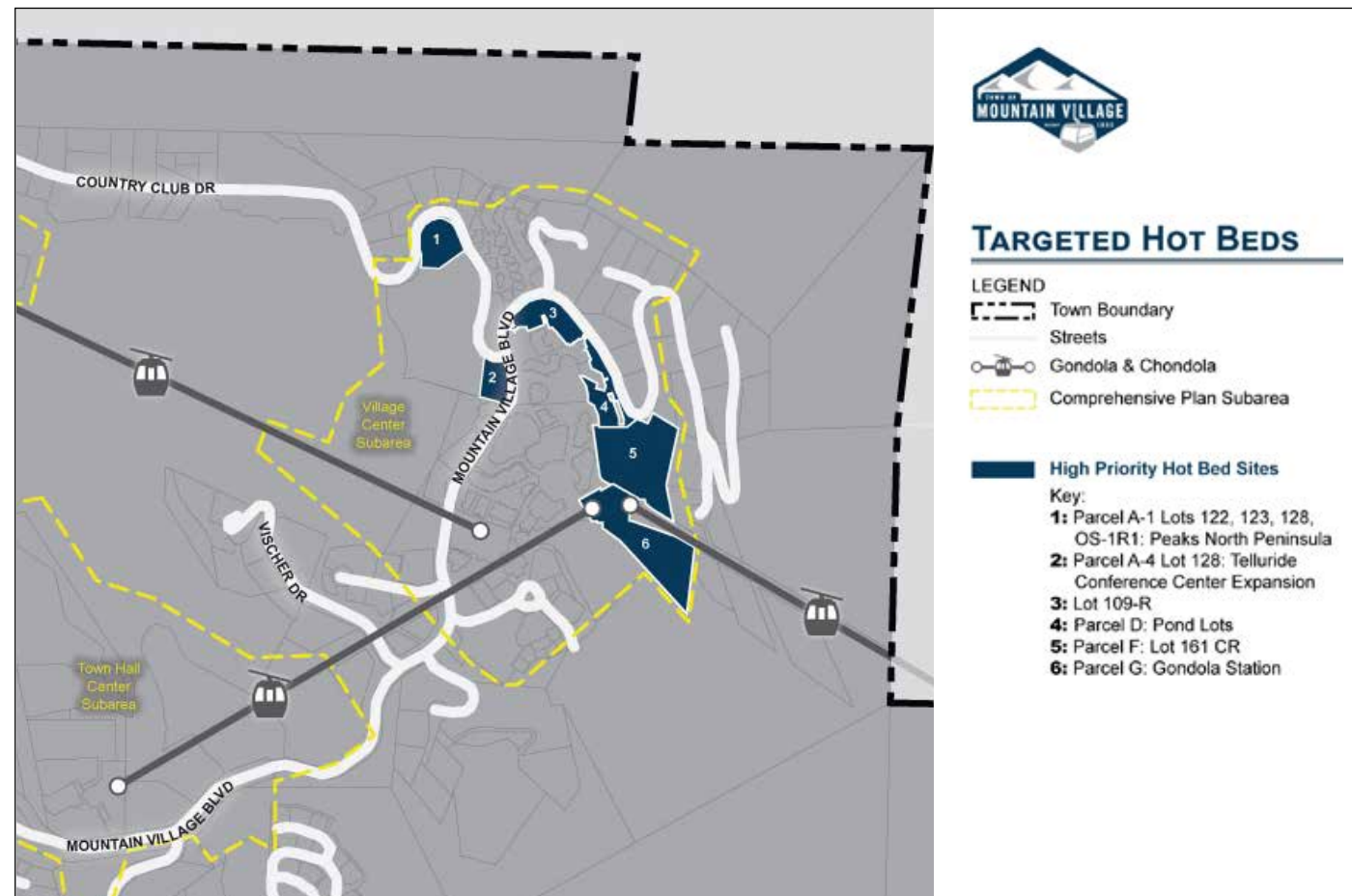
As the Town seeks to continue to support economic vibrancy, it will need to provide ways to expand the base of hot beds above the existing stock of 790. The former Comprehensive Plan identified a target future hot bed count of 1,918. Through a detailed analysis of sites, that number was determined to be untenable, and target future hot bed count was brought down to a range of 1,258 - 1,342.

The High Priority Proposed Hot Beds table on this page is not meant to be exclusive of other new opportunities for hot bed development, but rather to identify the most feasible locations based on current analysis. This table was determined through a detailed evaluation by the Comprehensive Plan Team (MIG, EPS, Mountain Village staff) as to the feasibility and likelihood of hot bed development on

Table. 3 Existing Hot Beds/Condos

Parcel	Existing Hotbed Mix	Existing Warmbed* Units	Total Units
Parcel B, Lot 108 Shirana	0	5	5
Parcel, Lot E Le Chamonix	0	7	7
Parcel H Columbia Condos	0	8	8
Parcel I Village Creek	0	10	10
Parcel N, Lot 27A, Belvedere	0	29	29
Lot 159R: Bear Creek Lodge	36	51	87
Lot 43: Inn at Lost Creek	8	24	32
Lot 28: Lumiere	11	18	29
Lot 28, 50 15R, Madeline	96	63	159
Lot 1006R: Mountain Lodge	57	83	140
Lot 128: Peaks	174 <sup>1</sup>	24	198
Lot 42B: Blue Mesa Lodge	13	10	23
Lot 61C & 61D: Franz Klammer	0	63	63
<b>Total Existing Hot Beds</b>	<b>395</b>	<b>395</b>	<b>790</b>

Source: Town of Mountain Village  
 \*Warmbeds are lodge and condominium units  
<sup>1</sup> Includes lodge and efficiency lodge units.



a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, access, and the ability to achieve critical mass and thus generate economic viability. A map of these sites is provided on the following page.

This evaluation was coupled with a comparison to the peer communities of Aspen, Crested Butte, and Sun Valley which are all destination mountain resort communities, with little day-usage. When looking at ratios of permanent population to visitor population, the data suggest that Mountain Village could expand its hotel inventory by another 466-552 units and remain within the balance between guests and locals. This is a relatively simple metric, but provides a consideration as to the ceiling that maintains balance.

In arriving at 1,256 - 1,342 targeted future hot beds, the recommendation reflects the evaluation of sites and capacity, overlaid with the benchmark related to local/visitor balance. It is important to note that the Town will continue to require a rigorous review process for any development proposal. Moreover, various owners will have various levels of motivation to pursue development. Thus, not every site identified will come to fruition as a hotel development during the planning horizon of this plan.

Mountain Village occupies a unique position in the lodging market as a destination-driven place with a strong brand. While expanding the hot bed inventory is a worthwhile goal, Mountain Village needs to recognize the importance of room rate and occupancy in driving economic vitality. The lodging market in Mountain Village is well-positioned to make progress on increasing occupancy and sustaining high room rates, which if successful, will generate additional spending potential.

Council is prioritizing lots currently zoned for hot bed development in this plan. Once development of these targeted, high priority hot bed sites occur, Town Council may consider the lots listed in the "Other Potential Hot Bed Sites for development pending future proposals.



Table. 4 High Priority Proposed Hot Bed Sites

Parcel	Targeted Hot Bed Mix
<b>High Priority Hot Bed Sites</b>	
1) Parcel A-1 Lots 122, 123, 128, OS-1R1: Peaks North Peninsula	50-100
2) Parcel A-4 Lot 128: Telluride conference Center Expansion	68
3) Lot 109 R	113
4) Parcel D: Pond Lots	60-71
5) Parcel F: Lot 161 CR	100-125
6) Parcel G: Gondola Station	75
<b>Council Proposed Target Range</b>	<b>466-552</b>
<b>Existing Hot Beds</b>	<b>790</b>
<b>Total</b>	<b>1,256-1,342</b>

Source: Town of Mountain Village, Economic & Planning Systems

Table. 5 Other Potential Hot Bed Sites

Parcel	Targeted Hot Bed Mix	Targeted Warm Bed Units	Total Targeted Units
Parcel C-1: 89 Lot	0	39	39
Parcel K: Magic Carpet	115	15	130
Parcel O: TSG Clubhouse	51	7	58
Lot F: Town Hall Center	79	0	79
<b>Total</b>	<b>245</b>	<b>61</b>	<b>306</b>

Source: Town of Mountain Village, Economic & Planning Systems

**DISPERSED HOT BEDS**

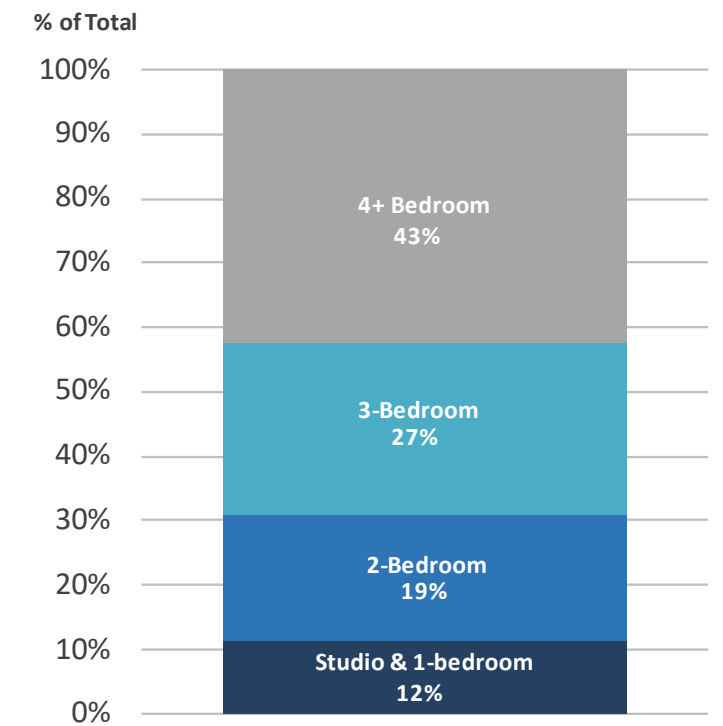
In addition to hot beds within hotel units, there is an inventory of dispersed hot beds that is important to recognize. When the Comprehensive Plan was created in 2011, the market for visitor accommodations in Mountain Village had not experienced the breadth of the impact and growth in dispersed short-term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

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units. This is one-fifth of the overall housing stock.

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units, comprising one-third of the overall bed base, and one-fifth of the overall housing stock. This type of accommodation does not occupy the same market position as traditional hot beds (i.e., hotels), given that it is unfixed and subject to removal from the lodging market per the discretion of the owner, or through local regulation. In this way, DSTRs are a less reliable component of the overall bed base than traditional hotels. DSTRs are nonetheless important, as they contribute to the overall critical mass needed to sustain economic vitality in Mountain Village and have become a preferred type of accommodation for certain segments of the market. DSTRs also differ from traditional hotels in the type of lodging experience they offer, as they typically provide guests with a lower level of service and a more private space suitable for larger groups. As shown in the figure to the right, 43% of DSTRs in Mountain Village have four or more bedrooms, and the overall DSTR inventory has an average bedroom count of 3.26, reflecting the fact that many DSTRs are located in homes and condos.

The expansion of the DSTR market has also elevated the need for the Town to identify ways to proactively manage the impacts of inventory, focusing on ways to reduce potential negative impacts to residents as well as the effects on the housing stock.

Bedroom Count of Dispersed Short-Term Rentals in Mountain Village



Source: Town of Mountain Village, Economic & Planning Systems

**BENEFITS AND TRADEOFFS OF DISPERSED AND TRADITIONAL HOT BEDS**

**DISPERSED HOT BEDS**

**Benefits**

- Expand the bed base but require no new development or investment
- Owners in Mountain Village can generate revenue
- The 'Sharing Economy' creates greater utilization of existing assets, which many see as a positive attribute.

**Tradeoffs**

- A less stable and less consistent component of the bed base
- Have the potential to create nuisances for residents

**TRADITIONAL HOT BED (HOTEL ROOMS)**

**Benefits**

- Consistent, long-term source of bed base, which sustains economic vitality
- Well managed hotels provide consistent, reliable source of guest expenditure that supports local business

**Tradeoffs**

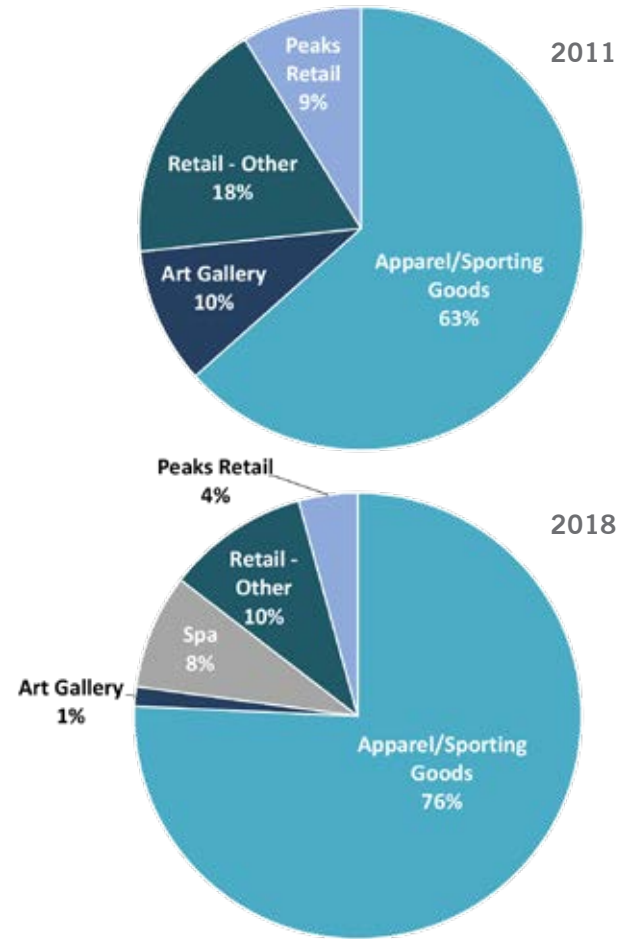
- Employees generate additional housing demand
- Requires significant development and investment
- The market for building traditional hot beds is challenging, and often requires the addition of for-sale condos to be feasible

**RETAIL**

A strong base of retail is foundational to community and economic vibrancy in Mountain Village. Retail circulates dollars within the local economy and creates employment opportunities, while also providing residents and visitors alike with venues to experience the local community. Moreover, the presence of retail is essential to providing residents with a high quality of life. Throughout the amendment process, the community expressed an appetite for a larger base of locally focused and diverse retail establishments. An analysis of retail space in Mountain Village affirms this sentiment: Over three-quarters of retail space in Mountain Village is used for Apparel and Sporting Goods, up from 63% in 2011. This points to a lack of diversification in the Mountain Village retail mix, and to the predominance of a type of retail that is generally not considered to be locally focused.

While locally focused retail is desirable for both the economy and community, it faces challenges related to long-term viability in Mountain Village. Taxable sales for brick-and-mortar retail have stagnated, with recent overall taxable retail sales buoyed by e-commerce sales. Meanwhile, sales per square foot of Traditional Retail have been stagnant over the past several years, while sales per square foot for Restaurants and Bars has steadily grown, with the exception of the pandemic-induced contraction in 2020. Both local and national trends put local retail in a vulnerable position and its long-term sustainability will require creative approaches from local entities.

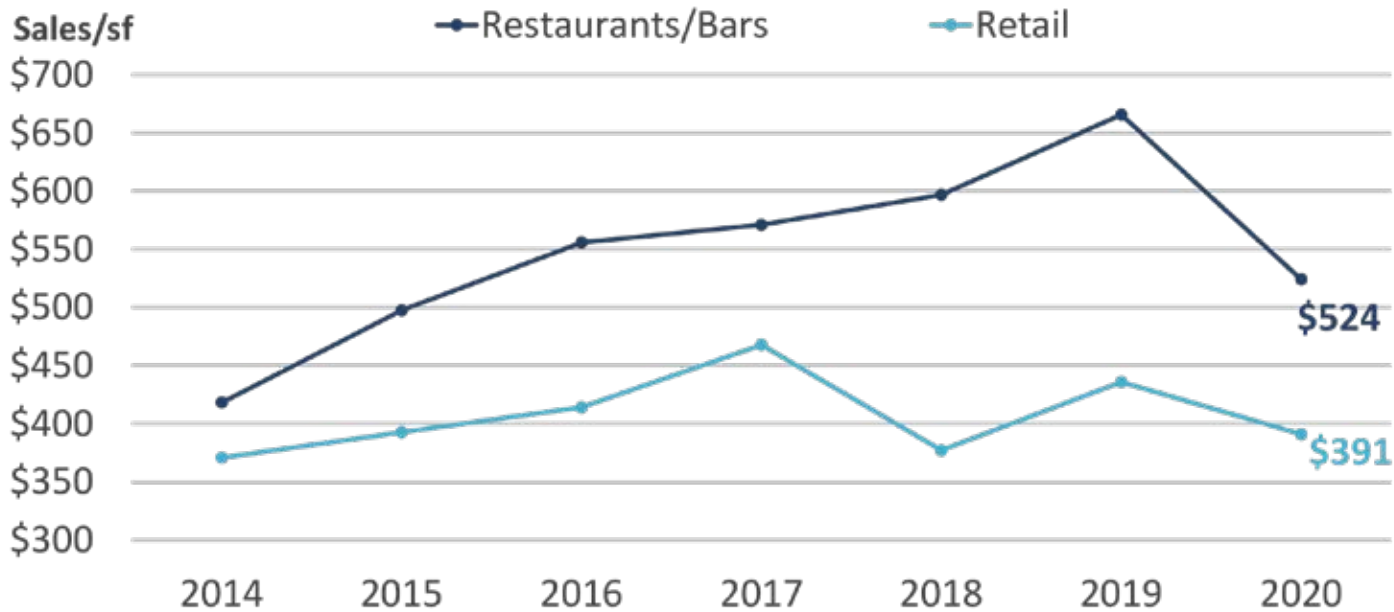
Retail Mix, 2011 & 2018



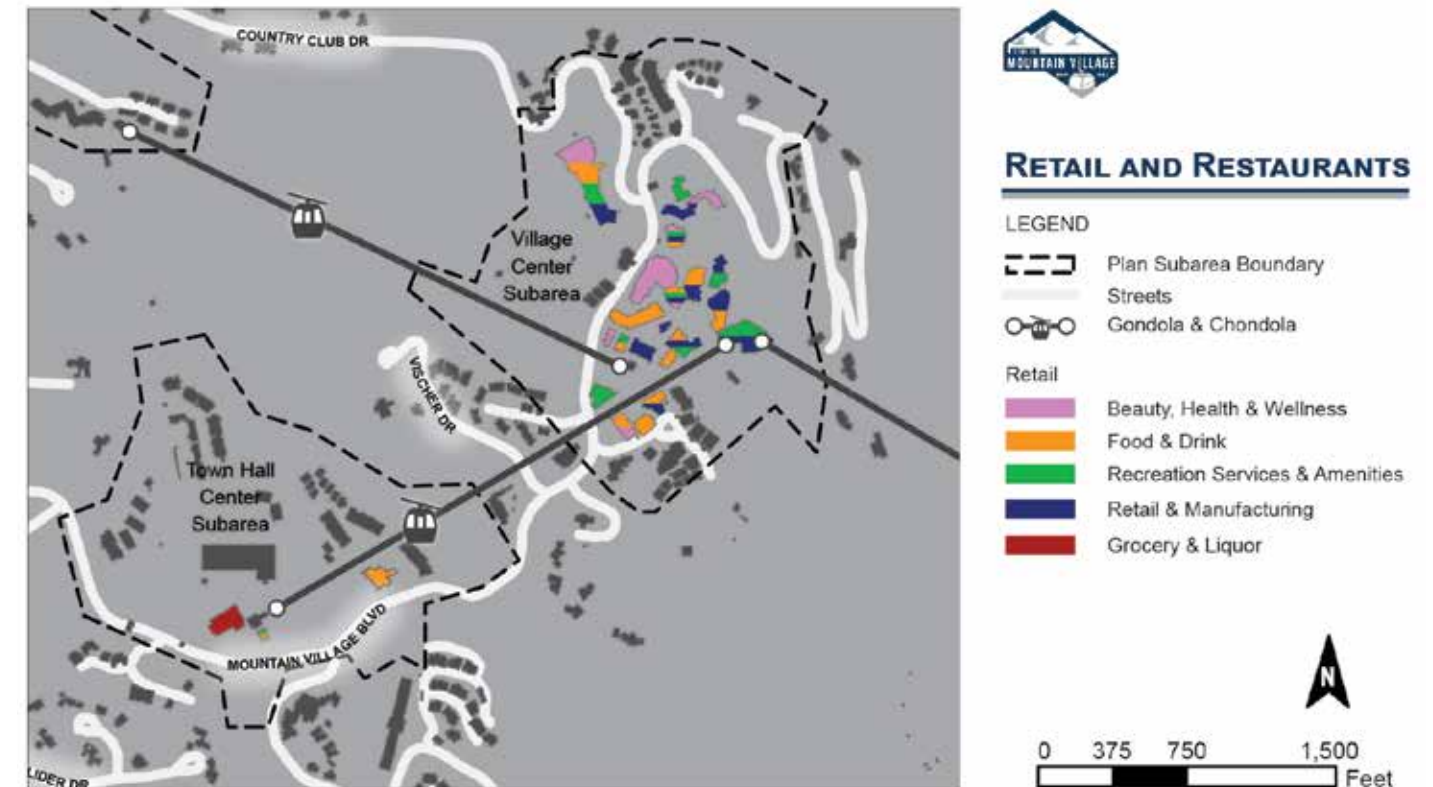
Taxable Retail Sales, Mountain Village, 2014-2020



Sales per Square Foot, Mountain Village, 2014-2020



Data Sources: Town of Mountain Village, Economic & Planning Systems



Data Sources: Town of Mountain Village, Economic & Planning Systems



**PARTNERSHIPS**

The use of incentives and public-private partnerships is an approach that Mountain Village can take to catalyze desired forms of commercial expansion or development. Given the recent strong performance of lodging businesses, the Town should focus its lodging incentives on entitlements that provide market-based solutions to active feasibility, such as a sufficient number of on-site branded condominium residences that can be sold to reduce debt. Additional incentives should be provided judiciously. Retail, especially locally focused retail, is facing headwinds, and is in a position that warrants consideration of financial incentives and partnerships. It is recommended that the Town consider opportunities for these partnerships and philanthropic participation in supporting various development types. In Colorado, several tools are available at the municipal level to provide incentives and establish public-private partnerships. These include, but are not limited to:

- **Telluride Mountain Village Owner's Association (TMVOA)** – As a major owner of commercial property in Mountain Village, TMVOA is well-positioned to channel resources into supporting local retail businesses. The Village Market and Telluride Distillery are examples of locally-focused retail in which a partnership with TMVOA was needed to ensure long-term viability.
- **Downtown Development Authority (DDA)** - DDAs are established to

promote development and redevelopment, and to finance improvements. Forming a DDA requires approval by a majority of electors residing, owning, or leasing property within a district. To generate DDA funding, a city or town can issue revenue bonds on behalf of the DDA as well as utilize TIF (both sales and property tax increments) to cover costs related to infrastructure and community benefits. The benefit of a DDA is that it can generate funds for public improvements, marketing, events, and anchor tenants that would otherwise not be available. The proceeds and corresponding improvements can catalyze development within the DDA contribute to the overall vibrancy of local retail.

- **Urban Renewal Authority (URA)** – A URA within a city or town can be created a project area that meets the state statute requirement for finding of blight. URAs can use tax increment financing (TIF) to pay for eligible redevelopment and public improvements. TIF redirects the incremental property taxes from willing taxing entities (such as municipal, county, school district, and any special districts) to a new development within a URA to pay for eligible expenses including costs for remediation and infrastructure.
- **Business Improvement District (BID)** – BIDs are districts formed to construct

and maintain public improvements in established commercial areas and to provide additional services to businesses within the district. The goal is to enhance the quality of the commercial area and improve overall activity and vitality. Funding can be generated through a levy of ad valorem taxes or special assessments.

- **General Improvement District (GID)** – A GID is public infrastructure district that applies an additional property tax or assessment to a specific improvement area to pay for new public infrastructure and/or programs. It is commonly used to fund infrastructure facilities (such as roads, utilities, parking garages, pedestrian improvements, and/or storm water) in a defined district area.
- **Philanthropic contributions** – Given the level of interest and resources by individuals and organization in the Mountain Village community, there is the potential to direct philanthropic gifts into an organization that could manage it on behalf of the community, providing incentives to local business districts and/or individual business endeavors.

It is ultimately up to the Town to evaluate the incentives, partnerships, and financing tools that could be most effective in achieving its goals. It is recommended to establish a process to delineate needs, vet options, evaluate implementation logistics, and identify an entity that can support local business.





## 3D: NATURAL ENVIRONMENT

There is an emphasis throughout the Comprehensive Plan to protect the natural landscape that is found within and around Mountain Village. The visitor experience that draws so many people to Mountain Village would not be possible without the town's spectacular setting. But it is not only the aesthetic appeal of the area's natural resources that make their protection so important, it's their role in maintaining regional ecological health that make conservation policies so significant to Mountain Village's future. The natural areas found throughout Mountain Village provide important wildlife habitat for a myriad of alpine-dwelling species; the wetlands ensure that the hydrology of the area is protected; and the riparian corridors provide important habitat linkages to the national forest that surrounds Mountain Village. Wetlands and riparian areas provide several key functions and values including wildlife habitat, water quality protection, floodwater attenuation, and maintenance of surface water flow. The following principles, policies and actions provide a foundation to protect natural resources within and around Mountain Village and recognize the role that the town plays in sharing this responsibility with neighboring communities, public agencies, non-governmental organizations and other regional partners.

- I. **Mountain Village is committed to the protection of its sensitive natural resources from incompatible development and activities. Town Council should consider the creation of regulations in the CDC and the Design Regulations that include the following policies and actions and also ensure ongoing town monitoring for compliance and protection of sensitive resources.**

### WETLANDS AND WATER QUALITY

- A. Avoid disturbance to wetland areas to the maximum extent possible, and minimize and mitigate impacts where site conditions preclude the ability to avoid wetland impacts.

- B. Provide appropriate setbacks to wetland areas where possible.
- C. Create water quality protection regulations in the Land Use Ordinance that provide simple regulations to ensure water quality protections, such as:

### WILDLIFE

- A. Protect important wildlife habitat and movement corridors, to the extent possible, in open space areas identified per the Future Land Use Plan Map.
- B. Celebrate natural resources with wildlife interpretation and viewing stations along recreational trails and/or at other key scenic viewpoints.
- C. Develop town policies for wildlife, as appropriate, such as rules to protect bears and humans.
- D. Develop programs and/or regulations to protect wildlife from human activities such as requirements for bear-proof trash containers in Mountain Village Center and bear-proof dumpster enclosures for multiunit or mixed-use projects.

### FORESTS AND VEGETATION

- A. Encourage early detection, prevention and rapid response to invasive plant species in cooperation with San Miguel County and the State of Colorado and in conformance with applicable regulations.
- B. Work towards good stewardship of the forests by actively managing the forests within the town to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation and scenic views.
- C. Work collaboratively with landowners to ensure that forested areas adjacent to trails and other recreational amenities are free from potential hazard trees and thinned of dead, diseased and infested trees.

- D. Collaborate with land owners and state and federal agencies to acquire grant funding for forest health/wildfire mitigation projects on open space areas within the town.
- E. Protect the Prospect Creek drainage, and all its tributary streams, during any forest cutting activity to prevent sediment from entering drainages; do not remove any trees from any designated wetland without a tree removal permit from the town. Obtain any needed Federal or State approval for such tree removal.
- F. Work with property owners to help maintain scenic views along roadways and open space vistas.
- G. Manage the forests to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation, and scenic views.

### AIR QUALITY, WATER RESOURCE CONSERVATION, AND CLIMATE

- A. Utilize the Climate Action Plan to reduce greenhouse gas emissions and conserve water resources in Mountain Village and the Region.



## 3E: OPEN SPACE AND RECREATION

Open space is a key principle of the Comprehensive Plan, with more than 60% of the total land area in Mountain Village planned as open space.

Residents of Mountain Village are privileged to be able to live in a recreational paradise. Recreation is integral to the Mountain Village way of life. The town needs to make strides in terms of its basic level of service for year-round opportunities for a wider range of activities. As identified in the Comparable Communities Study, providing expanded

recreational amenities, such as a recreation center, not only improves the quality of life for residents, but also broadens the town's appeal to visitors with family members of all ages. Furthermore, places like Breckenridge have found that having expanded recreational amenities increases the time that second homeowners spend there. Open space is a key principle of the Comprehensive Plan, with more than 60% of the total land area in Mountain Village planned as open space. Modifications to open space categories and to open space areas are made only to realize the Mountain Village Vision and to increase the predictability of what can occur on those lands, allowing the town to better plan for civic improvements, and land owners to better understand what is possible for

areas near to them. More specificity concerning open space uses is provided within the Land Use Element section of the Comprehensive Plan.

### I. Mountain Village continues to provide a world-class recreational experience by strengthening its existing facilities and programs and exploring opportunities for new ones.

- A. Consider completing a needs assessment for expansion of parks and recreation facilities to provide easy access for all residents and a variety of amenities to better serve residents and visitors. This assessment should include a review of the need and community desire for the following facilities and programs:
  - Indoor public recreational opportunities
  - Diversified winter outdoor recreational amenities and programs
  - Increased summer outdoor recreational amenities and programs
  - Expanded pond facilities and associated amenities and programs
  - Additional recreational and sporting events
  - Additional neighborhood, town center, and pocket parks

### II. Mountain Village continues to work with regional partners to provide a world-class recreational experience.

- A. Address recreational projects and programs of mutual benefit with TSG, the Town of Telluride and San Miguel County.
- B. Strengthen existing partnerships and forge new ones with local and regional land agencies and recreational groups to expand and enhance the town's recreational programs throughout the year.
- C. Provide residents and visitors with diverse and exciting recreational opportunities throughout the year with the Town of Telluride and San Miguel County collaboration, where possible, recognizing that neither towns nor the county provides a comprehensive set of amenities and programs on their own, but together they can.

### III. Mountain Village expands its community-wide trail network through collaboration with public agencies, regional partners, and private developers.

- A. Improve the trail network and way-finding system throughout Mountain Village, collaboratively with landowners and public agencies, in order to encourage non-vehicular transportation, greater access to recreation, and overall community connectivity.
- B. Refer to the Trails Master Plan for recommended new trails and spot improvements.
- E. Obtain easements and construct and maintain trails as shown on the Potential Recreation Projects Plan and within the Trails Master Plan.

### IV. Mountain Village provides access to open space and opportunities for recreation to residents and visitors of all ages, incomes, and abilities.

- A. In addition to clear compliance with Americans with Disabilities Act (ADA) regulations, encourage the use of Universal Design principles when investing in new parks and open spaces or retrofitting existing recreational amenities.





### 3F: CULTURAL ENHANCEMENT



Cultural arts, events, heritage and history contribute to the creation of a vibrant, educated, entertaining and attractive community. Residents and visitors desire additional cultural activities besides recreation as a part of living in and visiting a well-rounded community. Cultural activities and events increase the diversity of the economy while supporting the tourism economy and local arts and cultural programs.

**I. Mountain Village strives to provide additional cultural facilities and activities.**

- A. Work with regional partners to provide and expand the region's cultural opportunities.
- B. Support the cultural arts through partnerships with regional arts

councils such as the Telluride Council for the Arts and Humanities.

- C. Explore need and community desire for specific community events, cultural and arts facilities, and educational outreach events.
- D. Promote the use of projection art and encourage events and/or festivals within Mountain Village Center to celebrate digital art and emerging digital technologies.
- E. Increase and diversify festival programming to help increase the number of visitors outside of the winter and summer seasons.
- F. Create cultural arts and events that differentiate from and complement Telluride's cultural arts and events.

- G. Consider recommendations from the Telluride School District, Telluride Historical Museum, Telluride Council for the Arts and Humanities and the Telluride Library District regarding placement of buildings, historical displays, public art, and library satellite facilities that provide educational and cultural uses.

**II. Mountain Village takes pride in celebrating its unique identity and culture and strives to communicate a welcoming environment to its visitors.**

- A. Identify opportunities for enhanced gateway signage, landscaping and wayfinding in locations where residents and visitors enter or exit Mountain Village.
- B. Increase and diversify the types of amenities located at or near the gondola, trailheads and major vehicular routes to foster a greater sense of place and highlight primary connections as gateway moments.
- C. Utilize consistent branding on all signage and wayfinding - varying the size and type of signage in order to communicate an appropriate hierarchy, as appropriate - to promote a cohesive sense of place throughout the community.
- D. Identify opportunities to highlight uniquely Mountain Village places and public spaces throughout the community, and employ a diversity of placemaking strategies to further help those spaces making a lasting impression on visitors to Mountain Village.

# 3G: TRANSPORTATION AND INFRASTRUCTURE



The provision and planning for needed infrastructure is critically important for a community. Loosely defined, infrastructure refers to all of the base facilities and services needed to sustain the common needs of a community, such as water and sewer systems, roads, police and fire protection, and mass transit systems. Mountain Village depends on infrastructure to meet its present needs with the ability to grow as a community and as envisioned by the Comprehensive Plan. Mountain Village establishes the following principles, policies and actions, as a part of the Comprehensive Plan, in order to provide the needed infrastructure for a sustainable community.

In the creation of the Comprehensive Plan, the town hired a traffic consulting firm to analyze the transportation and parking systems. This analysis was based on the full buildout and implementation of the Subarea Plans, presuming all of the planned density generated by the Subarea Plans would be built. The end result is the *Town of Mountain Village Transportation Plan*, which shows that Mountain Village

Mountain Village depends on infrastructure to meet its present needs with the ability to grow as a community and as envisioned by the Comprehensive Plan.

has more than adequate road and parking infrastructure to support the full buildout of the Comprehensive Plan. It also recognized that the town will need to monitor, maintain and potentially improve key intersections to ensure adequate levels of service.

The gondola system has been serving Telluride and Mountain Village for 25 years, since 1996. In 2015, a committee comprised of regional stakeholders began collaborating on a long-term strategic plan for the gondola given that the Operating Agreement expires at the end of 2027. In summary, the expiration of the agreement results in:

- Town of Mountain Village no longer must operate and maintain the gondola, as well as provide bus service during the normal gondola shutdown periods in the shoulder seasons
- TMVOA no longer must fund gondola operations, maintenance or capital
- TSG no longer must contribute 1% of lift ticket sales to fund the gondola

As of 2021, the gondola committee has made significant progress in methodically progressing through the strategic planning process.

- Phase 1 – Understanding the current system and its capabilities
- Phase 2 – Assessing future needs, defining and understanding system options
- Phase 3 – Plan for funding the gondola after 2027

The committee is targeting the end of 2022 to have a community wide approved plan.

**I. Mountain Village strives to provide world class and efficiently planned and maintained infrastructure needed to support the town and realize the principles and policies of the Comprehensive Plan.**

- A. Pursue and abide by recommendations and policies from specific transportation Plans and Studies such as the Town of Mountain Village Comprehensive Plan Transportation Study and TMVOA’s Telluride/Mountain Village Gondola Use, Economic Impact Analysis & Ridership Forecast.
- B. Create a detailed capital plan for all town infrastructure that ensures adequate reserves are built up to maintain, improve and construct required infrastructure.
- C. TSG provides its ski area master plan for Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience.

**GONDOLA SYSTEM**

- A. Provide a world class, truly unique inter-town gondola and bus mass transit system that connects Mountain Village to Telluride and all areas of Mountain Village.
  1. Plan for the continued operation of the gondola system linking the towns of Mountain Village and Telluride and linking Mountain Village Center and Town Hall Center Subareas.
    - i. The gondola will provide adequate capacity to serve the land uses and associated density envisioned by the Comprehensive Plan.
    - ii. Consider the creation of a long-term capital improvement plan that ensures the successful maintenance operation of the gondola system. Determine if and when the gondola system will need to be completely replaced with a new system.
- B. Provide a year-round chondola or pulse gondola connection between Meadows and Mountain Village Center Subareas either along the current chondola alignment or in between Meadows Subarea and Town Hall Center Subarea, on the west side of Chair 10. For more details, refer to the Town Hall Center and Meadows Subarea Plans in Appendix A.

**BUS MASS TRANSIT**

- A. Maintain and expand as needed rubber tire mass transit service to link Mountain Village to Lawson Hill and Telluride when the main gondola system is not in operation.
- B. Work with San Miguel County, Telluride, Norwood, Rico, Ridgway, Montrose, Ouray County, Dolores County, Montrose County and other jurisdictions on the creation of a regional transit authority that links all communities together.

- C. Provide a bus mass transportation system that connects all neighborhoods in Mountain Village in order to significantly reduce vehicular trips, improve sustainability, and offer convenient, efficient transportation for residents and guests.
  1. Determine the feasibility of operating a bus system year-round in Mountain Village that works in conjunction with the gondola system.
    - a. Evaluate the need for bus service on San Joaquin Road and Benchmark Drive.
    - b. Provide bus shelters and bus stops where needed.
  2. Recognize the importance of Dial-A-Ride service and seek ways to improve and maintain such service.

**PARKING**

- A. Provide convenient, efficient and appropriately- priced parking to meet the parking needs of residents, visitors and employees.

1. Evaluate the parking requirements of the CDC by a detailed parking study that looks at parking supply and demand. Refer to “TMV Parking Needs Assessment” dated February 5th, 2021.
2. Evaluate all possibilities for expanding and/or improving employee parking options in the town and the Telluride Region.
3. Periodically update the town’s Transportation Plan which includes a parking study to ensure an adequate and efficient supply of parking spaces is available.
4. Ensure resident parking needs are addressed.
5. Ensure all parking areas are constructed, maintained and improved in accordance with the Design Regulations.
6. Provide a bilateral courtesy referrals between the Town of Telluride and Mountain Village for any changes in a town parking policy to facilitate cooperative planning.

Existing Public Parking		Number of Spaces
1)	Meadows Surface Lot	110
2)	Gondola Parking Garage (Paid Parking)	460
3)	Heritage Parking Garage (Paid Parking)	116
4)	South Village Center Surface Lot	18
5)	Market Plaza Surface Lot	60
6)	Mountain Village Blvd/Country Club Drive Surface Lot	11
<i>Total</i>		775

Existing Public Parking Subject to Redevelopment		Number of Spaces
7)	North Village Center Parking Surface Lot (Lot 109R)	25
8)	Surface Lot (Pond Lots)	50
9)	Surface Lot (Lot 161CR)	40
<i>Total</i>		115

**Total Existing Public Parking 890**

Source: Town of Mountain Village

- a. Evaluate the possibility of creating a Telluride Region parking policy to ensure adequate ski resort, special event and visitor parking.
- 7. Parking variance requests are discouraged for free market, large scale mixed use and hot bed development.
- 8. Any existing surface parking on undeveloped lots in the Village Center Subarea are expected to be provided as public parking within the development and not constitute a public benefit but a requirement.
- 9. Alternative parking solutions can be considered to minimize parking challenges with development such as shuttle services, the provision of off-site parking, valet parking or other alternative parking agreements, arrangements or considerations.

**ROADS, SIDEWALKS, AND TRAILS**

- A. Ensure the road, sidewalk and trail systems in Mountain Village are maintained and improved, as needed.
  - 1. Periodically evaluate road intersection safety and capacity, road maintenance needs, and associated sidewalks and trails installation and maintenance to ensure safe levels of service, overall safety, and the provision of well-maintained roads, sidewalks and trail systems.
    - a. Consider drainage improvements on all roads that will protect property and improve water quality and attenuate stormwater flows, such as drainage pans and retention ponds.

- 2. Promote the pedestrian nature of Mountain Village by providing sidewalks along roads where needed in high density areas and provide trails in lower density areas consistent with the Trails Master Plan.
  - a. Maintain plowed sidewalks only in high density areas during the winter months. Sidewalks in low density areas should not be plowed during the winter months.

**WATER SUPPLY**

- A. Ensure an adequate water supply and water system capacity.
  - 1. Prepare a study to evaluate the town's water and sewer systems and ensure the systems are designed and upgraded as necessary to accommodate the land uses and density envisioned by the Comprehensive Plan.
  - 2. Reference and leverage previous engineering studies (such as the Hydrology Report for Water Rights Application and Plan for Augmentation).
  - 3. Support efforts and look at alternatives regarding the town and Telluride Ski & Golf's water rights.

**FIRE PROTECTION**

- A. Ensure adequate fire protection infrastructure by cooperatively working with the Telluride Fire Protection District (TFPD).
  - 1. Ensure adequate fire flow is available as part of a water system analysis, with an emphasis on ensuring adequate storage capacity for required fire flows.
  - 2. Ensure adequate fire access to all

- areas in accordance with the town's adopted fire code.
  - a. Develop road and driveway standards in cooperation with the TFPD and the town's consulting engineer.
- 3. Provide certain referrals to the TFPD for new construction or substantial alteration of any multiunit, mixed-use or commercial building.
- 4. Work with the TFPD to determine how it can acquire specialized equipment for fighting fires in Mountain Village.
- 5. Develop a long-term capital plan for the Fire Station by cooperatively working with the TFPD.
- 6. Strive to provide integrated housing with any new fire station expansion.
- 7. Work with the TFPD to designate deed restricted housing for fire fighters as new projects are under consideration.
- 9. Work with the TFPD to implement and update as needed the *Community Wildfire Protection Plan* and the regional All Hazard Mitigation Plan.

**II. Mountain Village strives to ensure, through its infrastructure, that the Town is accessible to residents and visitors of all ages, incomes, and abilities.**

- A. In addition to clear compliance with Americans with Disabilities Act (ADA) regulations, encourage the use of Universal Design principles when investing in new infrastructure or retrofitting existing infrastructure.

# CHAPTER 4: PUBLIC BENEFITS

New Image Forthcoming



Community Benefits are infrastructure improvements, service enhancements, public facilities and amenities that contribute to the wellbeing of the community. These projects can be both public or private, but are often built as part of development agreements. The CDC identifies when development or rezoning require the provision of community benefits, but in most instances, community benefits are required with a Planned Unit Development (PUD).

This section of the Comprehensive Plan focuses on public benefits. Public Benefits are a subcategory of community benefits that can contribute to Town Councils evaluation of adequate community benefits for the purposes of proposed development through PUD's including rezoning of open space for hotbed development. The original 2011 Comprehensive Plan included a table of public benefits and associated timing triggers which emerged from Town Council's review of the Comprehensive Plan and coordination with TSG. Town Council in 2022 revised the approach to public benefits by eliminating the triggers associated with specific public benefits in order to allow for timing and trigger flexibility. The public benefits listed do not



represent a comprehensive list of all public benefits that a developer or owner can provide or that Council may require as a condition of approval to satisfy the adequate community benefit provision with a development application. Council may, in its discretion, include or exclude any listed public benefit, and Council may further require additional community benefits not listed in this section.

The Mountain Village community, through both an online survey and a community open house in Spring and Summer of 2021, identified their top desired amenities that would most benefit the public in each of the three Subareas. Although they are prioritized by Subarea, these benefits each provide a larger community benefit and should be considered throughout the community, as feasible. Desired amenities are included in this section to provide The Mountain Village community, through both an online survey and a community open house in Spring and Summer of 2021, identified their top desired amenities that would most benefit the public in each of the three Subareas. Although they are prioritized by Subarea, these benefits each provide a larger community benefit

and should be considered throughout the community, as feasible. Desired amenities are included in this section to provide context to Town Council as to which public benefits may be most desired by the community in different subareas in Mountain Village.

In addition to realizing the community's desired community benefits through development and infrastructure investment, the Town of Mountain Village may be uniquely positioned to pursue philanthropic partnership opportunities to help realize some of those community-serving benefits. Potential philanthropists — whether those are long-term or seasonal residents, frequent visitors, or first-timers to Mountain Village and the region — who may want to make a lasting investment in the Mountain Village community should work closely with Town Staff to identify opportunities to help achieve the specific public benefits included in this Plan. Creativity in realizing those public benefits should be encouraged, including the identification of opportunities to achieve various phases of implementation independently over time, as necessary.

## PUBLIC BENEFITS POLICIES

- A. The Public Benefits List on the following page provides a set of recommended benefits to current and future Councils that should be achieved for the benefit of the community as specific parcels or areas are developed. These recommendations, as established by the Mountain Village community, will be codified in the CDC through regulatory mechanisms.
- B. Public benefits should be required with a PUD and requirement should be considered for other Town applications.
- C. Public benefits should be provided should be associated with proposed development and within the same subarea or in close proximity to the parcel being developed or with requests requiring the provision of public benefits.
- D. Council should find adequate community benefits, which includes the subcategory of public benefits, in order to approve CDC requirements that are varied through a PUD process.
- E. Consider providing ways to incentivize and strive to achieve the listed public benefits and other community benefits that further the vision of the Comprehensive Plan, so that these benefits are realized sooner rather than later, such as a bonus menu in the CDC. Nothing will prohibit the provision of a public benefit prior to a request requiring the provision of public benefits.
- F. Tier 1 public benefits provide the great- est level of benefit. Tier 2 public benefits provide a lesser yet still significant public benefit. Town Council has the discretion to require one or more public benefits from each list specific to the context of the request requiring provision of adequate public benefits.



# PUBLIC BENEFITS LIST



## TIER 1:

1. Conveyance of land to the Town of Mountain Village (TOMV) for creation of community-serving facilities at the Town Council's discretion (such as community housing, a recreation/ multipurpose center, parks/ recreation areas, and an expansion of the conference center).
2. Construction of community housing in excess of the amount required by the CDC and Community Housing Mitigation Methodology for a proposed development.
3. Conveyance of open space land to the TOMV that is designated on the Future Land Use Map as Passive Open Space for preservation and public ownership purposes.
4. Provision of a high-quality, year-round mass transit system to connect the Town Hall Center to the Meadows.
5. Desired amenities as identified by the community and listed below, prioritizing those listed per subarea.
6. Permanent elimination of any private parking agreements for public parking facilities to allow the TOMV to manage public parking.
7. Enhancements to the skier experience such as lift upgrades and on-mountain amenities.

## Tier 2:

1. Conveyance of perpetual trail easements or land to the TOMV for TOMV-maintained existing and proposed trails as shown on the Potential Recreation Projects Plan or for pedestrian paths/ sidewalk facilities along any roadway.
2. Provision of public parking in excess of private parking required by the CDC for a proposed development.
3. Provision of public loading docks, trash collection facilities, back of house access, and other infrastructure to improve TOMV access, maintenance, and management capabilities of the Gondola and Village Center public spaces.
4. Provision of enhanced riparian areas which help prevent groundwater encroachment in the Mountain Village Center.

# DESIRED AMENITIES

The following are the top three public benefits selected by the community for each of the three Mountain Village Subareas. These should be considered priorities for public investment within the Subareas and throughout Mountain Village and could encouraged through use of a bonus table or a similar tool in the CDC. Beyond these top three, other benefits that scored consistently high and should be considered for the community include: New and improved bike routes and facilities; parks and recreation amenities; and enhanced public and private transportation. Benefits frequently written in for the "other" category included medical facilities, pharmacy, and employee housing. See the Future Land Use or the Subarea Plan maps for boundaries of the three subareas.

## VILLAGE CENTER

1. Expanded Parking Facilities
2. New and Improved Pedestrian Paths and Facilities
3. Natural, Wildlife, and Riparian Areas / Protected Open Space

## THE MEADOWS

1. Natural, Wildlife, and Riparian Areas / Protected Open Space
2. New and Improved Pedestrian Paths and Facilities
3. New and Improved Bike Routes and Facilities

## TOWN HALL CENTER

1. New and Improved Pedestrian Paths and Facilities
2. Expanded Parking Facilities
3. Natural, Wildlife, and Riparian Areas / Protected Open Space



# CHAPTER 5: SUBAREA PLAN SUMMARIES

New Image Forthcoming

The Future Land Use Map depicts three specific subareas: Mountain Village Center, Town Hall Center and Meadows. Each Subarea Plan and its associated principles, policies and actions provide detailed guidance for the development or redevelopment of certain sites in Mountain Village. The following pages of the Plan include summaries of the three Subarea Plans. The complete Subarea Plans are located in Appendix A: Subarea Plans.

The Subarea Plans and their associated principles, policies and actions are not development plans; they represent possible scenarios that meet a targeted level of efficiency in the objectives stated in the Comprehensive Plan.

Early on in the creation of the Comprehensive Plan it was determined by the Comprehensive Plan Task Force and Town Council that it was necessary to identify appropriate parcels for desired development that would enable economic and social vibrancy, such as hotbeds and community facilities, without compromising the town's character, open space, and environmental quality. After this parcel identification process, the town took the next step and conducted detailed, parcel-specific testing utilizing architects, designers and town planners to evaluate what could "fit" onto a parcel given a broad range of considerations, such as surrounding development patterns; development constraints including wetlands and steep slopes; visual impacts; access; appropriate height; and pedestrian, vehicular and mass transit connections. In addition, the town based its parcel testing on the eight key Land Use Values to determine appropriateness of use and fit. As testing progressed, various parcels were placed into logical geographic groupings,

— subareas — so that they could be considered more holistically. The key outputs of parcel testing were estimates of square footage and density that would be appropriate for each parcel. Once the specifics of each subarea were agreed upon by the Task Force and Town Council, the resultant subarea plan density was combined with built and unbuilt zoned density to develop an approximate estimate of future buildout, with the number of units then plugged into the town's 2011 Economic Model. The end goal of parcel testing and the ensuing Economic Model analysis was to create a land use plan that achieved the Mountain Village Vision. In conclusion, the final Land Use Plan and Subarea Plans represent the culmination of at least three rounds of parcel testing and subsequent analysis by the Economic Model, with each land use scenario carefully vetted by the Task Force and Town Council.

As part of the amendment process, the economic model was updated to reflect the revised number of additional hot beds that are designated for potential future development.

In total, there are three Subarea Plans included in the Comprehensive Plan Amendment A: Subarea Plans:

1. Mountain Village Center
2. Town Hall Center
3. Meadows

The Subarea Plans and their associated principles, policies and actions are not development plans; they represent possible scenarios that meet a targeted level of efficiency in the objectives stated in the Comprehensive Plan. It is understood that each parcel within a Subarea Plan will be fully evaluated during a future development review process.

# MOUNTAIN VILLAGE CENTER SUBAREA PLAN

# COMPREHENSIVE PLAN CHAPTER TOWN HALL CENTER SUBAREA PLAN

## OVERVIEW

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities. The following actions will lead the way to achieving the principles, policies and actions of the Mountain Village Center Subarea Plan.

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities.

- Focus high density, mixed-use development in Mountain Village Center by significantly increasing the hotbed inventory to improve the overall economic viability and activity in Mountain Village Center and the town as a whole.
- Expand the existing Telluride Conference Center in order to remain competitive in the industry with larger conference groups. This, in

turn, improves the year-round economic viability of Mountain Village Center.

- Redevelop plaza spaces at the gondola terminals.
- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project.
- Improved traffic circulation with a roundabout at the intersection of Mountain Village Boulevard and Country Club Drive.
- Connect Meadows to other parts of Mountain Village with a year-round chondola or pulse gondola.
- Enhanced recreational and cultural activities.
- Accommodate required construction parking on-site.
- Prioritize pedestrian circulation to and within Mountain Village Center.
- Integrate deed restricted dorm units into future hotbed projects.
- 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.

## OVERVIEW

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

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

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

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

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

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

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

**Civic services** are defined as a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.

# MEADOWS SUBAREA PLAN

Please note, the Meadows Subarea Plan is being updated at the time of this Comprehensive Plan Amendment draft. This page, as well as the complete Meadows Subarea Plan in the appendix, will be revised upon completion of the Subarea Plan update.



## OVERVIEW

The Meadows Subarea is envisioned to continue as the main area for deed restricted housing, the Chair 10-Chondola base area, limited parking in the Meadows Parking Lot, and limited hotbed and commercial uses in a redevelopment of Big Billie's. Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community. The following actions will

lead the way to achieving the principles, policies and actions of the Meadows Subarea Plan.

- Improve connection to Mountain Village Center and/or Town Hall Center Subareas with a year-round chondola and/or pulse gondola connection and with an enhanced rubber tire system, as needed.
  - Provide a paved trail for pedestrians and cyclists from the Meadows
- Subarea to the Mountain Village Center Subarea.
  - Provide multifamily residential dwellings, protected as deed restricted units, for year-round residents.
  - Allow limited commercial/retail/food and beverage space and a hotbed development at Big Billie's Apartments.
  - Explore the construction of a two-story parking structure, with a green playfield roof, to alleviate traffic congestion and allow visitors to utilize the year-round gondola or summer paved trail for easy access to Mountain Village Center; provide an amenity for the neighborhood, such as a day care.
  - Construct improved pedestrian connections and enhanced community amenities.
  - Eliminate light industrial uses at Prospect Plaza and replace with deed restricted housing.

Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community.

# CHAPTER 6: IMPLEMENTATION

New Image Forthcoming

As stated several times throughout the creation of the Comprehensive Plan, the Plan itself serves as an advisory document, formally adopted by Town Council in June 2011. The second phase of the process will involve updating the town's CDC to conform to and implement the Comprehensive Plan by the creation and adoption of ordinances. After the CDC is amended, it is envisioned that certain development review applications will need to be found to be in general conformance with the Comprehensive Plan.

The third phase of the process, which will most likely take decades to fully implement, will be the voluntary submission of individual land use applications to the town by landowners or developers, to actually rezone and subdivide property, transfer density and to submit site-specific design applications for buildings. Last, it is envisioned that the Comprehensive Plan will be updated from time-to-time as needed, with annual review by town staff to determine progress

and issues with implementing the Comprehensive Plan.

### **The Comprehensive Plan should be implemented as follows:**

1. Amend the CDC to implement the Comprehensive Plan with one or more ordinances.
2. Encourage the submission of development review applications consistent with the Comprehensive Plan and the CDC.
3. Create a task force to develop a plan for the Telluride Conference Center expansion.
4. Create a climate action plan.
5. Create an annual work program for on-going implementation of the Comprehensive Plan for Town Council review and approval.

See Appendix B: Implementation Strategies for more information on actions that can be considered to implement the Plan.

New Image Forthcoming

# A RESOLUTION

## Adopting the Town of Mountain Village Comprehensive Plan

TOWN OF MOUNTAIN VILLAGE, COLORADO  
TOWN COUNCIL

RESOLUTION NO. 2011-0616-11

### A RESOLUTION ADOPTING THE TOWN OF MOUNTAIN VILLAGE COMPREHENSIVE PLAN

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

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

WHEREAS, the Town Council, acting by ordinance, has adopted Section 2-2(N) of the Town's Land Use Ordinance, which designates the Town Council to act as the Town's Planning Commission; and

WHEREAS, on October 16, 2008, the Town Council appointed the Mountain Village Comprehensive Plan Task Force to hold public meetings and develop recommendations for a comprehensive (master) plan for the Town; and

WHEREAS, the Task Force held thirty-five (35) public meetings including six (6) joint Task Force/Town Council public meetings and developed detailed recommendations which were forwarded to the Town Council on December 28, 2010; and

WHEREAS, the Town Council has caused to be prepared, based on the Task Force recommendations, the "Mountain Village Comprehensive Plan" (the "Plan"); and

WHEREAS, the Town Council has held approximately fifteen (15) public hearings on the Plan, notice of which has been published in the Telluride Daily Planet and at which the Town Council has taken oral and written public comments on the proposed Plan; and

WHEREAS, the Town Council held an additional public hearing on the Plan on June 1, 2011, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town and the Norwood Post, the official newspaper of San Miguel County; and

WHEREAS, the Town Council continued the public hearing on the Plan from June 1, 2011 to June 16, 2011, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town and the Norwood Post, the official newspaper of San Miguel County; and

WHEREAS, the Plan has been prepared for the incorporated area of the Town; and

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

WHEREAS, the Town Council believes it is in the best interest of the Town that the Plan be adopted.

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

1. The Mountain Village Comprehensive Plan dated June 1, 2011, be and hereby is adopted by the Town Council, acting as the Planning Commission and also in its own right as the governing body of the Town pursuant to CRS 31-23-208. The Mountain Village Comprehensive Plan is hereby adopted as an advisory document pursuant to CRS 31-23-206(1).

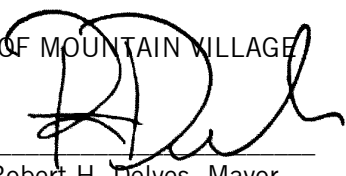
2. The Mountain Village Comprehensive Plan as adopted hereby, expressly includes maps and other matter, intended by the Town Council to form the whole of the Plan. Town staff is hereby authorized to complete the final layout and graphics of the plan and to correct any typographical errors or consistency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

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

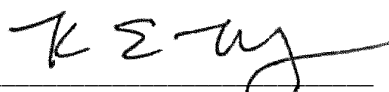
4. A copy of the Resolution shall be attached to each copy of the Mountain Village Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

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

MOVED, SECONDED AND ADOPTED ON THE 16th DAY OF JUNE, 2011 BY THE AFFIRMATIVE VOTES OF NOT LESS THAN TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE COUNCIL BY A VOTE OF SEVEN AYES AND ZERO NAYES.

TOWN OF MOUNTAIN VILLAGE  
By   
Robert H. Delves, Mayor

ATTEST:

  
Kim Montgomery, Town Clerk

# APPENDIX A: SUBAREA PLANS

## MOUNTAIN VILLAGE CENTER SUBAREA PLAN

Principles, Policies and Actions

### MOUNTAIN VILLAGE CENTER SUBAREA PLAN

#### OVERVIEW

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities. The following actions will lead the way to achieving the principles, policies and actions of the Mountain Village Center Subarea Plan.

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities.

- Focus high density, mixed-use development in Mountain Village Center by significantly increasing the hotbed inventory to improve the overall economic viability and activity in Mountain Village Center and the town as a whole.
- Expand the existing Telluride Conference Center in order to remain competitive in the industry with larger conference groups. This, in turn, improves the year-round

economic viability of Mountain Village Center.

- Develop a new recreation center/multipurpose facility where the tennis courts are currently located.
- Redevelop plaza spaces at the gondola terminals.
- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project.
- Improved traffic circulation with a roundabout at the intersection of Mountain Village Boulevard and Country Club Drive.
- Connect Meadows to other parts of Mountain Village with a year-round gondola or pulse gondola.
- Enhanced recreational and cultural activities.
- Accommodate required construction parking on-site.
- Prioritize pedestrian circulation to and within Mountain Village Center.
- Integrate deed restricted dorm units into future hotbed projects.
- Provide a coordinated, combined development plan between multiple property owners on Parcel D Pond Lots, 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.

**I. Mountain Village Center is developed and redeveloped in accordance with the Mountain Village Center Subarea Plan to reinforce its role as the center of tourist accommodations, activity and conferencing in addition to locally-serving commercial, cultural, recreational and civic spaces in order to maintain year-round vibrancy.**

- A. Provide enhanced pedestrian connectivity between Sunset Plaza and Heritage Plaza by creating a new pedestrian connection that is parallel to the western façade of the Inn at Lost Creek with a new skier bridge over this pedestrian area.
  1. Create a new commercial façade on or near the west elevation of the Inn at Lost Creek and consider small, freestanding commercial buildings that provide pedestrian interest in Sunset Plaza from Heritage Plaza. Integrate public art, or other high quality design elements, into the bridge to create pedestrian interest.
- B. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, such development proposals will strive to reach the target density outlined in the Mountain Village Center Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height “fits” on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum

- height and density, in the Development Table, during a future development review based on the criteria listed in the Land Use Principles and Policies (page 30) and/or the applicable criteria in the Community Development Code (CDC). Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.
  1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan does not need to meet the requirements of the Development Table or the parcel-specific policies that follow.
- C. Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting.
- D. Amend the town’s sign regulations to enhance sign program options and provide more creative sign design, character, activity and vitality.
- E. Evaluate the recommendations of the *Telluride Mountain Village Phase 1b Village Revitalization Strategy* in cooperation with the TMVOA, commercial space owners, and business owners. Implement recommendations as directed by Town Council.
- F. Develop an improved wayfinding program specifically to direct visitors to key activity centers such as Mountain Village Center.

- G. Significantly expand recreational and cultural opportunities in Mountain Village Center.
- H. Provide a musical arts park in an appropriate location in Mountain Village Center or another area approved by Town Council to entertain children, families and visitors, promote the arts, and create more activity.
- I. Provide a town park with a gazebo, picnic tables and play equipment in an appropriate location in Mountain Village Center. Such park may be combined with a small concert venue, such as the Sunset Concert Series.
- J. Provide a chapel in Mountain Village Center or in Town Hall Center to promote spiritual activities, create a better sense of community, and provide an alternative wedding venue for enhanced economic development opportunities.
- K. Evaluate the inclusion of small, iconic, architecturally interesting commercial buildings in Heritage Plaza to provide a human scale and interconnect this wide open space.
- L. Encourage deed restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options.

Table 6. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128	54	50-100	0	3	Existing in The Peaks	128
Parcel A-4 Telluride Conference Center Expansion	78.5	68	0	2	Existing in The Peaks	70
Parcel D Pond Lots	78.5	60-71	9	2	5,000 square feet	82
Parcel F Lot 161-CR	95.5	100-125	32	6	6,500 square feet	280
Parcel G Gondola Station	68	75	17	5	3,500 square feet	147

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 square feet per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 square feet per dorm unit, each with ideally four separate bedrooms. Refer to Chapter 3, Section 3A: Land Use.

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

**1. THE PEAKS**

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive

Plan only requires the provision of hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table. The number of dorm units will also need to be established based on the 10% standard.

- a. Parcel A-1 Lots 122, 123 & 128
  - i. Provide updated wetland delineation as part of any subdivision.
  - ii. Allow for a connected, enclosed bridge to The Peaks Resort & Spa from the new building.
- b. Parcel A-2 The Peaks
  - i. Encourage and provide incentives for The Peaks Resort & Spa hotbed expansion and the Telluride Conference Center expansion on Parcels A-1, A-3 and A-4.
  - ii. Any redevelopment or addition to The Peaks Resort & Spa will only need to ensure that the additions themselves are compliant with the exterior material requirements of the town, or the town will need to grant a design variation due to the large amount of stucco and lack of stone.
- c. Parcel A-3 Peaks Northwest Addition
  - i. Ensure that the view from the existing grass deck area to the San Sophia Ridge is not interrupted.
- d. Parcel A-4 Telluride Conference Center Expansion
  - i. Allow for wetland fill of the small wetland area and small creek segment where such daylight out on Parcel A-4 Telluride Conference Center Expansion provided: (1) Gorrone Creek is rerouted in between Parcel A-4 Peaks Conference Center Expansion and Parcel I Village Creek; (2) the creek is put into a new open creek channel as close as possible to Mountain Village Boulevard; (3) a small riparian corridor is created along the new creek with appropriate and significant riparian plantings; and (4) the creek is lined only between Parcel A-4 Telluride Conference Center Expansion and Parcel I Village Creek to prevent groundwater intrusion. Required wetland mitigation should occur along the newly created creek segment or in

- the area along the creek above Meadows.
- ii. Reconstruct new pedestrian bridge over Gorrone Creek on The Peaks ski back trail that has a higher quality design consistent with the Design Regulations.
- iii. Provide for conference center expansion with the design of building on Parcel A-4 Telluride Conference Center Expansion as a cooperative planning effort with The Peaks Resort & Spa developer, TSG and the town (due to the use of its right-of-way which is necessary for the connection to the existing Telluride Conference Center) concurrent with the development review of Parcel A-4 Telluride Conference Center.
  - a) Only require the Telluride Conference Center Expansion to be designed into a building if such facility has or may have public, private or public-private financing.
  - b) Ensure the Telluride Conference Center Expansion is designed to include the necessary floor area for the Telluride Conference Center expansion, with the amount of needed floor area determined through a study.
  - c) If The Peaks Resort & Spa developer and TSG cannot agree to the terms of coordinated development for the building on Parcel A-4 Telluride Conference Center Expansion, the Telluride Conference Center and associated hotbed site may be located on only Lot 128, and the town may consider vacation and relocation of the County Club Drive right-of-way and a portion of the Mountain Village Boulevard right-of-way to provide the land area needed for the Telluride Conference Center

- Expansion and the associated hotbeds.
- d) If the Telluride Conference Center moves forward to actual development, enter into a private/public partnership agreement with all involved parties that establishes the financing, ownership and operating details for the Telluride Conference Center prior to issuing any building permits.
- e) Concurrent with any rezoning application for Parcel K Meadows Magic Carpet in the Mountain Village Center Subarea or a development application on Lot 128, TSG conveys land area in Parcel A-4 Telluride Conference Center Expansion to the TOMV to expand the Telluride Conference Center per the Mountain Village Center Subarea Plan. Hot bed expansion may be considered here so long as a portion of the expanded development on A-4 is used for community facility/conference center use.
- f) If the Telluride Conference Center moves forward to actual development, require Americans with Disabilities Act compliant enclosed and above grade connection between Parcel A-4 Telluride Conference Center Expansion and Parcel J Recreation Center/Multipurpose Facility to ensure the conference center is connected to such facility.

**2. PARCEL B SHIRANA**

- a. Encourage the owner or developer of the Mountain Village Hotel PUD and Shirana owners to consider an inclusion into the Mountain Village PUD in order to provide the efficient and holistic development of the entire area.
- b. Determine if the current parking garage entry for Palmyra and Westermere can be legally used to

access parking for the Mountain Village Hotel PUD and consider positive and negative impacts of such access.

- c. Ensure the trash facility is relocated to an efficient and compatible location.

### 3. PARCEL C 89 LOTS

- a. Parcel C-1 89 Lots Hotbeds
  - i. Protect the views from the Crystal Condominiums, to the extent practical, by placing most of any future development's mass and scale to the east of a line that is extended southwest in the same bearing as the eastern line of Lot 89-1A.
  - ii. Step the eastern side of any future development down as it extends onto Lot 89-2B and 89-3D to mitigate visual impacts to Lots 100-103.
  - iii. Limit the maximum ridgeline to an elevation of 9,618 on Parcel C 89 Lots to the extent practical.
  - vi. Design main pedestrian connections across Mountain Village Boulevard to funnel a majority of the pedestrian traffic through the Mountain Village Hotel PUD as allowed by an existing pedestrian easement. Provide secondary pedestrian access to Parcel F Lot 161-CR or Parcel D Pond Lots provided a pedestrian easement is in place for such access.
- b. Parcel C-2 89 Lots Ridgeline Condos
  - i. The development of Parcel C-2 89 Lots Ridgeline Condos is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
  - i. Create alternative access to Parcel C-2 89 Lots Ridgeline Condos from upper Mountain Village Boulevard; access to other parts of Parcel C 89 Lots is prohibited to reduce traffic flow into this area.

- iii. Allow for demolition or alteration of existing single-family homes to facilitate parcel development.

- c. Parcel C-3 89 Lots Transitional Condos
  - i. Strive to create one access to the transitional condos to limit the number of access points onto Mountain Village Boulevard.
  - ii. Limit the maximum ridgeline to an elevation of 9,590.

### 4. PARCEL D POND LOTS

- a. Encourage the owner of Parcel D Pond Lots to participate in good faith with the owners of 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 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 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 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 F 161-CR and Parcel G Gondola Station.

- b. Determine if exchange land should be provided for any town-owned Mountain Village Center open space that is included in a development plan.
- 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 F Lot 161-CR and Parcel G Gondola Station.
- 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 F Lot 161-CR and Parcel G Gondola Station; consider positive and negative impacts of such access.
- e. Determine the best alignment for Gorrone Creek through Parcel D Pond Lots to the pond. Provide an enhanced riparian area along the west side of Parcel D Pond Lots and Parcel E Le Chamonix, and the east side of Parcel D Pond Lots 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.

- f. Expand the pond, to the maximum extent possible, to create a recreational and landscaped amenity in Conference Center Plaza and provide a significantly improved amenity. Explore a boardwalk or plaza surface around the pond, the installation of a small dock, and other pond recreational activities. Line the pond to prevent groundwater intrusion. Design the pond to retain a high water quality and prevent foul water to the extent practical.
- g. Create an open drainage swale with a more natural channel from the pond outlet to its current open channel, with a five foot wide pedestrian bridge and an landscape feature that lets the public interact with this creek area.
- h. Explore the creation of a deck area next to the pond for restaurant and entertainment use.
- i. Design the building on Parcel D Pond Lots to be integrated into the existing, unfinished wall on Westermere to the extent allowed by town codes and legal agreements.
- j. Concurrent with the development of Parcel D Pond Lots, 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.

### 5. PARCEL E LE CHAMONIX

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

### 6. PARCEL F LOT 161-CR

- a. Encourage the owner of Parcel F Lot 161-CR to participate in good faith with the owners of the Parcel D Pond Lots 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 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.

- b. Determine the best alignment for Gorrone Creek through Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to the pond and design a significantly enhanced landscaped riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.
- c. Strive to keep the Gondola Plaza at the same level as it extends onto the new plaza onto Parcel F Lot 161-CR. Providing access from Parcel D Pond Lots to Parcel F Lot 161-CR by an underground garage may better enable this desired level plaza grade.
- d. Continue to provide parking and access for the Ridge project as required by legal agreements.
- e. Provided the town ownership of any public areas on the Gondola Plaza that extend out onto Parcel F



- 161-CR through a condominium subdivision.
- f. Provide an easement for a town loading dock and trash facility to serve Mountain Village Center that also provides for multiple points of access to the plaza areas by a coordinated development plan with Parcel D Pond Lots, Parcel E Le Chamonix and Parcel G Gondola Station.
- g. Strive to provide a significant viewshed for Lot 97 across Parcel F-1 to the extent practical. Development should consider protecting Parcel F-1 from development.
- h. Provide any parking and access and other facilities for the Ridge project as may be required by legal agreements.

**7. PARCEL G GONDOLA STATION**

- a. Encourage the owner of Parcel G Gondola Station to participate in good faith with the owners of the Parcel D Pond Lots, Parcel E Le 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 flag 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.
- b. Prohibit vehicular access from any point on Mountain Village Boulevard beyond (above) the point at which the boulevard intersects Parcel F Lot 161-CR or from the ski area. Encourage access to Parcel G Gondola Station through Parcel F Lot 161-CR and Parcel D Pond Lots, or through existing or new underground structures or by a remote vehicular intercept and parking location.
- c. Provide pedestrian, ski-in/ski out easement for Parcel F 161-CR, Parcel D Pond Lots and Parcel E Le Chamonix through Parcel G Gondola Station to the ski area.
- d. Allow for required parking for Parcel G Gondola Station to be provided on Parcel D Pond Lots or Parcel E Le Chamonix, Parcel F Lot 161-CR consistent with the policies in 7a. Consider allowing off-site parking in another appropriate

- location.
- e. Provide a new space in Parcel G Gondola Station, or in another appropriate location in Mountain Village Center, for the TSG Club, which is currently located in the Plaza Building, so that the commercial space in the Plaza Building will convert to new retail space with the goal of increasing the amount of activity in this busy plaza area.
- f. Provide the town ownership of the public areas on the Gondola Plaza through a condominium subdivision of the Gondola Plaza.
- g. Ensure geotechnical conditions are fully evaluated and mitigated for Parcel G Gondola Station due to past observations of potential slope and/or soil instability.
- h. Ensure the highest roof ridgeline on Parcel G Gondola Station does not exceed an elevation of 9,610 feet.
- i. Strive to push the building mass on Parcel G Gondola Station towards The Beach and Chair 4 terminal to the extent practical.
- j. Reroute existing trails in this area to ensure continued trail connectivity and access.
- k. Consider allowing additional hotbed density and a higher target maximum building height than what is shown in the Development Table for Parcel G Gondola Station if the maximum roof ridge height does not exceed an elevation of 9,610 feet.
- l. Provide reasonable pedestrian/skier access to the east of the eastern boundary of Parcel G Gondola Station from the ski resort to Lots 94, 95R, 96, 97 and 139R to the base of Chairlift 4. Such ski access shall serve as an open space buffer from Parcel G Gondola Station and the homes to the east.

**8. PARCEL J RECREATION CENTER/ MULTIPURPOSE FACILITY**

- a. Allow for a wide range of indoor and outdoor recreational uses to serve the Telluride Region, such as a recreation center, tennis courts, volleyball courts, aquatics center, and performing arts amphitheater.

- b. Allow for a free standing multipurpose facility that accommodates indoor recreation, such as tennis courts, volleyball courts, and climbing wall that also allows for exposition space for conferencing, performing arts events, conference activities, wedding events, and similar activities. Such facility may be built prior to or concurrent with the recreation center.
- c. Ensure Parcel J Recreation Center/ Multipurpose Facility is conveyed to the town by TSG as set forth in the Public Benefits Table to allow for the development of a recreation center and/or multipurpose facility.
- d. Ensure public access and any required easements are provided from the main pedestrian routes in Mountain Village Center to Parcel J Recreation Center/Multipurpose Facility.
- e. Ensure that any required consents or modifications arising under the easements and covenants established in the deed recorded at Reception Number 279648 (Peaks Easement) that burdens Parcel J Recreation Center/Multipurpose have been secured to enable the development of a multipurpose facility, a recreation center, or other uses as provided for in the Comprehensive Plan. The Peaks Easement was granted for the benefit of certain parties inclusive of Telluride Resort and Spa L.L.C. (TRS) or its successor, assigns or designees.
  - i. In the event that TRS is participating in the ownership, operation or development of Parcel J Recreation Center/ Multipurpose Facility, TRS shall be responsible for providing any required consents or modifications to the Peaks Easement necessary to accommodate the Parcel J Recreation Center/Multipurpose Facility uses except for hotbed development.
  - ii. In the event TRS is not participating in the ownership, operation or development of

- Parcel J Recreation Center/ Multipurpose Facility, the town or an assigned agent will be responsible for addressing any required consents or modifications to the Peaks Easement, or otherwise removing the Peaks Easement as allowed by law, necessary to accommodate the Parcel J Recreation Center/Multipurpose Facility. TRS has indicated its support for the recreational land uses envisioned for Parcel J Recreation Center/Multipurpose Facility and is willing to consent to the development of only recreational uses on Parcel J Recreation Center/Multipurpose Facility only to the extent of its interests under the Peaks Easement, provided that the plans for the buildings and other improvements are reasonably acceptable to TRS, and the town, in good faith, addresses reasonable issues and concerns identified by TRS relating to potential impacts arising from the development of the Parcel J Recreation Center/ Multipurpose Facility to Lot 128.
- f. Allow for a multipurpose facility on active open space.
- g. Allow for an Americans with Disabilities Act compliant enclosed connection between The Peaks Resort & Spa and the recreation center and/or multipurpose facility.
- h. Encourage the developer or owner of Parcel J Recreation Center/ Multipurpose Facility to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel J Recreation Center/Multipurpose Facility and Parcel K Meadows Magic Carpet since such access provides for year-round access to Parcel J Recreation Center/Multipurpose Facility without constructing a tunnel under the Meadows ski run and reducing trips on Visher Drive.

- i. Allow for access to Parcel J Recreation Center/Multipurpose Facility by either (1) Visher Drive via a tunnel under the Meadows ski run that also provides for adequate clearance for semis, fire equipment, and construction equipment and a minimum five-foot wide pedestrian sidewalk through the tunnel; or (2) access via Mountain Village Boulevard based on a detailed, engineered study with Town Council determining the required access during the required development review process.
- i. Evaluate parking requirements and parking locations for envisioned uses based on a future parking study. Consider allowing required parking to be located in Heritage Parking Garage, with pedestrian access to the recreation/ multipurpose facility provided at the time of development.
- j. Allow an above grade, above right-of-way connection from Hotel Madeline on Lots 50-51 to the recreation center/multipurpose facility that also provides connectivity to Parcel L Heritage Parking Garage Entry. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.
- k. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- l. Ensure that golf course parking, currently located on Parcel J Recreation Center/Multipurpose Facility, is entitled and approved by the town to be relocated to Parcel K Meadows Magic Carpet when the town determines it needs to use the parking lot land in Parcel J Recreation Center/ Multipurpose Facility for a use envisioned by the Comprehensive Plan. The entitlement, approval and relocation process of the parking lot on Parcel J Recreation Center/Multipurpose Facility to Parcel K Meadows Magic Carpet

will be at the expense of TSG. TSG will not unreasonably delay the relocation of parking from Parcel J Recreation Center/ Multipurpose Facility to Parcel K Meadows Magic Carpet upon notification by the town, with such notification ensuring the continued, uninterrupted operation of the golf course. When Parcel J Recreation Center/Multipurpose Facility is conveyed to the town, the TSG golf course parking within such parcel may remain by easement until such point in time that the town needs the land for a use envisioned by the Comprehensive Plan.

**11. PARCEL K MEADOWS MAGIC CARPET**

- a. Allow for development to extend up to Mountain Village Boulevard if The Peaks ski-in easement is preserved or modified.
- b. Evaluate Parcel K Meadows Magic Carpet to determine if access can be provided from the preferred road – Mountain Village Boulevard – based on a detailed, engineered study with Town Council determining access during the required development review process.
  - i. Encourage the developer or owner of Parcel K Meadows Magic Carpet to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel K Meadows Magic Carpet through Parcel J Recreation Center/ Multipurpose Facility since such access provides for a better sense of arrival and entry to a hotbed project on this parcel than Mountain Village Boulevard and also reduces vehicular trips on Visher Drive.
- c. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- d. Allow for golf course parking within Parcel K Meadows Magic Carpet.

**12. PARCEL L HERITAGE PARKING GARAGE ENTRY**

- a. Allow an above grade, above right-of-way connection from Hotel Madeline to Parcel L Heritage Parking Garage Entry that also provides connectivity to Parcel J Recreation Center/Multipurpose Facility. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.

**13. PARCEL M (A PART OF OS IAR-3 AND LOT 30)**

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR-3); however, if Lot 30 is developed independently then the flagship hotel, flag hotel operator and flat hotel site designations shall not apply. Town Council may consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR-3 portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table ("Table 7"). Table 7, and its policies set forth in the Comprehensive Plan, shall only be applicable in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 either independently
- c. If an entire Parcel M development scenario is proposed, then an increase in hotbeds and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), OS1AR-3 may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.

**14. PARCEL O TSG CLUBHOUSE**

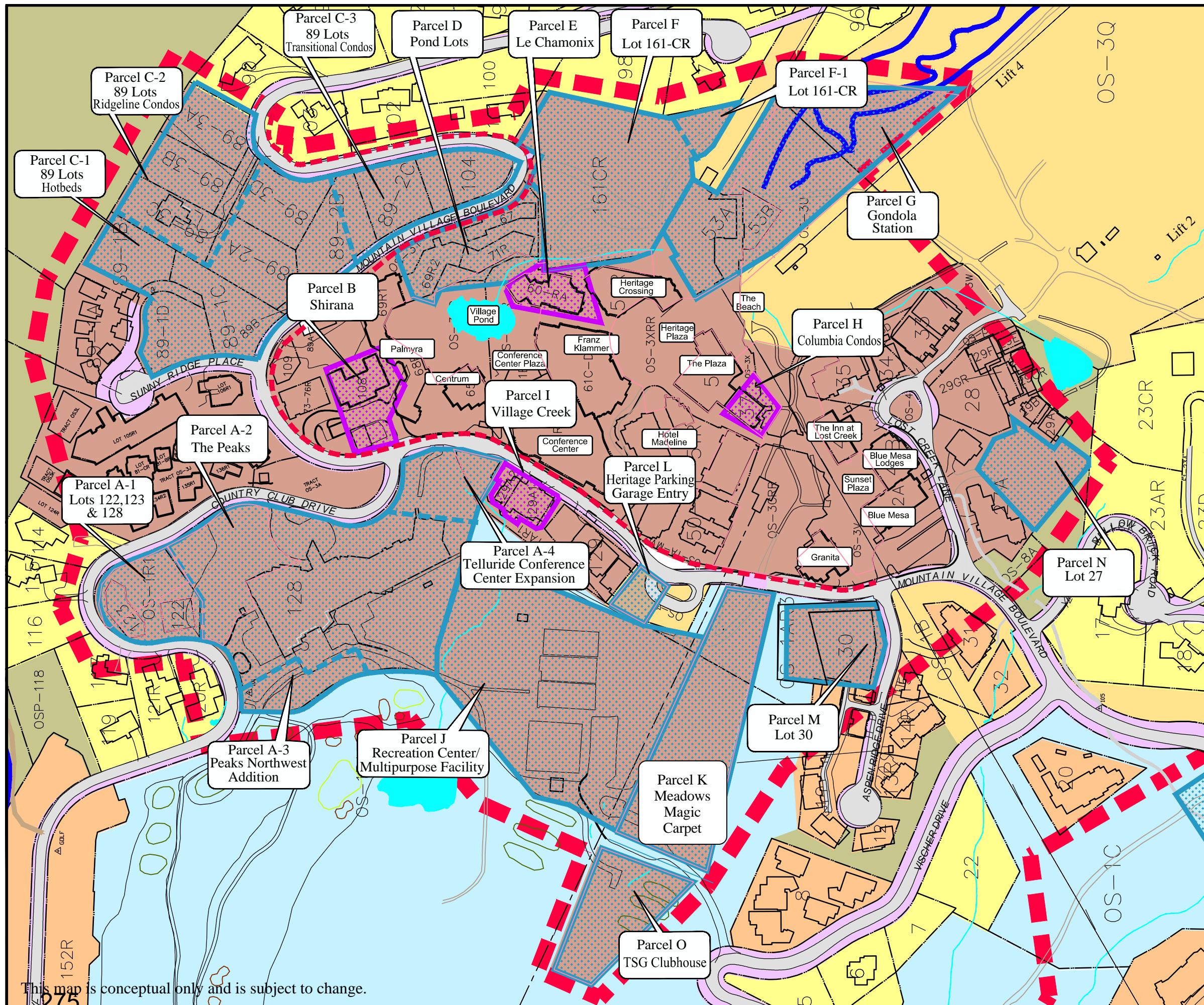
- a. Provide all required parking in a garage to minimize visual impacts.
- b. Require the provision of a shuttle service, and/or sidewalk, or other pedestrian connection to existing plaza areas in Mountain Village Center.

from the OS1AR-3 portion of Parcel M or jointly with the OS IAR-3 portion of Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario of Lot 30, is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. The Town Council shall also consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.

# Mountain Village Center Subarea Plan Map

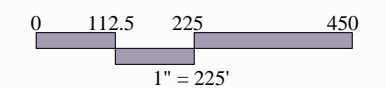
Please see the Future Land Use Map within the Comprehensive Plan for updated future land use designations.

Please see Village Center Subarea Plan development table for updated redevelopment sites.



## 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.

# COMPREHENSIVE PLAN CHAPTER

## TOWN HALL CENTER SUBAREA PLAN



### OVERVIEW

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

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

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

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

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

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

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

**Civic services** are defined as a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.

# TOWN HALL CENTER SUBAREA PLAN

## Principles, Policies and Actions

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

- A. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strive to reach the target density outlined in the Town Hall Center Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the Development Table, during a future development review based on the criteria listed in Chapter 3, Section 3A: Land Use, and/or the applicable criteria in the Design Regulations. Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned

to the site, and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan, does not need to meet the requirements of the Development Table or the parcel-specific policies in the following section.

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

#### 1. PARCEL A

- a. Allow for a wide range of municipal and community facilities such as a fire station, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Allow for an above-grade bridge connection from the

arrival roundabout to the Gondola Parking Garage with adequate clearance provided for required vehicles and providing architectural interest consistent with the Design Regulations.

#### 2. PARCEL B

- a. Continue to provide deed restricted housing consistent with the town Housing Authority policies and federal or state mandated programs applicable to Parcel B.
- b. Continue the measured development of vacant, buildable land at Village Court Apartments (VCA).
- c. Maintain the community garden within Parcel B.
- d. Reconfigure parking organization at VCA to optimize parking and density of units.
- e. Allow for measured redevelopment of existing apartment buildings in VCA to better utilize existing land base with required parking provided in enclosed garages versus surface lots to provide more land use efficiency.,
- f. Consider rezoning the undevelopable hillsides into resource conservation active open space.

#### 3. PARCEL C

- a. Allow for a wide range of municipal and community facilities such as day care, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Strive to create a multi-tax district that provides facilities for the School District, the Library District, the Museum District, the town or similar governmental and quasi-governmental entities in order to promote the efficient use of limited tax dollars, shared multi-use facilities, and create more economic development and community vibrancy.

Table 7. Town Hall Center Development Table

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

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 sq. ft per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 sq. ft. per dorm unit, each with ideally four separate bedrooms. Refer to Chapter 3, Section 3A: Land Use.

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

such as day care and offices for Town of Mountain Village staff that complement other permitted municipal and community uses. Incorporate some of these commercial uses into new buildings in this parcel.

- r. Evaluate providing an improved connection to the Meadows Subarea with a year-round chondola and/or pulse gondola connection with an enhanced rubber tire system, as needed.
4. PARCEL D
- a. Work with TMVOA to create a new Community Hall facility adjacent to the Gondola, in the previous location of the coffee shop and mailboxes. The Community Hall would display more contemporary architecture and signify arrival to the civic plaza. The building should have a flexible open-floor concept on the ground level, with flexible business space, large doors, and glass on the facade to welcome visitors and residents to the new and expanded civic services. The Community Hall's second floor could be occupied by office tenants such as Town staff or TMVOA. Locate the building on the Double Cabin Ski run so that the basement level may provide ski lockers, restrooms, and other amenities for year-round users of the trails and slopes. This building shall act as a critical pedestrian mobility node to the south, connecting via escalator and elevator to Parcel E via a below-ground tunnel under Mountain Village Boulevard.
  - b. Allow for a wide range of civic uses and facilities including municipal offices, parking garage, deed restricted housing, post office, and similar municipal and community uses.
  - c. Allow for a portion or all of the required parking for Parcel D to be located in the Gondola Parking Garage. Consider a payment in-lieu system to assist in the funding of the

construction of the additional parking garage floors in the Gondola Parking Garage.

- d. Improve the facade of the existing Town Hall to match the proposed Community Hall's architectural aesthetic. This upgraded facade should benefit the function of the grocery store and also accommodate flexibility for the Town Hall.
- e. Allow for limited commercial uses in the Community Hall such as a coffee shop, pharmacy and shipping services.
- f. Ensure the provision of post office services and boxes in the Town Hall Center Subarea to the extent practical.
- g. Cooperate with the TMVOA and Telluride Ski and Golf (TSG) on realizing the Town Hall Center Subarea Plan since these entities own property affected by the Comprehensive Plan.

5. PARCEL E

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

6. PARCEL F

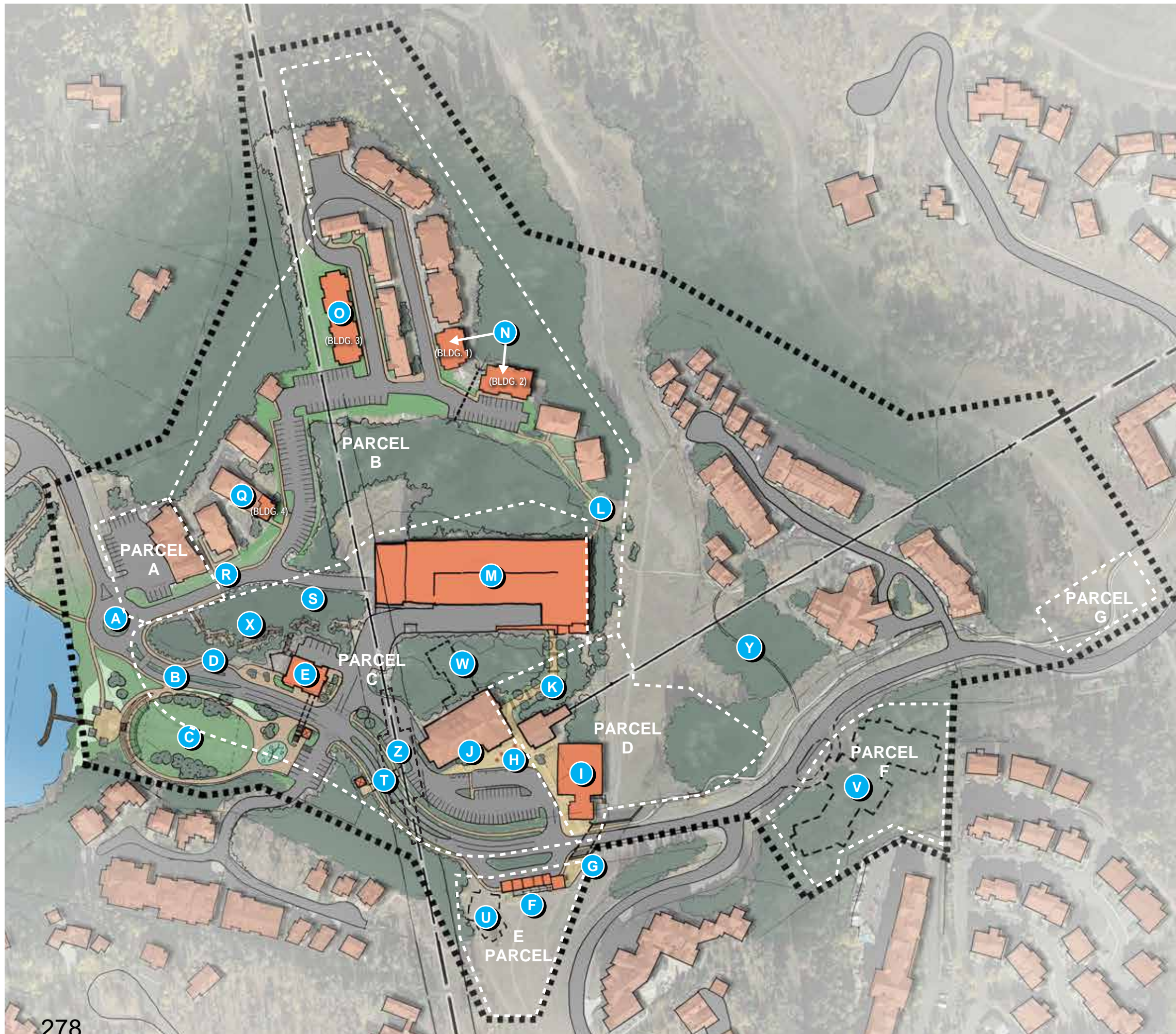
- a. Provide a pedestrian connection on-site that leads to a crosswalk connecting Parcel F to the existing sidewalk on the north side of Mountain Village Boulevard.

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

7. PARCEL G

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

# Town Hall Center Subarea Plan Map



## Legend

- A ROUNDABOUT
- B ROADWAY CONSOLIDATION
- C COMMUNITY PARK
- D BUS STOP
- E MIXED USE BUILDING AND TUNNEL
- F SHUTTLE STOP
- G ESCALATOR WITH TUNNEL
- H EXPANDED PLAZA
- I COMMUNITY HALL
- J TOWN HALL FACADE IMPROVEMENTS
- K PLAZA PATHWAY TO GARAGE
- L PATH FROM VCA TO GARAGE
- M GONDOLA PARKING GARAGE EXPANSION
- N VCA EXPANSION, 26 UNITS
- O VCA EXPANSION, 16 STACKED FLATS
- P NOT USED
- Q VCA EXPANSION, 8 UNITS
- R PATHWAY FROM VCA TO PARK AND BUS STOP
- S BRIDGE
- T TUNNEL
- U FUTURE SKI SERVICES
- V FUTURE HOTEL
- W FUTURE CIVIC SERVICE
- X INTERPRETIVE BOARDWALK TRAIL
- Y TRAIL FROM MOUNTAIN LODGE
- Z FUTURE LIFT 10 GONDOLA CONVERSION

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

NORTH



0 100 200 400



1"=200'

New Image Forthcoming

New Image Forthcoming



Conceptual Rendering of the Proposed Community Hall



Conceptual Rendering of the Proposed Community Park



# MEADOWS SUBAREA PLAN

Please note, the Meadows Subarea Plan is being updated at the time of this Comprehensive Plan Amendment draft. This page, as well as the complete Meadows Subarea Plan in the appendix, will be revised upon completion of the Subarea Plan update.



## OVERVIEW

The Meadows Subarea is envisioned to continue as the main area for deed restricted housing, the Chair 10-Chondola base area, limited parking in the Meadows Parking Lot, and limited hotbed and commercial uses in a redevelopment of Big Billie's. Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community. The following actions will

lead the way to achieving the principles, policies and actions of the Meadows Subarea Plan.

- Improve connection to Mountain Village Center and/or Town Hall Center Subareas with a year-round chondola and/or pulse gondola connection and with an enhanced rubber tire system, as needed.
- Provide a paved trail for pedestrians and cyclists from the Meadows

Subarea to the Mountain Village Center Subarea.

- Provide multifamily residential dwellings, protected as deed restricted units, for year-round residents.
- Allow limited commercial/retail/food and beverage space and a hotbed development at Big Billie's Apartments.
- Explore the construction of a two-story parking structure, with a green playfield roof, to alleviate traffic congestion and allow visitors to utilize the year-round gondola or summer paved trail for easy access to Mountain Village Center; provide an amenity for the neighborhood, such as a day care.
- Construct improved pedestrian connections and enhanced community amenities.
- Eliminate light industrial uses at Prospect Plaza and replace with deed restricted housing.

Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community.

# MEADOWS SUBAREA PLAN

## Principles, Policies and Actions

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

**II. The Meadows Subarea is an important component of Mountain Village since it provides deed restricted housing for many of the year-round residents and a ski area base for the community. The Meadows Subarea is enhanced by strategic development and redevelopment in order to better serve the full-time residential population that resides there, improve the skier experience at the base of the mountain and Big Billie's Apartments area, and provide limited hotbed development.**

- Provide additional deed restricted housing in Meadows, per the Meadows Subarea Plan, primarily through the free market without a town housing subsidy.
- Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, such development proposals will strive to reach the target density outlined in the Meadows Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in


the Development Table, during a future development review based on the criteria listed in Chapter 3, Section 3A: Land Use, and/or the applicable criteria in the CDC or Design Regulations. Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

- Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site, and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan, does not need to meet the requirements of the Development Table or the parcel-specific policies in the following section.
- Consider a community garden within the Meadows Subarea.
- Provide an easement for a new public pulse gondola or other mass transit system that connects Meadows to the Town Hall Center Subarea that is on the west side and parallel to the Chair 10 alignment, and/or a new public pulse gondola or other mass transit system that connects Meadows to the Mountain Village Center Subarea that is on the north side of and parallel to the Chair 1 alignment.
- Provide a new paved pathway connecting Meadows to Country Club Drive as a better way to connect the Meadows Subarea to

the Mountain Village Center Subarea, as shown on the Meadows Subarea Plan Map, to provide a year-round pedestrian connection to Mountain Village Center.

- Provide the following list of improvements to create a better sense of community:
  - Plant trees and shrubs on the north side of Adams Ranch Road, especially between Coyote Court and the Boulders entrance.
  - Plant trees and shrubs on south side of existing cement sidewalk.
  - Plant trees and shrubs on the north side of the proposed park by Mountain View Apartments.
  - Repave Meadows Run Parking lot.
  - Install guard rail on Adams Ranch Road above Coyote Court.
  - Replace dying trees surrounding Meadows Run Parking lot.
  - Replace the wetland bridge decking with green building material.
  - Install a cement sidewalk from Big Billie's Apartments to the Post Office instead of a painted line as shown on the Meadows Subarea Plan Map.
  - Construct two or more tree islands in the middle of Meadows Run Parking Lot.
  - Work with private lot owners to plant flowers and flowering shrubs such as lilacs.
  - Create a sidewalk from Spring Creek to Fairway Four as shown on the Meadows Subarea Plan Map.
  - Improve the safety and efficiency of major road intersections for all users — pedestrians, drivers and cyclists.

Table 8. Meadows Development Table

Parcel Designation	Target Maximum Building Height (feet)	Zoned Units	Target Condo Units	Target Deed Restricted Units	Target Restaurant/Commercial Area (square feet)	Total Target Units
Parcel A Prospect Plaza	35-54	7 DRU	NA	68	NA	68
Parcel B Town Shops	35	0	NA	70	NA	70
Parcel C Lot 644	54	54 DRU	NA	53	NA	53
Parcel D Lot 651-A	54	20 condos	NA	53	NA	53
Parcel E Big Billie's Apartments (three- star hotel minimum) 	58	150 (dorm units)*	10	2 (dorm units)*	5,000	12
Parcel F Meadows Run Parking Lot	33	0	NA	NA	NA	NA
Parcel G Mountain View Apartments	48	30 DRU	NA	45	NA	45
<b>Total Units</b>		261		291	5,000	378

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 sq. ft per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 sq. ft. per dorm unit, each with ideally four separate bedrooms. Refer to Chapter 3, Section 3A: Land Use.

G. Require that any application that proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan meet the following site specific policies:

**1. PARCEL A PROSPECT PLAZA**

- a. Phase out the currently permitted light industrial uses and replace with multiunit deed restricted housing.
- b. Ensure deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- c. Evaluate the legal access to Lot 648-AR through the parking garage on Lot 648-BR, both of which are located on Parcel A Prospect Plaza, and require such access to be used for any development on Lot 648-AR, to the extent practicable, with a new parking garage on Lot 648-AR if feasible to serve the envisioned housing.

**2. PARCEL B TOWN SHOPS**

- a. Ensure any deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- b. Evaluate the relocation of the Town Shops from Parcel B Town Shops to civic land use polygon south of the existing TSG Shops on upper San Joaquin Road as shown on Land Use Plan Map.
  - i. Evaluate the cost of relocating the Town Shops including the removal of the underground gas tanks and any environmental cleanup and/or analysis.
- c. Relocate the TSG Golf Maintenance Facility on Parcel B Town Shops to an appropriate location within the golf course area as determined through the special use permit process or other similar process per the CDC.
- d. Allow for commercial solar projects on this site through the appropriate development review process.

**3. PARCEL C LOT 644**

- a. Participate in a public-private development of Parcel C Lot 644 for deed restricted housing.
- b. Combine Parcel C Lot 644 with an access tract and Parcel D Lot 651-A to create a large deed restricted housing site.
- c. Optimize the amount of deed restricted housing that “fits” on Parcel C Lot 644 per the applicable development review criteria in the CDC.
- d. Create a new paved trail as shown on the Meadows Subarea Plan.
- e. Reroute Jurassic Trail as necessary.

**4. PARCEL D LOT 651-A**

- a. Transfer free market density off Parcel D Lot 651-A to Parcel E Big Billie's Apartments for any hotbed development on such parcel.
- b. Facilitate the TSG dedication of Parcel D Lot 651-A concurrent with any development proposal for Parcel E Big Billie's Apartments.
- c. Participate in a public-private development of Parcel D Lot 651-A for deed restricted housing.
- d. Maximize the amount of deed

restricted housing that “fits” on Parcel D Lot 651-A per the applicable development review criteria in the CDC.

**5. PARCEL E BIG BILLIE'S APARTMENTS**

- a. Ensure the operation and maintenance of a pulse gondola or other tramway or mass transit system from the Meadows Subarea to Mountain Village Center Subarea, or a new pulse gondola, tramway or other mass transit system from the Meadows Subarea to the Town Hall Center Subarea if a hotbed project is proposed on Parcel E Big Billie's Apartments, with the hours and dates of operation closely tied to the town's operation of the gondola system.
- b. Provide a new pedestrian connection and all needed easements to the Chair 10 and chondola base area as envisioned by the Meadows Subarea Plan.
- c. Design existing and future commercial areas as outlined in the Meadows Development Table in order to cater to the local community, with hours of operation

conducive to creating a community-based commercial area.

- d. Allow for a limited commercial area, such as a restaurant and skier services (i.e. small ski rental shop and a lift ticket office).
- e. Explore the possibility of constructing a seasonal play field to the south of Big Billie's Apartments and the dedication of an easement for such facility from the owner of such land.

**6. PARCEL F MEADOWS RUN PARKING LOT**

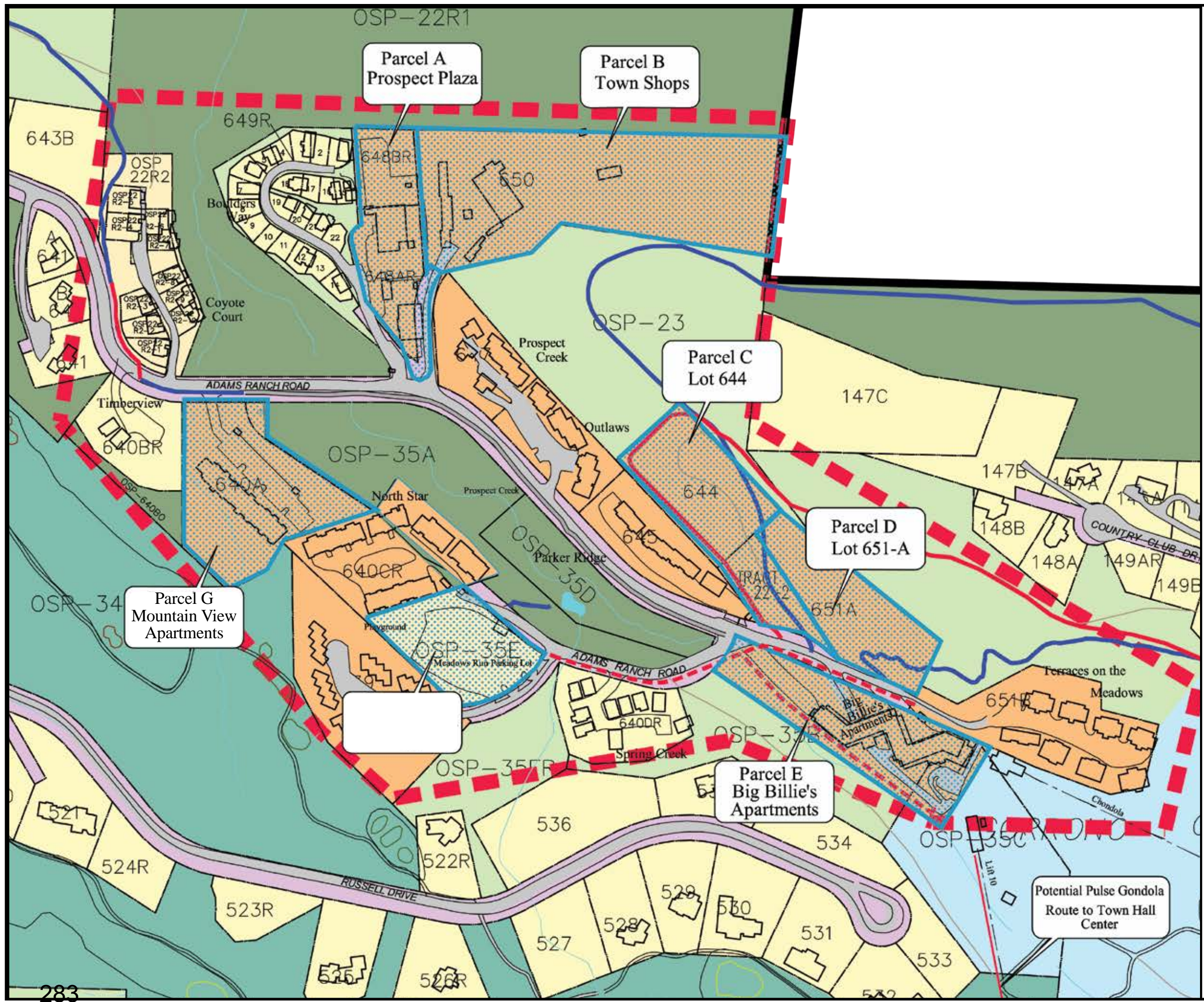
- a. Provide enhanced resident and day skier parking opportunities with a two-story parking structure that may also have a green roof as a playfield.
  - i. Ensure the parking structure is constructed mostly below grade with very low structure height.
- b. Establish the appropriate height of the parking structure based on neighborhood compatibility and appropriate mitigation.
- c. Allow for a privately-operated day care facility on Parcel F Meadows Run Parking Lot provided such does not compromise the ability to construct a parking structure in the future.

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

**7. PARCEL G MOUNTAIN VIEW APARTMENTS**

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

New Image Forthcoming



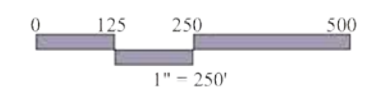
# Meadows Subarea Plan Map

**Please Note:**  
Please see the Future Land Use Map within the Comprehensive Plan for updated future land use designations.



## Legend

- 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



# APPENDIX B: IMPLEMENTATION STRATEGIES

## LAND USE

- Consider creating new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.
- Consider establishing new standards for multiunit lots as needed and clarify current regulations.
- Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate and provide additional design considerations as needed.
- Support expanded conference capabilities.
- Consider creating design standards and guidelines for existing zone districts as needed.
- Consider the following criteria for a rezoning, PUD, subdivision or density transfer. Such criteria can be listed as specific PUD requirements or expanded as specific PUD design criteria for Design Review Board and Town Council approval.
  - Density fitting within the density cap
  - Provision of open space to replace any rezoned open space
  - Design standards to minimize and mitigate visual impacts on view corridors from existing development
  - Appropriate scale and mass
  - Avoiding, minimizing and mitigating environmental and geotechnical impacts
  - Site-specific issue such as the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.
  - Impacts to skier experience as a result of ski run width reductions or grade changes.
    - Community housing provisions
    - Separation and buffering from single-family lots.
    - Impacts from exterior lighting
  - Impacts from potential noise levels

- Monitor and maintain the town density bank based on the following policy:
  - Respect the free market dynamic of the density bank
- Establish requirements for dedication of property, easements and public improvements facilities necessary as a result of development approval.
- Provide regulations requiring screening for service areas, loading areas, trash collection facilities, utility boxes and pedestals, and similar site features with landscaping, screen walls, fences or other means. Screen all permitted outdoor storage from public view.
- Fire mitigation, landscaping and adequate easements for construction, project infrastructure, and skier ingress and egress may occur in the surrounding open space as required by the adopted town codes, with appropriate easements for such provided at the time of subdivision.
- Consider permitting hotbed combinations of lock-off units that include lodge and efficiency lodge units pursuant to the PUD process, with regulations to ensure such units remain hotbeds.
- Consider requiring sites identified by the Subarea Plans as a flagship hotel sites to be operated by and/or franchised as a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

## COMMUNITY HOUSING

- Create community housing regulations and initiatives that implement the Comprehensive Plan.
- Adopt a community housing mitigation methodology.
- Such regulations may address the establishment of a town policy regarding the amount of housing mitigation, the provision of housing

- mitigation, housing needs, employee generation, the mix of housing, and other similar housing policies.
- Evaluate the possibility of creating a new person equivalent percentage as a target for the provision of additional deed restricted housing units per the CDC.
- Clean up the current deed restricted housing requirements per the CDC and town-associated deed restrictions to make them clear, consistent and in conformance with the policies of the Comprehensive Plan.
- Consider establishing maximum homeowner association dues that can be paid by the owner of a deed restricted unit that is integrated into a free-market project to ensure affordability.
- Create a clear housing policy that establishes the preferred funding source for the development of housing, which is the private sector with limited taxpayer dollars used to subsidize deed restricted units.
- Identify funding sources for a housing program, especially funding to purchase deed restricted housing units, that are in the foreclosure process.
- Cooperate with the Town of Telluride and San Miguel County to provide deed restricted housing construction.

## ECONOMIC DEVELOPMENT

- Diversify the retail base to include more locally-focused establishments. Recognizing the data that shows an increasingly homogenized retail base, invest funds that expand the commercial composition of Mountain Village.
- Form a policy framework in which the Town can leverage resources to support more local retail opportunity. Within this framework, include traditional and innovative sources of revenue, as noted below.

- Seek out opportunities to form partnerships with potential for philanthropic participation in supporting retail. Find ways to implement best practices from other municipalities in which they seek to underwrite the cost of attracting and curating retail. Recognize the unique composition of the Mountain Village community, and the potential for individuals or organizations with financial resources to fund economic development activities.
- Explore the formation of a Downtown Development Authority, a Business Improvement District, or an Urban Renewal Authority to support commercial vitality. Use the funding proceeds offered by these districts to expand the retail base, seeking primarily to offer better options for local-serving enterprises.
- Assess the alternative districts that could be formed. Identify criteria which can be used to evaluate options. With direction from this process, form the district that reflects the highest ranked option.

## NATURAL ENVIRONMENT

- Review the wetland regulations periodically and determine whether a wetland buffer, not just avoidance of wetlands, is needed in the future as a CDC amendment.
- Update the Forest Management Plan every five years.
- Continue robust incentive programs to encourage replacement of cedar shake roofs and creation of defensible space around structures.
- Work with the forest service and other regional entities on joint programs related to regional wildfire mitigation programs.

## CLIMATE ACTION

- Continue to find ways to reduce greenhouse gas emissions related to the built environment
- Continue to implement programs town-wide to reduce energy, enhance local transportation, create housing, and encourage renewable energy and waste reduction.

## OPEN SPACE AND RECREATION

- Create a system of parks – pocket and neighborhood parks – and recreational facilities which allow for easy access and a number of amenities.
- Identify ongoing open space and recreational needs and issues.
- Diversify winter outdoor recreational amenities and programs to serve a broader range of visitors and residents such as a Nordic Center for cross-country skiing and snowshoeing, with a small event space for the community.
- Increase outdoor activity programming in the summer and shoulder seasons by building upon the town's existing facilities and the growing demand for mountain biking, hiking, photography/interpretation, tennis, climbing, horseback riding, physical and mental health and wellness, and other activities.
- Explore expanding the pond in Conference Center Plaza per the Mountain Village Center Subarea to

Table 9. Potential Recreation Plan Projects: Amenities

Project number shown with square	Priority	Description of Potential Recreational Amenities	Landowner(s)
A.	High	Install nine additional disc golf holes adjacent to the existing course located at the intersection of Sundance and Double Cabin ski runs.	TSG
B.	High	Build a park on the south driving range of the golf course.	TSG
C.	Medium	Build a park at Telluride Apartments.	TSG/Sunshine Apartments
D.	Medium	Build a Ridge Top Park at Station St. Sophia/Coonskin Ridge.	TSG
E.	Medium	Build a nature park on Lot 420 off Touchdown Drive.	TSG
F.	Medium	Upgrade Sunset Plaza playground, located at top of the Chondola.	TSG
G.	High	Build a miniature golf course Golf in Mountain Village Center.	TOMV
H.	High	Build a recreation center.	TSG
I.	Medium	Build restrooms at tennis and platform tennis courts, located south of The Peaks Resort & Spa.	TSG
J.	Low	Build restrooms at the eighth tee box on the golf course.	TSG
K.	Medium	Build a kayak dock at the north Elk Pond outlet.	TSG
L.	Low	Build a park and community garden between the Gondola Parking Garage and Mountain Lodge Telluride.	TSG
M.	Medium	Build a park and community garden under Lift 10 at Village Court Apartments.	TSG

See the Potential Recreation Projects Plan" map on page 120.

provide a new recreational and open space amenity that adds vibrancy to this plaza area.

- Explore expanding recreation opportunities at Elk Pond as provided for in the Town Hall Center Subarea.
- Strongly consider the creation of a lift-served alpine slide from Gorrone Ranch Restaurant area down to The Beach. This lift also may provide summer access to the Gorrone area for residents and visitors.
- Evaluate the installation of a zip line in the area of the proposed alpine slide.
- Encourage and promote recreational races and events in Mountain Village where and whenever possible.
- Implement the Potential Recreation Projects Plan.
- Create neighborhood parks one- to two- acres in size with a primary focus on serving walk-to or bike-to recreational needs and, where possible, locate the parks adjacent to other neighborhood services such as day care, schools or retail areas. Neighborhood parks are generally developed areas of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.
- Construct and maintain pocket parks of less than one acre with the private sector while allowing public access. Pocket parks are small, locally-serving areas typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.
- Provide a high quality park in Mountain Village Center that acts as the central town park, understanding land limitations will drive park size and amenities. Obtain perpetual public easements or conveyance of land wherever possible.

#### CULTURAL ENHANCEMENT

- Identify possible locations for an outdoor amphitheater that could be used as a permanent home for the Sunset Concert Series and would be

able to serve as a complementary venue for the historic Telluride music festivals such as the Telluride Bluegrass Festival.

- Evaluate the feasibility of significantly improving the current venue with permanent improvements (terracing, permanent stage, etc.) prior to other sites since businesses in Sunset Plaza strongly depend on the Sunset Concert Series for economic activity throughout the summer months.
- Identify possible locations for a library and/or museum extension in Mountain Village.
- Allow for smaller displays in key public facilities and spaces.
- Provide cultural events and educational outreach programs for youth, such as the Moab Musical Festival.
- Provide a small practice theater that also is required to provide performances that serve Mountain Village residents and visitors.
- Evaluate any Telluride Conference Center expansion or alternative project to determine if such change could provide a state-of-the-art movie theater and performing arts theater that is designed with telecommunications and recording technology.
- Provide small artist studios with gallery areas in appropriate venues, if possible, and consider such a public benefit for the creation or amendment of a PUD.
- Encourage and promote performing arts in Mountain Village, such as musicians or other artists that add animation and activity.
- Encourage and promote outdoor or indoor movies as a way to create interesting spaces, activity and vitality during peak times.
- Consider a location for performing arts events.
- Create outdoor spaces for public arts and cultural events to occur, such as a presentation area around the fire pit in Heritage Plaza, and display sites for public art.
- Create a musical arts park in Mountain Village Center in a location that is designed as an anchor to pull residents and visitors to a less utilized plaza area.

- Strive to provide a youth activity center and/or children's museum-type facility that is utilized to educate and entertain residents and visitors.
- Strongly encourage any school district facility to function as a community college during evening, weekend and summer hours when the elementary school is not in use.
- Strongly encourage the school district library to function as a community library during evening, weekend and summer hours when the elementary school is not in use.

#### TRANSPORTATION AND INFRASTRUCTURE

- Comply with the Gondola Operating Agreement, as amended, for the Mountain Village-Telluride Gondola until such agreement expires on December 31, 2027.
- Establish a formal committee with the Town of Telluride and San Miguel County to explore the continued funding and operation of the gondola system such as the creation of a Telluride Region Transit Authority.
- Encourage and facilitate the addition of 21 gondola cabins to bring the gondola's capacity to 100%, with funding for such cabins provided by the Telluride Mountain Village Owners Association (TMVOA) and/or grants.
- Determine how the Station St. Sophia and Station Village Parking terminals can be expanded to include a storage room for gondola cabins when full capacity is not needed.
- Consider changing the name of Station Village Parking to an appropriate name to reflect the overall desired land use pattern in the Town Hall Center Subarea.
- Require all new hotbed site developments, or hotbed site developments that seek a PUD modification or a modification to a development agreement, to provide (i) van, bus or limousine service to pick up guests from the Telluride and Montrose airports; (ii) van or bus service for employees living in surrounding communities outside the Telluride Region; or (iii) provide equitable funds to the town, a transit district, or a cooperative of hotbed developments to the operate a regional transit services.

- Explore the feasibility of passenger rail service to Montrose from the main Amtrak line in Grand Junction, with the goal to provide an alternative means of transit to the region.
- Provide year-round bus service to Meadows until a year-round or seasonal tramway system is developed and operates on the same schedule as the gondola system.
- Require bus pullouts and bus shelters to be constructed by developers of projects where such stops are needed, and construct bus shelters.
- Require van or limousine service to Mountain Village Center and Town Hall Center Subareas if the hotbed site is located more than 1,000 feet from Mountain Village Center and bus mass transit service is not available, or provide equitable funds to the town, a transit district, or a cooperative of hotbed development to operate the transit services.
- Cooperatively work with the TMVOA to obtain the necessary funds to expand the Gondola Parking Garage, as necessary.

- Consider parking payment in-lieu for development that occurs in the Town Hall Center Subarea to locate required parking in the Gondola Parking Garage.
- Strive to minimize on-street parking to the maximum extent practical.
- Require on-site parking as set forth in the CDC where possible unless a payment in-lieu system is approved for a specific project or provide adequate off-site parking that is connected to the intended use.
- Build the additional parking levels that are vested on the Gondola Parking Garage.
- Ensure that sites that have challenging access for fire suppression are required to provide reasonable, enhanced fire protection to the satisfaction of the town in consultation with the TFPD.
- Ensure future plaza areas are designed and constructed to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.

- Ensure existing plaza areas that are designated as fire access routes are upgraded over time to be designed and constructed so as to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.
- Consider purchasing a ladder truck with an approximate ladder height of 105 feet, wildland fire equipment, and a lower profile fire fighting unit with foam capability to fight a fire in a parking garage.
- Consider reserving the land in front of the Fire Station for a new and needed fire truck and emergency service vehicle garage with living facilities and/or offices located above, and converting the existing garage into other needed municipal, TFPD or community space.
- Consider giving preference to fire fighters in the town's required lottery process as an alternative.



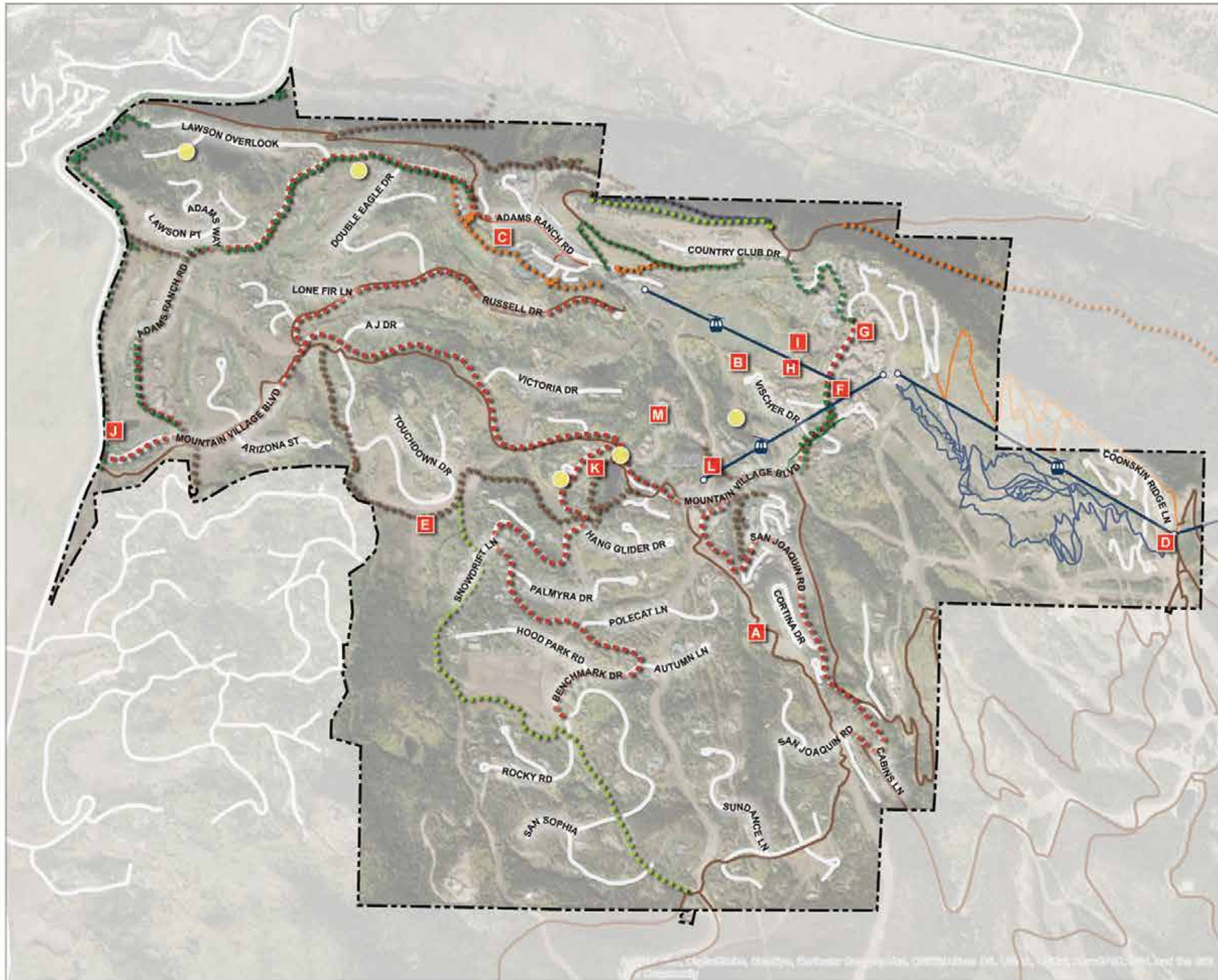
## POTENTIAL RECREATION PROJECTS PLAN

### LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

### Recreation Projects

- Shared-Use Path
- On-Street Improvements
- Natural Surface Shared Use
- Uphill Bike/Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only
- Proposed Spot Improvement
- Potential Recreation Amenity



\*Refer to the Trails Master Plan for details about proposed trails and proposed spot improvements.

\*Additional potential projects should be explored under separate study, this map is not intended to be final.



# COMPREHENSIVE PLAN GLOSSARY

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

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

**Buildout:** the maximum number of dwelling units and commercial space in Mountain Village that is usually expressed as a percentage number of built to unbuilt dwelling units and commercial space. Refer to Economic Development and Land Use and Economic Development Elements, pages 30 and 49 respectively.

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

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

**Community Development Code (CDC):** the Mountain Village Community Development Code.

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

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

**Community Housing Initiatives:** Programs, incentives, and other efforts undertaken by the Town in order to provide resources and further opportunities for Community Housing.

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

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

**Consent Decree:** see Wetland Management Plan.

**County PUD:** the zoning and land use requirements that applied to certain areas in Mountain Village prior to Town of Mountain Village incorporation and adoption of town land use regulations. Also refer to the Land Use Element, page 30.

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

**Deed Restricted Housing:** Deed Restricted Housing means housing that carries a covenant that restricts it minimally to deriving income from the R-1 School District boundary but could mean any form of covenant that achieves the aim of providing housing for employees to live and work in the same region.

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

**Density Bank:** holds reserved, previously approved and platted density until such time as that density is transferred onto a lot or conveyed to the town. Also refer to the Land Use Element, page 30.

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

**Density:** The number of people or population equivalents living a given area. See also: Density Bank and in Density Transfer.

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

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

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

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

**Dispersed Hot Bed:** An accommodation unit used for guest rental located in a home, condo, or other residential setting that operates independently of an established lodging business and is unfixed, being subject to removal from the market per the discretion of the owner. This includes most of the rentals listed on Airbnb and VRBO.

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

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

**Economic Model:** an economic sustainability model developed by the consulting firm Economic Planning System to reflect Mountain Village's economy. Refer to the Economic Development Element, page 49.

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

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

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

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

**Flagship Hotel:** a hotbed project that is managed and operated by a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

**Future Land Use:** A tool used to represent the community's envisioned future through the land use palette. Future land use is a guiding tool, rather than a regulatory tool, which enables a property owner to seek zoning or entitlement changes that align with the future land use if desired.

**General Conformance:** See CDC for definition.

**Gondola Operating Agreement:** an agreement that requires the ongoing operation of the gondola system through December 31, 2027, as recorded at Reception Number 329093 and as part of the County Settlement Agreement.

**Gondola:** a free public transportation, supporting eight passenger cabins, connecting the towns of Mountain Village and Telluride; the first and only free public transportation of its kind in the United States.

**Hotbed:** a lodging/accommodation type unit that is available on a nightly basis or for short-term rentals; this would include hotel units, hotel efficiency units, lodge units and efficiency lodge units.

**Hotel Unit:** a one-room space with separate bath and limited kitchen facilities used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, and a maximum six cubic foot refrigerator. These units may be condominiumized.

**Infrastructure:** public facilities necessary to serve development including, but not limited to, roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities, and cable television facilities.

**Lodge Unit:** zoning designation that allows for the construction of a two-room space plus a mezzanine with up to two separate baths and a full kitchen; may be condominiumized.

**Neighborhood Park:** a developed area of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.

**Parcel Testing:** the parcel-specific process utilizing architects, designers and town planners to evaluate what land uses could "fit" onto a parcel given a broad range of considerations, such as surrounding development patterns, development constraints including wetlands and steep slopes, visual impacts, access, appropriate height, and pedestrian, vehicular and mass transit connections. Also refer to the Land Use Element, page 30.

**Planned Unit Development (PUD):** a development review process that allows for variations to the CDC pursuant to criteria, such as provision of a public benefit, which results in a detailed development agreement.

**Pocket Park:** a small, locally-serving area typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.

**Public Benefits Table:** Location-specific benefits that should occur based on certain development and timing triggers. See Chapter 4: Public Benefits.

**Public Benefit:** a development improvement that provides for desired community facilities, amenities, deed restricted housing or land uses, such as deed restricted housing or hotbeds.

**Rezoning:** a development review process to change either the underlying zone district or the permitted density on a site or property.

**Ridgeline Development Regulations:** specific regulations in the CDC that are intended to limit visual impacts of a development project that are located on the northern ridge of town as seen from the San Miguel Canyon that are based on the requirements of the County Settlement Agreement.

**Sales Tax Leakage:** the loss of potential sales tax revenue due to persons spending money in the Town of Telluride, the City of Montrose or other jurisdictions.

**Ski Season:** typically Thanksgiving Day through the first weekend of April.

**Subarea:** one of the three subareas in the Comprehensive Plan, including Mountain Village Center Subarea, Town Hall Center Subarea and Meadows Subarea.

**Subdivision:** a development review process used to create new lots, re-subdivide existing lots and adjust lot lines, or amend an existing plat.

**Summer Season:** typically Memorial Day weekend through September, filled with festivals and outdoor recreational events.

**Targeted Hot Beds:** Hot beds that the Town of Mountain Village believes are the most feasible and likely to develop, and that are beneficial to the economic vitality of the community.

**Telluride Region:** the area that is generally described as lying south of San Sophia Ridge, north of Lizard Head Pass, east of the State Highway 145-62 intersection and west of Black Bear Pass.

**TMVOA:** Telluride Mountain Village Owners Association.

**Town:** the incorporated area of the Town of Mountain Village.

**Town Council:** the Mountain Village Town Council.

**Town of Mountain Village Housing Authority:** the authority charged with overseeing the housing programs within the town's boundary.

**TSG:** Telluride Ski & Golf Company, owner and operator of the ski and golf resort and facilities or successors and assigns.

**Mountain Village Vision:** series of 10 topics and statements developed and recommended by the Task Force and adopted by Town Council (June 2009) in order to drive the creation of the Comprehensive Plan. Refer to the Mountain Village Vision, page 14.

**Wetland:** jurisdictional wetlands as defined by the United States Army Corps of Engineers and Environmental Protection Agency definitions.

**Wetland Management Plan:** the Wetlands Management Plan for the Telluride Mountain Village, dated October 1996, that is shown as Exhibit 5 of the EPA Consent Decree under United States District Court for the District of Colorado, Civil Action No. 93-k-2181.



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# MOUNTAIN VILLAGE

COMPREHENSIVE PLAN

## THE NEXT 30 YEARS

The Nuts & Bolts Historical Perspective Taking the Lead Mountain Village Vision Roadmap for the Future

**PUBLIC REVIEW DRAFT - January 26, 2022**  
**Comprehensive Plan Amendment**



Housing  
Hotels & Visitors  
Skier Experience  
Land Use  
Economic Vibrancy



## REVISIONS ON THIS PAGE

Intent: Combine Plan chapters to improve hierarchy, navigability and organization. See complete revised Table of Contents in red outlined box to the right.

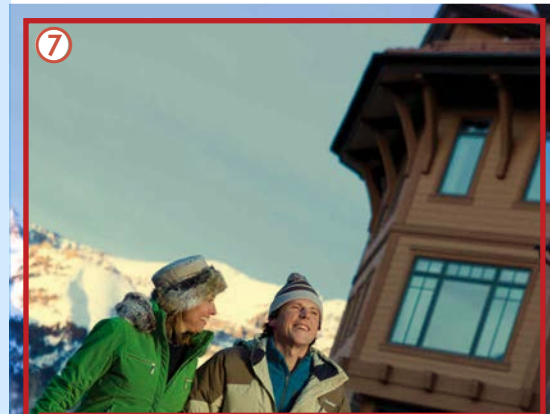
- ① Edit: Combine “Nuts and Bolts”, “Historical Perspective”, “A New Paradigm”, “How Mountain Village Stacks Up”, and “Taking the Lead” sections into subsections of a broader **“Chapter 1: Introduction”**.
- ② Edit: Combine “Mountain Village Vision”, and “Preserving the Skier Experience” into a subsections of a broader **“Chapter 2: Mountain Village Vision”**.
- ③ Edit: Rename “Roadmap for the Future Principles, Policies and Actions to Achieve the Mountain Village Vision” to **“Chapter 3: Roadmap for the Future”**.
- ③A Edit: Combine “The Importance of Hotbeds” and “Economic Development” into a Plan Element sub-section of Chapter 3 named **“Economic Development”**.
- ③B Edit: Combine “Land Use”, “Eight Key Land Use Values”, and “Land Use Plan Policies” into a Plan Element sub-section of Chapter 3 named **“Land Use”**. Specific actions will be included in **“Appendix B: Implementation Strategies”**.
- ③C Edit: Rename “Deed Restricted Housing” to **“Community Housing”** and move to be a Plan Element sub-section of Chapter 3.  
Note: 3D-3G shown on the following page.
- ⑤ Edit: Create summaries of the “Subarea Plans & Parcel Testing” section and all three “Subarea Plans” to include within a broader **“Chapter 5: Subarea Plan Summaries”**. Complete Subarea Plans will be included in **“Appendix A: Subarea Plans”**.
- ⑥ Edit: Combine the “Implementation” and “A Resolution” sections into subsections of a broader **“Chapter 6: Implementation”**.

- ⑦ Intent: Replace/update photos in the Comprehensive Plan

290  
Edit: Update photo

# MOUNTAIN VILLAGE

## COMPREHENSIVE PLAN



### Revised Table of Contents:

Acknowledgements  
 Executive Summary  
 Chapter 1: Introduction  
 Chapter 2: Mountain Village Vision  
 Chapter 3: Roadmap for the Future  
 3A: Land Use  
 3B: Community Housing  
 3C: Economic Development  
 3D: Natural Environment  
 3E: Open Space and Recreation  
 3F: Cultural Enhancement  
 3G: Transportation and Infrastructure  
 Chapter 4: Public Benefits  
 Chapter 5: Subarea Plan Summaries  
 Chapter 6: Implementation  
 Glossary  
  
 Appendix A: Subarea Plans  
 Appendix B: Implementation Strategies

Edit: Table of Contents should include page numbers that are linked to corresponding pages.

3	Acknowledgements	
4	Executive Summary	
7	The Nuts and Bolts of the Comprehensive Plan Comprehensive Plan Defined	①
8	Historical Perspective	
9	A New Paradigm for Sustainability in Mountain Communities	
10	How Mountain Village Stacks Up	
12	Taking the Lead A Community-Based Plan for the Coming Decades	
14	Mountain Village Vision The Community’s Vision for the Future	②
26	Roadmap for the Future <del>Principles, Policies and Actions to Achieve the Mountain Village Vision</del>	③
28	The Importance of Hotbeds for Envisioned Economic Vibrancy	③C
29	Economic Development	
32	Land Use	③A
34	Eight Key Land Use Values	
36	Subarea Plans & Parcel Testing	⑥
38	Land Use Plan Policies	③A



- 44** Preserving the Skier Experience ②
- 46** Public Benefits ~~Table~~ ④
- 50** Mountain Village Center Subarea Plan ⑤
- 60** Town Hall Center Subarea Plan
- 64** Meadows Subarea Plan
- 68** Deed Restricted Housing ③B
- 72** Natural Environment ③D
- 74** Open Space and Recreation ③E
- 80** Cultural Enhancement ③F
- 82** Infrastructure ③H
- ~~**85** Responsive Governance~~
- 87** Implementation of the Comprehensive Plan ⑥
- 88** A Resolution
- 90** Comprehensive Plan Glossary



## ACKNOWLEDGEMENTS

### SPECIAL THANKS

Grateful and special thanks to Mountain Village community members, business owners and property owners who spent countless hours helping the town shape the Comprehensive Plan.

#### TOWN COUNCIL

- Bob Delves, mayor
- Jonathan Greenspan, mayor pro tem
- Richard Child
- Chris Cox
- Dan Garner
- Cath Jett
- Dave Schillaci

#### COMPREHENSIVE PLAN TASK FORCE VOTING MEMBERS

- Scott Brown
- Kevin Conner
- Marti Davis-Prohaska
- Andrew Karow
- Tom Kennedy
- Chris Laukenmann
- Hillary Mescall
- Dijana Pagano
- Nelson Sharp
- Brenda Van Der Mije

#### COMPREHENSIVE PLAN TASK FORCE ADVISORY MEMBERS

- Dr. Greer Garner, Design Review Board Chair
- Cath Jett, Town Council Member
- Dave Riley, Telluride Ski & Golf, CEO
- Dave Schillaci, Town Council Member
- John Horn, resident and developer

#### TOWN OF MOUNTAIN VILLAGE STAFF

- Kim Montgomery, town manager
- Chris Hawkins, director of community development
- Katie Tyler, planner associate
- Nichole Zangara, community relations manager
- Ron Cheroske, computer aided drafting operator

#### LEGAL COUNCIL

- David Reed, J. David Reed P.C., town attorney
- Jim Mahoney, J. David Reed P.C., assistant town attorney
- Gerald Dahl, Murray Dahl Kuechenmeister & Renaud LLP, special counsel

#### CONSULTANT TEAM

- AECOM
- OZ Architects
- Economic Planning Systems
- Felsburg, Holt & Ullevig

First adopted by the Mountain Village Town Council on June 16, 2011 Resolution 2011-0616-11 (page 88). Amended by the Town Council on March 20, 2014 by resolution 2014-0320-06, and Amended by the Town Council on June 20, 2017 by Resolution No. 2017-0620-11.

*Daniel J Jansen*

Dan Jansen, Mayor

## REVISIONS ON THIS PAGE

Edit: Additional “2021 Amendment Acknowledgements” to read as follows:

### SPECIAL THANKS

Grateful and special thanks to Mountain Village community members, business owners and property owners who spent countless hours helping the Town shape the Comprehensive Plan.

#### TOWN COUNCIL

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

#### DESIGN REVIEW BOARD MEMBERS

- Banks Brown, Chairperson
- Greer Garner
- Liz Caton
- David Craige
- Cath Jett
- Adam Miller
- Ellen Kramer
- Scott Bennett
- Shane Jordan

#### TOWN OF MOUNTAIN VILLAGE STAFF

- Paul Wisor, Town Manager
- Michelle Haynes, Planning & Development Services Director/Housing Director
- John Miller, Community Housing Program Director
- Amy Ward, Planner
- Zoe Dohnal, Business Development and Sustainability Director
- Kathrine Warren, Public Information Officer
- Casey Dukeman, GIS Specialist
- Sam Quinn-Jacobs, Planning Technician

#### LEGAL COUNSEL

Garfield & Hecht, P.C.

#### CONSULTANT TEAM

- MIG, Inc. - Jay Renkens, Andy Rutz, Ely Schaefer, Mackinzi Taylor
- Economic & Planning Systems - Andrew Knudsten, Carson Bryant
- Urban Design Collaboration - Tyler Gibbs

First adopted by the Mountain Village Town Council on June 16, 2011 Resolution 2011-0616-11 (page 88). Amended by the Town Council on March 20, 2014 by resolution 2014-0320-06, Amended by the Town Council on June 20, 2017 by Resolution No. 2017-0620-11, Amended by Town Council on December 9, 2021

Laila Benitez, Mayor

## REVISIONS ON THIS PAGE

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

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

Intent: Update to reflect Comprehensive Plan Amendment.

- ② Edit: Add text: “Over the course of 2021, an amendment to the Comprehensive Plan was completed. The purpose of the Amendment was to retain the original vision but update the Plan to reflect current economic conditions, make the document more user-friendly and concise, and remove overly-prescriptive language that is more appropriate in the Community Development Code, facilitating more flexibility for implementation of the vision by the Town.”
- ③ Edit: Revise to say “Highlights include: (i) committing to expand the supply of community housing through a variety of programs, investments, and developments;”
- ④ Edit: Revise to say “(ii) designating 974 additional hot bed units to be considered for future development in the Mountain Village Center, Town Hall Center, and Meadows subareas while expanding the base of local retail;”

## EXECUTIVE SUMMARY

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

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

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

① developer. As such, it did not adequately address the town’s long-term economic viability. The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. ~~It goes well beyond the typical high level municipal plan and attempts to actually direct future development and quantify potential outcomes.~~ It seeks to create a more sustainable, more vibrant, more connected and more beautiful community.

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

② Early in the planning process, the Task Force developed the Mountain Village Vision, captured in a series of overarching and topic-specific Vision Statements. This vision remains the structural underpinning of the Comprehensive Plan. A key component of the Mountain Village Vision is to create a more economically successful and culturally vibrant Mountain Village Center.

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

1



## REVISIONS ON THIS PAGE

***Please Note: Many photos within the Comprehensive Plan are intended to be replaced in order to better reflect the diversity of our community.***

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

① Edit: Update photo

recreational, educational, community, and cultural amenities; and (iv) protecting the existing residential and recreational experience.

An economically thriving Mountain Village will produce benefits far beyond the bank accounts of local merchants. Transactional taxes (retail sales, lodging, food and beverage) fund local government as well as the Telluride Montrose Regional Air Organization and Marketing Telluride, Inc., the local tourism marketing entity. As

transactional tax revenues increase, the town's historically high dependence on property taxes should decrease. As the town prospers, property values should rise, and that is a tide that floats many boats.

But the Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain Village's exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It

recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework for the creation of a true sense of community.

In summary, the Comprehensive Plan is complex, and to understand it requires a thorough read. So, read on!

## REVISIONS ON THIS PAGE

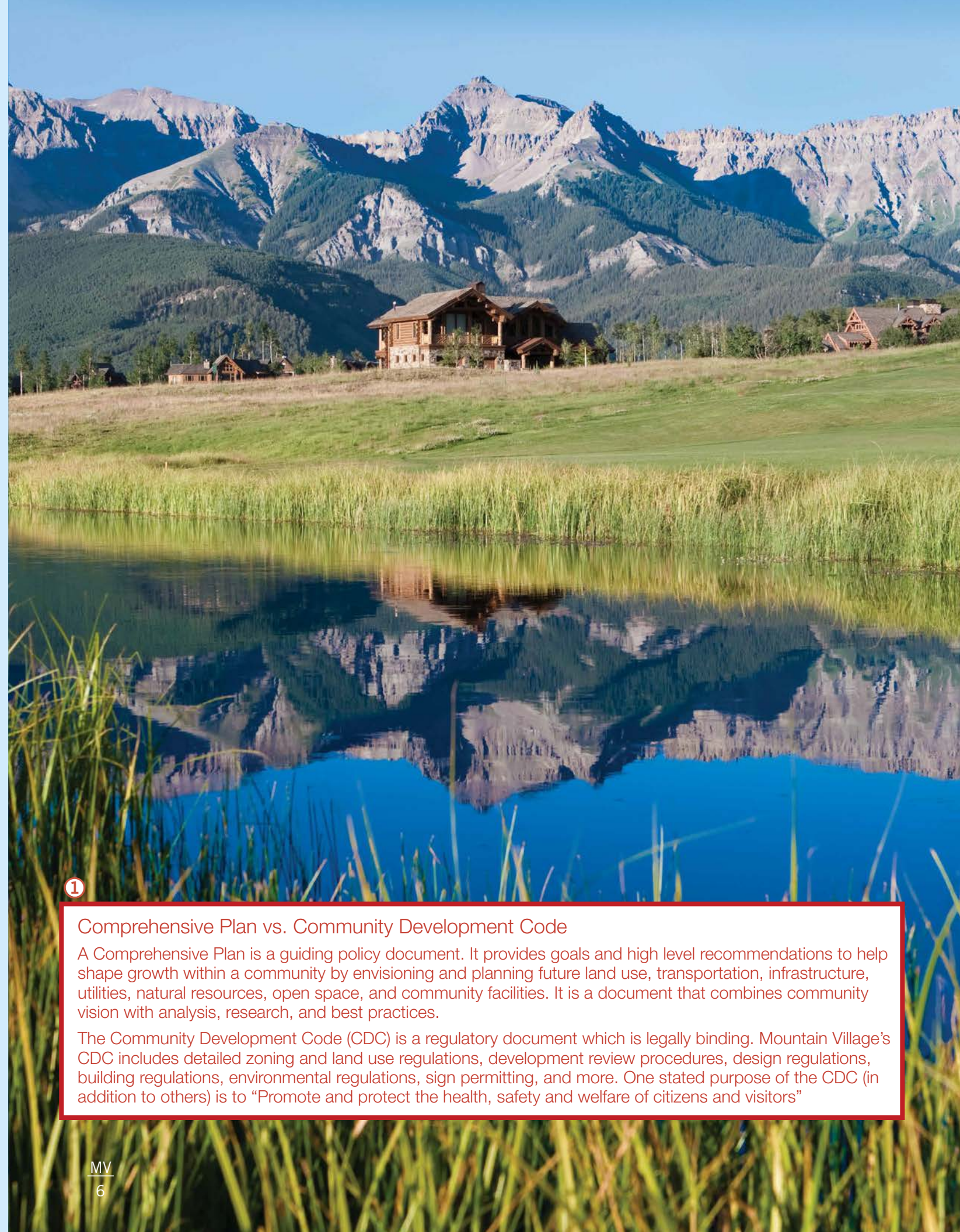
Intent: Increase clarity regarding the relationship between the CDC and the Comprehensive Plan.

Edit: Create a callout box at the beginning of the Nuts and Bolts Section as shown on this page.

Edit: Revise to say highlighted area #2 on Page 7 (next page) to say : “The purpose of the Comprehensive Plan is to proactively work to assure the future of Mountain Village will be shaped by the community’s own vision, rather than by reactions to external forces or the desires of a particular development applicant. The Comprehensive Plan articulates the community’s desires for the future, including the development of hot beds, community housing, and public facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives of the Town.

However, the Comprehensive Plan is simply that, a vision, and no one can completely predict the way in which the Mountain Village may change or evolve. As such, the Community Development Code (CDC) is intended to implement the planning goals and policies articulated in the Comprehensive Plan, as well as other planning documents, in a manner that, in the judgment of the Town Council, is in keeping with the overall vision for future represented in the Comprehensive Plan. As it is more capable of being amended, it is the CDC, not the Comprehensive Plan, to which applicants must strictly adhere.

While the Mountain Village Town Council reaffirms its commitment the CDC be in conformity with the Comprehensive Plan, the Town Council hereby expresses its intent that neither the Community Development Code nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan. Similarly, no development applicant shall be required to strictly adhere to every provision of the Comprehensive Plan given its inherently aspirational nature.”



1

### Comprehensive Plan vs. Community Development Code

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

The Community Development Code (CDC) is a regulatory document which is legally binding. Mountain Village’s CDC includes detailed zoning and land use regulations, development review procedures, design regulations, building regulations, environmental regulations, sign permitting, and more. One stated purpose of the CDC (in addition to others) is to “Promote and protect the health, safety and welfare of citizens and visitors”

# ① CHAPTER 1: INTRODUCTION

## THE NUTS AND BOLTS OF THE COMPREHENSIVE PLAN

Comprehensive Plan Defined

The Comprehensive Plan is the adopted advisory document that sets forth the Mountain Village Vision and the way to achieve the vision through principles, policies and actions. The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions.

The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions.

② It is envisioned that the Comprehensive Plan will be implemented, primarily, by one or more amendments to the Mountain Village Land Use Ordinance (LUO) and the Mountain Village Design Regulations (Design Regulations), with the Comprehensive Plan policies providing the basis for these legislative amendments.

The Comprehensive Plan does not regulate zoning on a property; it is advisory and does not have the force and effect of law.

③ The Comprehensive Plan can become a part of the town's laws by amending the LUO to require "general conformance" with the Comprehensive Plan for certain development applications, such as subdivisions, rezonings, density transfers, Planned Unit Developments (PUD) or other discretionary development review applications. 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, polices 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.

④

**The State of Colorado requires that every county and municipality have a comprehensive plan in place to guide future growth and development. State of Colorado statute C.R.S. §31-23-206 states in part:**

"It is the duty of the [planning] commission to make and adopt a master plan for the physical development of the municipality subject to the approval of the government body having jurisdiction thereof."

"The master plan of a municipality shall be an advisory document to guide land development decisions."

"... prior to final adoption of such plan in order to encourage public participation in and awareness of the development of such plan [the government body] shall consider oral and written public comments throughout the process of developing the plan."

**State Of Colorado statute C.R.S. §31-23-207 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 welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision 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 expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements."

## REVISIONS ON THIS PAGE

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

① Edit: Add Chapter title (larger header style):  
Chapter 1: Introduction

Intent: Increase clarity regarding the relationship between the CDC and the Comprehensive Plan.

② Edit: Revise to text as written on previous page edit #2.

③ Edit: Change all instances of "LUO" to "CDC"

④ Edit: Change to say: "definition of general conformance as defined in the Community Development Code (CDC)."

## REVISIONS ON THIS PAGE

Intent: Update outdated text in Comprehensive Plan Amendment.

① Edit: Remove “master”

## HISTORICAL PERSPECTIVE

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

In 1968, entrepreneur Joe Zoline began to assemble the land needed to build a world class ski resort including Gorrone Ranch and Adams Ranch. With the purchase of the land, he then convinced the Town of Telluride and the United States Forest Service of his choice for the location of an “official winter sports site” – the present Mountain Village. Enlisting the expertise of former French world champion skier Emile Allais, Zoline planned to develop the ski resort in stages. In 1972, the first of the lifts and ski runs opened. In 1978, Ron Allred and Jim Wells purchased the Telluride Ski Resort from Zoline.

Allred and Wells set out to create a pedestrian-friendly, European-style resort



A decade later, it was evident that Mountain Village was no longer just a “company town” supporting the building and development of a world-class resort community – it was a world-class resort community.

village above the Town of Telluride on 3.5 square miles of land that was then sheep ranches. Their vision included a commercial center that is known today as Mountain Village Center (or to some, Village Core), single-family estates dispersed carefully within the natural landscape, and a meandering network of winter and summer trails, walking paths, and golf fairways throughout. Their original vision also included housing for the local workforce and civic amenities to support a small, but thriving, year-round community. San Miguel County approved the Mountain Village Planned Unit Development December 22, 1981.

Allred and Wells knew it would be necessary to pay for the installation, operation and maintenance of the essential infrastructure. Thus, the Mountain Village Metropolitan District (MVMD) was established in 1983 for the purpose of collecting property taxes and providing services and amenities for health, safety and welfare. Such services and amenities included water, drainage, public parks and

recreational facilities, roads, transportation and wastewater treatment. MVMD was essentially the local government of the community. Then in 1984 Mountain Village Metropolitan Services, now known as Telluride Mountain Village Owners Association (TMVOA), was established to be a ~~master~~ homeowners association. This entity was responsible for the aesthetics of Mountain Village and continues to be responsible for the ongoing operational and maintenance costs of the gondola system which is funded by TMVOA’s Real Estate Transfer Assessment (RETA). As TMVOA’s largest revenue stream, RETA is assessed at a rate of 3% on certain real estate transactions.

A decade later, it was evident that Mountain Village was no longer just a “company town” supporting the building and development of a world-class resort community – it was a world-class resort community. The Town of Mountain Village was incorporated in 1995, and gradually took over the functions of MVMD which was formally dissolved in 2007.





# A NEW PARADIGM

for Sustainability in Mountain Communities



②

Sustainability is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Simply put, sustainable planning seeks outcomes that provide improved environmental health, economic health and social health. These three pillars of sustainability, as they are often called, are especially relevant at the community-planning level, where decisions regarding protection of the environment and environmental initiatives can have far-reaching impacts on economic and social health and vice versa. It is the intention and objective of Mountain Village to uphold the highest level of environmental, social and economic sustainability in guiding the next 30 years, so that the town can:

1. **Promote a rich social fabric within the community;**
2. **Create a vibrant year-round economy; and**
3. **Enhance protection while reducing negative impacts on the town's natural environment.**

Sustainable planning promotes responsible, quality growth and development. It also reinforces the community's existing efforts to protect the environment and create social and economic vibrancy year-round. By basing the Comprehensive Plan on principles of sustainability, Mountain Village will achieve a future that provides for a more

efficient use of resources, additional opportunities for people to live and work within the community, and greater assurance that its natural setting and healthy ecosystem will remain intact for generations to come. The Telluride Region is undoubtedly remote, and will continue to rely on tourism and a second-home community as significant economic drivers. Mountain Village has the opportunity to exemplify a paradigm shift in which resort communities rely more on regionally-generated alternative energy sources, strive for the highest levels of efficiency in resource consumption and protection, and promote healthy communities through responsible economic development. In other words, sustainability and vibrancy are the foundation of the Comprehensive Plan. Better sustainability can be achieved by:

- **Concentrating development in high density areas to achieve economic sustainability and vibrancy;**
- **Enabling the continued growth of the part-time community while celebrating its significant contribution;**
- **Protecting residential neighborhoods;**
- **Providing further protection of natural open space areas;**
- **Discouraging the use of the automobile by providing sustainable forms of transit;**
- **Reinforcing the connection to Telluride;**

- **Providing land for deed restricted housing;**
- **Creating a more year-round destination;**
- **Diversifying the job base;**
- **Establishing new public amenities;**
- **Increasing open space;**
- **Maintaining the original planned density of 8,027 person equivalent density;**
- **Improving and expanding the recreation experience; and**
- **Maintaining the pristine and quiet character of the community.**



## REVISIONS ON THIS PAGE

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

① Edit: Update photos

Intent: Update the Plan to include current data.

② Edit: Add text: "As of 2021, the Mountain Village is at approximately 61% build out in terms of density and 55% build out in terms of land. Not only is it important to fulfill the statutory obligation to plan our future land use, but also our community is not yet fully built out. Developing our land use road map is critical to shaping the future of our community."

## REVISIONS ON THIS PAGE

Intent: Update the Plan to show current data. Clarify data from original Comprehensive Plan when not being updated as part of this amendment.

① Edit: 2020 Census Population\*

Mountain Village: 1,430

Telluride: 2,582

Breckenridge: 5,078

Vail: 4,835

Snowmass Village: 3,096

Aspen: 7,004

Whistler: 11,854

Park City: 8,396

② Edit: Add note below last three columns "2010 data"

## HOW MOUNTAIN VILLAGE STACKS UP

While it cannot be compared directly to any other place in the world, Mountain Village can learn from similar resort communities who have had much more time to mature and address the challenges associated with being inextricably tied to a ski resort. The communities of Breckenridge, Colorado, Vail, Colorado, Snowmass, Colorado, Aspen, Colorado, Whistler, British Columbia, and Park City, Utah, represent places that successfully integrate the needs of their full-time and part-time homeowner population with the demands of a world-class resort experience. They range in size, location and niche markets, but all have faced challenges with becoming a sustainable mountain community.

Upon completion of the *Comparable Communities Study*, it is evident that the Town of Mountain Village is truly a unique resort community, whose location, relationship to the Town of Telluride, and brief history present both opportunities and challenges found nowhere else. The *Comparable Communities Study's* key findings concluded that successful mountain resort communities thrive by providing:

- A strong commitment to their identity and sense of place;
- A wide array of amenities needed for both residents and visitors year-round, such as recreation centers and libraries;
- Distinct nodes of activity centered around different purposes that are

connected by multi-modal transportation options;

- Improved base areas through strategies to improve density, walkability and the tourism experience;
- Marketing of the whole ski resort region and not just the town for a complete visitor experience;
- Deed restricted housing that plays an important role in maintaining a vibrant town;
- Partnerships with local organizations that bolster improvements such as public art and trail maintenance; and
- A flagship hotel that can have far-reaching economic impacts on a resort community due to broad marketing programs that significantly enhance local marketing.

Table 1. Community Profiles

COMMUNITY	① 2010 CENSUS POPULATION*	SQUARE MILES	NEAREST METROPOLITAN AREA	SKIER VISITS	OCCUPANCY % (WINTER/ SUMMER)	PILLOWS*
Mountain Village, CO	1,429	3.3	Denver (330 miles)	420,000	54/30	3,800 08/09 4,500 09/10
Telluride, CO	2,348	0.7	Albuquerque (330 miles)	420,000	35-40/annual	3,435
Breckenridge, CO	3,560	4.7	Denver (81 miles)	1,580,000	n/a	n/a
Vail, CO	4,871	5.0	Denver (98 miles)	1,620,000	68/51	17,000
Snowmass Village, CO	2,268	33.7	Denver (197 miles)	760,000	86% Dec.- March; other months n/a	n/a
Aspen, CO	5,914	3.7	Denver (199 miles)	760,000	75/75	7,300
Whistler, BCC	9,595	5 miles long	Vancouver (75 miles)	2,200,000	48/52	28,000
Park City, UT	7,882	12.5	Salt Lake City (30 miles)	1,600,000 <sup>^</sup>	60/48	23,000

\* Full-time residents

<sup>^</sup> Includes Ajax, Highlands and Snowmass; includes Deer Valley, Park City, and the Canyons for Park City

\*\* Round to the nearest hundred, based on available information

②



## REVISIONS ON THIS PAGE

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

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

Table 2. Comparable Communities Study ①

COMMUNITY	LIBRARY	RECREATION CENTER	GOLF	CHAPEL	OTHER
Mountain Village, CO	No	No	One private course	No	Trail system, Nordic trails, bike trails, hiking trails, Adventure Rock (climbing), ice rink, fishing pond, over 1,100 acres of open space, conference facility. ③
Telluride, CO	Yes	No	No	Several	Historical museum, theater, town park/festival grounds with campground, ball fields, trails, indoor ice rink, Nordic trails, 36 acres of developed parkland
Breckenridge, CO	Yes	Yes (extensive facilities)	Summit County: three resorts, one public, one semi-private	Several	Nordic centers, dog park, kayak park, arts district, 41 acres of developed parkland
Vail, CO	Yes	Yes (extensive facilities)	Eagle County: six resorts, four public, for private, one semi-private	Several	Skate park, whitewater park, gymnastics center, Betty Ford Alpine Gardens, 40-plus parks
Snowmass Village, CO	No	Yes (climbing wall, aquatics, fitness, LEED)	Pitkin County: one private, two public, one semi-private	Yes	Nordic center, trail network, transit center, community center, three community parks
Aspen, CO	Yes	Yes (two with extensive facilities)	Pitkin County: one private, two public, one semi-private	Several	Batting cages, Olympic-sized pools, regulation-sized ice rinks, trails, Nordic center, slackline, climbing, over 40 acres of developed parkland
Whistler, BC	Yes	Yes (extensive facilities)	At least four private courses	Several	Nordic center, bike trails, cultural center, over 1,300 acres of open space
Park City, UT	Yes	Yes (racquet club, extensive facilities)	Park City: four private, two public, one semi-private; Herber Valley: one private, five public	Several	Skate park, dirt jump park, multiple neighborhood parks

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

- ② Edit: Update with new wayfinding photo

Intent: Update the Plan to include current data.

- ③ Edit: Add text to the end of “Other” for Mountain Village: “, downhill bike park and canopy tour.”

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

# REVISIONS ON THIS PAGE

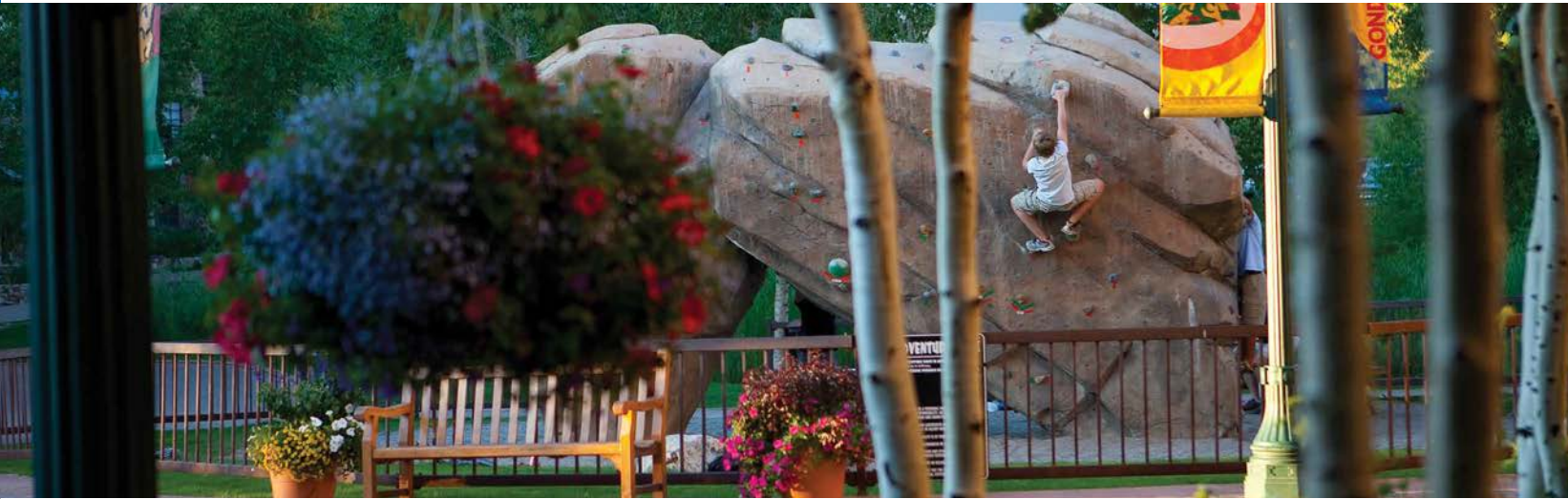
Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photo



# TAKING THE LEAD

A Community-Based Plan for the Coming Decades



The process in which to create Mountain Village's first comprehensive plan began in August 2008 when the Mayor's Forum commenced the town's planning efforts. Since that day, it has been the town's goal to communicate with its citizens and stakeholders to every extent possible. But even more than that, dialogue between the town and its community members had to be extensive — a two-way street — allowing voices from every facet of the public to be heard. The people of Mountain Village truly led this planning process, and the result is a plan that reflects their common vision for a sustainable future over the coming decades.

## COMPREHENSIVE PLAN TASK FORCE

The first step to ensure the Comprehensive Plan became the community's plan was to create a community-represented task force to help steer the planning process. In September 2008, Town Council appointed a diverse group of members to the Comprehensive Plan Task Force (Task Force) who were solicited from a broad constituency in order to reflect a harmonious mix of community values and expectations. The qualifications for such a position were simple: they had to be full-time residents, part-time residents, second homeowners

or business representatives in Mountain Village. The Task Force met monthly, sometimes more often to conduct special meetings, beginning in October 2008 and ending in December 2010, when they handed the Comprehensive Plan off to Town Council for consideration. Their dedication and contribution to the Comprehensive Plan has been of great benefit to the town and the community. Members are included by name in the acknowledgements (page 3).

## PUBLIC OUTREACH

Since 2008 the town has used a plethora of communication tools and methods to reach not only community members who live in the Telluride Region, but also those who reside afar most months out of the year.

- a. **51 Public Meetings Hosted - Task Force and Town Council combined**
- b. **51 Agendas, Minutes and Packets - Available on the town's Web site**
- c. **24 Streamed Meetings - Played in real time and then made available on-demand on the town's Web channel**
- d. **6 Public Events Hosted - Mayor's Forum, Visioning Workshops (2), Big Opportunities Workshop and Open House, Pieces of the Puzzle, Mountain Village Comprehensive Plan**

**Presentation; always hosted during peak times of the seasons**

- e. **6 Filmed Events - Mayor's Forum, Visioning Workshops (2), Big Opportunities Workshop and Open House, Pieces of the Puzzle, Mountain Village Comprehensive Plan Presentation, played on Mountain Village's channel 15 and the World Wide Web**
- f. **60-plus Web pages - Town's Web Site**
- g. **166 Advertisements**
- h. **18 Press Releases**
- i. **89 E-mails**
- j. **17 Commentaries**
- k. **8 Sets of Posters**
- l. **6 Sets of Banners**
- m. **6-plus Community Calendars - Town, media, community organizations**
- n. **2 Social media sites - Press releases and calendar details posted on Facebook and Twitter**
- o. **2 Surveys - Vision Questionnaire and 2010 Mountain Village Community Survey**
- p. **1 Brochure**
- q. **5 Direct mail pieces - Delivered to 1,600- to 2,000- homes**
- r. **69 articles/broadcasts - Telluride Daily Planet, The Watch, KOTO, PLUM, Telluride Style Magazine**
- s. **1 Live interview project - Summer 2009**

## REVISIONS ON THIS PAGE

Intent: Add text to indicate that additional outreach and engagement was conducted for the 2021 Plan Amendment.

① Edit: Add section:

### **"2021 Amendment Public Outreach:**

During the 2021 Comprehensive Plan Amendment process, a number of communication tools and outreach opportunities were utilized to engage with the community and stakeholders including:

5 Town Council Study Sessions (open to the public)

2 Design Review Board Sessions (open to the public, 1 joint with Town Council)

1 Online Survey

19 Stakeholder Interviews

1 Public Forum

1 In-Person Community Open House

1 Public Review and Comment Period Project Website

Dedicated Email List (779 subscribers)

20+ Emails (including e-blasts, The Village Voice, and Mayor's Minute)

4+ Press Releases

3 Sets of Posters

2 Sets of Banners

Community Calendar with Public Events

2 Targeted Facebook/Instagram ads for Survey and Open House

16 posts to Facebook

16 posts to Twitter

2 posts to Instagram (plus targeted ads)

4+ Daily Planet Articles

5+ KOTO News Features

23 Daily Planet Ads "

# REVISIONS ON THIS PAGE

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

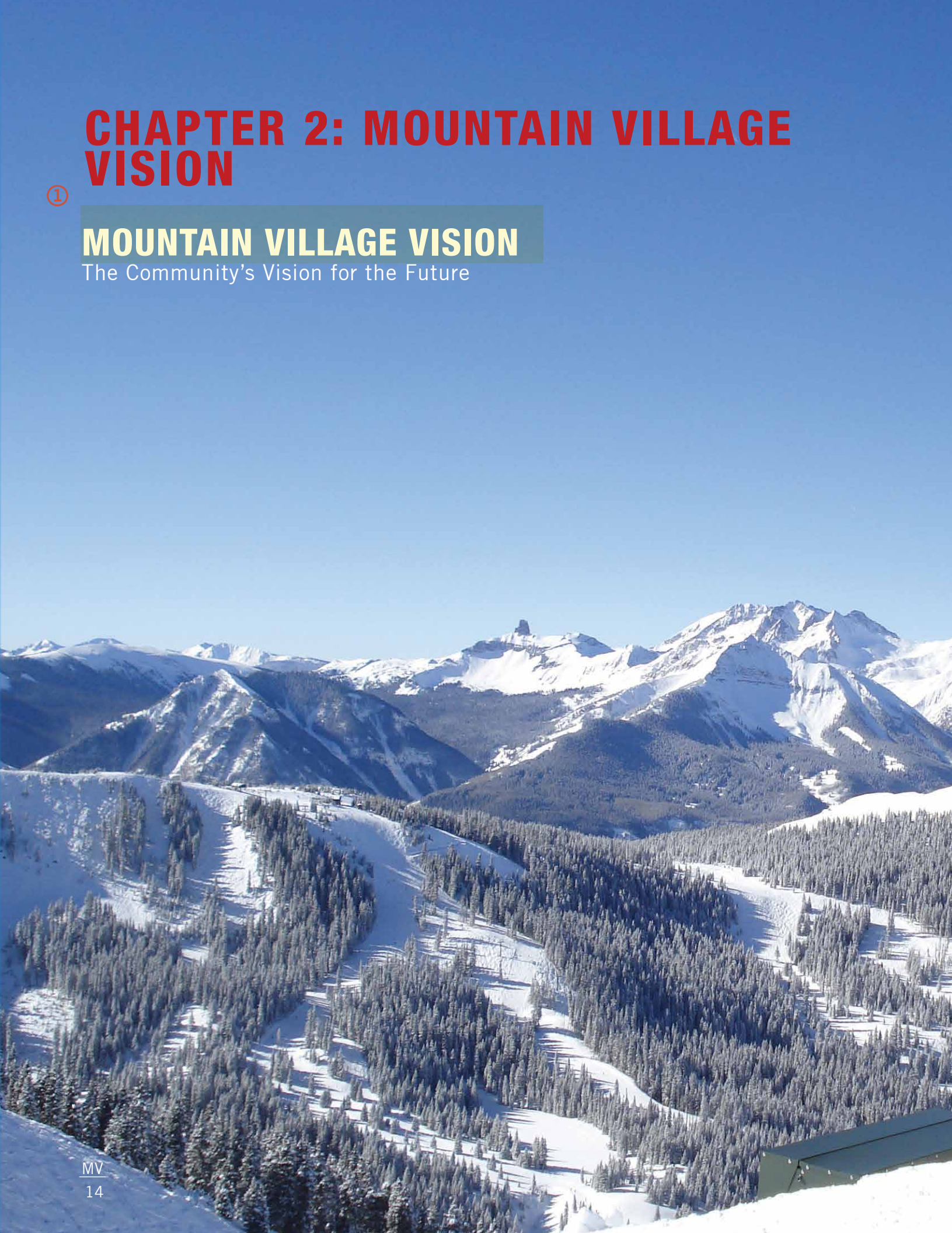
- ① Edit: Revise title to be Chapter title (larger header style): **Chapter 2: Mountain Village Vision**


# CHAPTER 2: MOUNTAIN VILLAGE VISION

①

## MOUNTAIN VILLAGE VISION

The Community's Vision for the Future





Residents and visitors of Mountain Village have high expectations for the future, and the town must continue to make great strides to keep pace with such expectations. To identify those expectations — the community’s values and visions to help form the foundation of the Comprehensive Plan — the town conducted an extensive eight-month visioning process that included two public workshops and monthly Task Force meetings. The outcome of these efforts was a set of Vision Statements — universal Vision Statements and element-specific Vision Statements related to a number of community matters like land use and the local economy. In addition, the Vision Statements convey the community’s priorities for preserving what makes Mountain Village unique and desirable while improving and evolving in order to remain a top resort destination and outstanding place to live.

A key premise behind the visioning process was to broadly envision a future that is sustainably balanced. In that regard, while most of the following Vision Statements are complementary of one another, sometimes they are conflicting. Such conflicts are simply indicative of the complexities involved in achieving balanced solutions. Lastly, the Vision Statements provide the basis for the Land Use Plan, Subarea Plans, and their associated principles, policies and actions.

Intentionally, all Vision Statements are written in present tense.

## REVISIONS ON THIS PAGE

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

- ① Edit: Update photo with Sunset Plaza Event

## UNIVERSAL VISION STATEMENT

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







### LOCAL ECONOMY VISION

1. Mountain Village has a strong, sustainable year-round economy, supporting the infrastructure and the needs, values and quality of life of the community. A diverse, yet connected, economy supports a sustainable tourism economy which attracts visitors and full-time and part-time residents who feel connected and committed to experiencing Mountain Village's lifestyle, sense-of-community and natural features.
2. A diverse, year-round economy provides adequate and competitive living wages and year-round employment opportunities consistent with the character of Mountain Village.
3. Mountain Village Center is a vibrant commercial and social center, serving the needs of full-time and part-time residents and visitors.
4. A sufficient and sustainable resort bed base supports a year-round economy while maintaining the qualities of Mountain Village that make it both a desirable resort to visit and a desirable place to live.
5. Mountain Village achieves economic prosperity through wise stewardship of its natural resources.

### 1 DEED RESTRICTED HOUSING VISION

1. A broad spectrum of affordable, high quality housing (rental and for-sale) is essential to Mountain Village and diversifies the local economy. The development of deed restricted housing is provided, supported and sustained by the entire region, not just Mountain Village. 2
2. An appropriate supply of safe, diverse, attractive, affordable, sustainable and attainable housing is available for people who work in Mountain Village and have a desire to live within its boundaries.
3. Mountain Village participates in regional efforts that develop deed restricted housing opportunities. 3
4. Mountain Village benefits from deed restricted housing, and therefore plays an important role in providing deed restricted housing options for residents and employees. 4
5. Mountain Village supports sustainable green construction practices so its deed restricted housing promotes energy, water and materials efficiency. 5

## REVISIONS ON THIS PAGE

Intent: Revise section to be inclusive of other types of workforce housing.

1, 3, 4, 5 Edit: Revise to sat: "COMMUNITY HOUSING"

Note: "Community Housing" is now defined in the glossary on page 90 as "A form of housing that is developed, subsidized, or otherwise supported by the Town and is intended to be attainable to those who work or desire to live in Mountain Village but may not be able to afford to do so within the free market. Community Housing can include deed restricted housing, employee housing, attainable housing, workforce housing, and non-deed restricted housing."

Intent: Reflect the Town's commitment to and responsibility for providing community housing rather than focusing on community housing outside the Town.

2 Edit: Revise to say "Mountain Village plays an active role in developing, supporting, and sustaining community housing."

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

6 Edit: Replace with updated community housing and shopping images

## REVISIONS ON THIS PAGE

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

① Edit: Update photos

### LAND USE VISION

1. Mountain Village is a walkable, pedestrian-friendly community where diverse, interconnected neighborhoods and a vibrant commercial center are bordered by open space, outdoor recreation amenities, and other land uses that support a sustainable community.
2. Neighborhoods and activity centers are connected by efficient and effective infrastructure, interconnected streets and a transportation system.
3. Development strikes the appropriate balance between the needs of Mountain Village and the resort so that neither dominates nor has an adverse impact on the other. Maintaining this balance is central to retaining and preserving the essential attributes of Mountain Village as an appropriately-scaled, attractive alpine community.
4. Development of open space is beneficial to Mountain Village and its environment by reserving development to areas that are most optimal for development and preserving those areas that are most appropriate for passive recreation and conservation.

### COMMUNITY CHARACTER VISION

1. The relationship between Mountain Village's natural and built environments creates a sense of place and authentic small-town charm unique to the region.
2. The built environment is of high-quality design and complements Mountain Village's natural alpine setting.
3. Mountain Village is a community where small-town values are important and people can make social and emotional connections. The community character of Mountain Village complements Telluride; it recognizes and embraces its distinctions and similarities.
4. Mountain Village is a multigenerational community.
5. Mountain Village is a friendly, customer service-oriented community.

MV  
18



## UNIVERSAL VISION STATEMENT

Full-time and part-time residents enjoy a relaxed, healthy, active lifestyle. A diverse, multicultural and multigenerational year-round population creates a sense of pride and fosters a community ambiance that is enjoyed by both visitors and full-time and part-time residents. All Mountain Village residents are appreciative of the town's surrounding natural environment and proud of its community.



## REVISIONS ON THIS PAGE

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

1 Edit: Update photo for text legibility

# REVISIONS ON THIS PAGE

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

① Edit: Update photos





## REVISIONS ON THIS PAGE

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

① Edit: Update photos

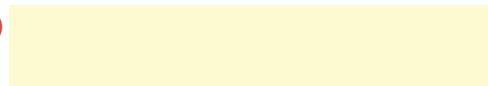
Intent: Update plan to reflect progress since 2011.

② Add text: “6. The Mountain Village adopted a Forest Management Plan in 2014, along with Fire Mitigation and Forestry Management CDC regulations. We continue to support incentive programs to encourage replacement of cedar shake roofs and creating defensible space around existing structures.”

### OPEN SPACE AND RECREATION VISION

1. Mountain Village offers an exceptional setting in which to live, work, invest and visit. Residential neighborhoods are surrounded by scenic alpine landscapes, forested mountain open space, alpine vistas, and wildlife habitat. A system of open space creates attractive buffers between the built and natural environments and gives context to the built environment. Together, open space conservation and recreation contribute to the quality of life and a robust economy in Mountain Village.
2. Development is consistent with the physical limitations of the land in Mountain Village. Full-time and part-time residents and visitors have access to year-round, sustainable recreation facilities, community parks for active recreation, and a trail system that connects people with neighborhoods, activity centers and recreational activities.
3. Thoughtful ecological stewardship makes Mountain Village renowned as a destination, rich with recreational opportunities in an alpine environment. Mountain Village meets the highest standard of excellence in managing its open space and recreational facilities through collaborative partnerships with various governments, local businesses, service organizations, and other regional partners.
4. Recreation in Mountain Village is a central part of a regionally structured recreational system which is complementary and non-competitive within the region.
5. The good health of Mountain Village’s forest is a result of management practices that consider a number of issues like wildfire protection, erosion control, and weed management. A healthy forest translates to healthy habitat for wildlife.

②



## REVISIONS ON THIS PAGE

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

① Edit: Update photos

Intent: Update outdated text in Comprehensive Plan Amendment.

② Add text: “8. Strive to replace surface public parking, when those areas are being redeveloped, with replacement spaces onsite within the development project, so that the town is maintaining the same amount of public parking even when new development is approved. Surface parking will be replaced with the equal amount of public parking provided for in future development projects as applicable.”

### TRANSPORTATION AND PARKING VISION

1. Mountain Village has a low-impact, environmentally friendly transportation system that provides safe, convenient travel options for pedestrians, cyclists and motorists to the ski area facilities, parking facilities, commercial centers, and throughout Mountain Village and the region. The gondola remains an important transportation link to Telluride.
2. Adequate parking is available for visitors, businesses and full-time and part-time residents without detracting from the community character of Mountain Village and the resort.
3. Pedestrian and bike routes provide safe, non-vehicular connections between neighborhoods and activity and community centers.
4. There are multi-modal transportation options for convenient, safe travel between home, work and activity and community centers.
5. The movement of goods and materials through Mountain Village, which involve different methods and issues than the movement of people, is efficient and effective.
6. Locating development near transportation nodes is a key consideration in preserving the environment and Mountain Village's quality of life.
7. Any additional parking required as a result of growth is provided by developers or funding through parking revenues.

②

### NATURAL ENVIRONMENT VISION

1. Mountain Village promotes actions that preserve and protect the environment and natural resources, locally and globally.
2. Mountain Village's night skies and important mountain vistas are preserved. Air and water qualities are improved.
3. Mountain Village's passive open space, natural habitats, wildlife and ecosystems are protected from irresponsible development.
4. Mountain Village supports renewable energy usage, which improves its environment and creates new green job opportunities, for the region.
5. Mountain Village supports sustainable green construction practices so that its buildings are models of energy, water and materials efficiency.

MV

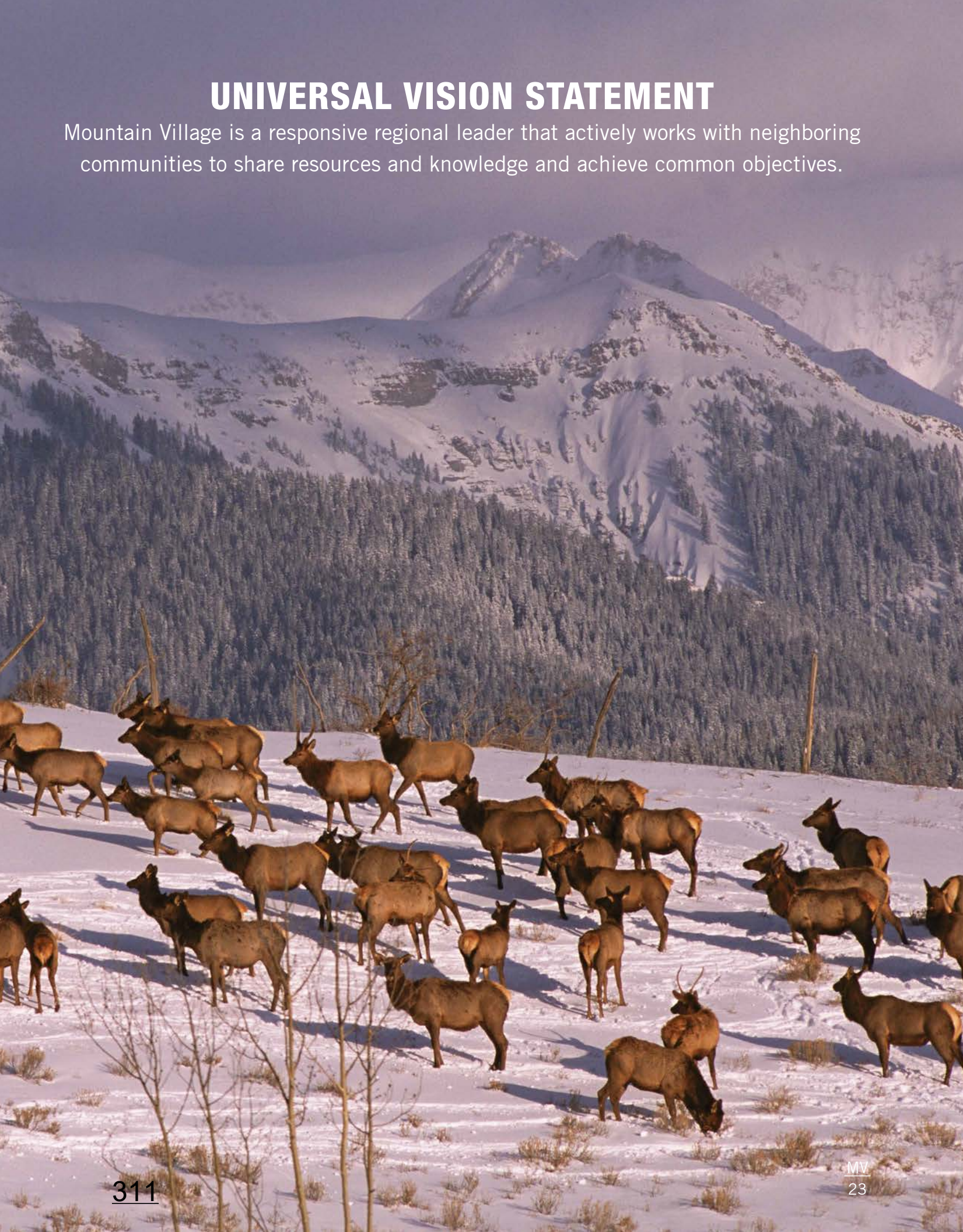
22



# UNIVERSAL VISION STATEMENT

Mountain Village is a responsive regional leader that actively works with neighboring communities to share resources and knowledge and achieve common objectives.

REVISIONS ON THIS PAGE



## REVISIONS ON THIS PAGE

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

① Edit: Update photos

## UNIVERSAL VISION STATEMENT

Mountain Village is a great place to live, work and visit.

Mountain Village's diverse, yet cohesive, community supports families and individuals by providing a stable year-round economy, high quality educational facilities and programs, a broad range of community services, and a responsive government.







## REVISIONS ON THIS PAGE

### COMMUNITY FACILITIES VISION

1. Mountain Village maintains progressive and responsive public services and community facilities.
2. High quality medical, recreational, cultural, educational facilities and early childhood educational facilities meet the needs of Mountain Village and maintain the quality of life for full-time and part-time residents and visitors of Mountain Village.
3. Mountain Village participates in regional efforts to address community facility needs.

### ~~1 RESPONSIVE GOVERNANCE VISION~~

- ~~1. The Mountain Village town government is responsive, accountable and accessible. It acts with honesty, integrity, respect and professionalism. The Mountain Village town government is a leader in regional government, seeking resolution of common issues such as deed restricted housing, transportation and other regional challenges.~~
- ~~2. The Mountain Village town government collaborates with neighboring communities and regional organizations, including the ski company and the TMVOA, to meet shared objectives.~~
- ~~3. TMVOA's governing board is appropriately comprised of residents and town stakeholders, giving consideration to the town's evolution and sources of funding of TMVOA operations.~~
- ~~4. A culture of community service encourages more volunteerism and citizen participation in Mountain Village's town government.~~
- ~~5. The Mountain Village town government recognizes it is a service industry and its customers are the full-time and part-time residents, property owners, business owners and visitors of Mountain Village.~~

Intent: Town has a Code of Ethics that exceeds the expectations in this section.

- 1** Edit: Remove this vision and the associated section in the plan.

## REVISIONS ON THIS PAGE

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

- ① Edit: Rename “Roadmap for the Future Principles, Policies and Actions to Achieve the Mountain Village Vision” to “**Chapter 3: Roadmap for the Future**” and use new, larger Chapter header style.

# CHAPTER 3: ROADMAP FOR THE FUTURE

## ① ROADMAP FOR THE FUTURE Principles, Policies and Actions to Achieve the Mountain Village Vision





## REVISIONS ON THIS PAGE

In order to achieve the Mountain Village Vision, detailed principles, policies and actions were crafted regarding the following Comprehensive Plan Elements:

1. Economic Development
2. Land Use
3. Deed Restricted Housing
4. Natural Environment
5. Open Space and Recreation
6. Cultural Enhancement
7. Infrastructure
8. Responsive Governance

applicable town codes in order to then implement the Comprehensive Plan.

3. Provided information to citizens, visitors, regional communities and developers on how Mountain Village will reach the Mountain Village Vision.
4. Encourage cooperation between the town, TMVOA, Telluride Ski & Golf (TSG), businesses, property owners of Subarea Plan parcels, MTI, Telluride Montrose Regional Air Organization, San Miguel County, Town of Telluride,

The principles, policies and actions for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision

The principles, policies and actions for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision. The Comprehensive Plan Elements provide a policy base by which decisions can be made and recommendations provided. More so, each element is multifaceted, with the main intent to guide Mountain Village toward achieving a desired future state and provide specific guidance on the economic, physical, social, recreational and cultural development of the town. The Comprehensive Plan Elements also intend to:

1. Provide a policy guide for the Town Council, DRB and staff in evaluating certain development proposals.
2. Provide the foundation to amend the

and other entities to reach the Mountain Village Vision.

5. Link certain land use decisions to the economic development of the town.

It is intended that the Comprehensive Plan Elements are implemented by amendments to the Land Use Ordinance and Design Regulations, specific projects in town department work programs, capital planning, and the proactive and cooperative work with community and regional stakeholders.

Most Comprehensive Plan Elements have an introductory paragraph followed by detail principles, policies and actions. Principles are designated by a roman numeral that is followed by several policies and actions that are shown by alphabetic and numeric designation.

Intent: Reflect Plan reorganization in internal document and page number references

① Edit: Change to “principles and policies”

② Edit: Change to “Community Housing”

③, ④ Edit: Change to “principles and policies”

⑤ Edit: Change to “principles and policies. Principles are designated by a roman numeral in bold while policies are designated by alphabetic lettering.”

## REVISIONS ON THIS PAGE

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

- ① Edit: Hot beds are now discussed within the larger Economic Development section. This hot beds page is replaced by a new Hot Beds section, see pages E-G for new content.

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

- ② Edit: Update photos

# ① THE IMPORTANCE OF HOTBEDS FOR ENVISIONED ECONOMY VIBRANCY

One question that consistently came up during the creation of the Comprehensive Plan was, “why would we plan for more accommodations (i.e. hotbeds) when we already have so many rooms to fill?” The answer lies in Mountain Village’s long-term, big picture.

The Comprehensive Plan recognizes that the key to improved economic vitality is increased visitation: more people visiting more often, staying longer, spending more. Attracting these visitors will require coordinated efforts focused on destination marketing, group sales, and transportation (primarily airlift). Increased visitation can also be driven by an appropriately sized, well designed Telluride Conference Center. As these efforts yield success, occupancy statistics will improve and the need for additional visitor accommodations will become clearer. And just to be clear, if occupancy does not improve, the free market is unlikely to invest in new hotel projects.

In continuation, the Comprehensive Plan suggests the need to diversify the types of hotbed properties found in Mountain Village and broaden the resort’s appeal to a greater range of visitors. Mountain Village currently lacks a flagship hotel, such as a Marriott, Ritz-Carlton or Four Seasons. Looking at comparable communities such

as Teton Village, Wyoming, and Beaver Creek, Colorado, such well branded hotels have a tremendous appeal and are able to draw upon extensive marketing programs and dedicated clientele to attract visitors year-round. In addition, with its current hotbed capacity, Mountain Village is not able to provide the level of service for visitors that will be generated as a result of the improvements set forth in the Comprehensive Plan. As the town adds amenities and increases its marketing efforts for events and conferences, it will need additional rooms within short walking distance of key centers to serve its additional visitors. Moreover, Mountain Village needs to add hotbeds to create a vibrant community, which is fully explained in the Economic Development Element.

The Comprehensive Plan recognizes that the key to improved economic vitality is increased visitation: more people visiting more often, staying longer, spending more.

②



①

# ECONOMIC DEVELOPMENT



② The economy of Mountain Village is ever-evolving. Just in the last half century, tourism, recreation and real estate have replaced agriculture and mining in the Telluride Region, leading to remarkable changes in demographics, social factors, land use and economics. The establishment of the Town of Mountain Village accelerated that transition and solidified the area as a world-renowned resort destination. Now with a solid economic foundation in tourism and real estate, town residents, business owners, property owners and employees are very interested in improving the tourism economy to create a more vibrant, sustainable, year-round community.

Early in the Comprehensive Plan process the Task Force was asked if Mountain Village should be a quiet bedroom community or an economically and socially vibrant community. The Task Force's unanimous response was the latter, and so the Mountain Village Vision truly expresses this desired future state. Town Council concurred with this approach by officially adopting the Mountain Village Vision in June 2009. Moreover, the results of the 2010 Mountain Village Community Survey showed that approximately 92% of the respondents favored a more vibrant Mountain Village Center.

## ③ ECONOMIC MODEL

The local economy in Mountain Village is

fueled by tourism, construction and real estate. 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. However, Mountain Village has a very seasonal economy. The four-month period of December through March generates approximately 65% of the total annual sales tax in town, and annual occupancy remains low at 38% due to poor visitation during the long shoulder seasons. As part of the Comprehensive Plan, a detailed economic inventory and analysis was conducted to explore how well the town is performing in terms of visitation, full-time residency, retail spending and accommodations, and how changes to land use would impact those metrics.

In 2006, Town Council created an Economic Task Force and engaged the consulting firm of Economic Planning System (EPS) to develop an Economic Sustainability Model (Economic Model) to reflect Mountain Village's economy. The Economic Model was developed with key stakeholder input including MTI, TMVOA and Mountain Village businesses. The purpose of the Economic Model is to document economic-based relationships in town, evaluate economic/fiscal impacts regarding land use and land use changes, and evaluate fiscal sustainability. Also, the

model specifically provides a quantification of detailed data that pertains to the town's economy, such as:

- Percent occupancy for each type of dwelling unit in the town (i.e. single-family, condominium, hotbed);
- Average spending amount per day broken out by the type of dwelling unit; and
- Sales expenditure patterns in the town versus Telluride or elsewhere that provide an understanding of sales tax "leakage".

Furthermore, the Economic Model has the following broad capabilities:

- Quantify the relationships among visitation, housing, accommodations, retail spending and airport utilization.
- Project the town's major revenue sources based on land use, such as sales tax, restaurant tax, lodging tax, property tax and the TMVOA RETA.
- Project an estimate of future visitation, hotbed occupancy, skier visits, and airport enplanements.
- Project retail space performance measures such as sales dollars per square foot.
- Evaluate the economic impacts of land use changes on the town's long-term fiscal health with a detailed analysis of retail/commercial supply and demand that gives guidance to the hotbed base needed to support existing, zoned and planned retail areas.

## REVISIONS ON THIS PAGE

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

- ① Edit: Move Economic Development to be the third section in "**Chapter 3: Roadmap to the Future**".

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

- ② Edit: This introductory section is replaced by new text. See page A for replacement text.

Intent: Update Comprehensive Plan to reflect current conditions in 2021.

- ③ Edit: Revise this header to say "**2011 Economic Model**" with note below that says "**Used in the development of the original Comprehensive Plan document.**"

## REVISIONS FOR PAGE 29

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

- ① Edit: This introductory section replaces page 29.

①

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

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

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

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

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

# REVISIONS ON THIS PAGE

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

① Edit: Add new text about the updated economic model to say:

## “2021 ECONOMIC MODEL

As part of the 2021 amendment process, the economic model was updated to reflect the recalibrated future hot bed count of 510 additional units (the midpoint of the ranges identified in the hot bed table in this section). The goal of this update is to estimate the economic impact of new hot bed development, and how this contributes to overall economic vitality. The addition of 510 hot bed units is estimated to result in \$6.5 million in additional Food and Beverage sales annually and \$7.0 million in additional General Retail sales annually. With the current stock of retail space, that would elevate sales per square foot from \$524 to \$700 for Food and Beverage and from \$391 to \$558 for General Retail. In terms of tax revenue, the additional 510 hot bed units are estimated to generate \$2.1 million in additional sales tax proceeds and \$1.3 million in additional lodging tax proceeds. In addition, with the average daily rate of hotels increasing, it is realistic that lodging tax revenue will grow at an even faster rate in the coming years.”

## ECONOMIC MODEL AT WORK

Mountain Village used the Economic Model to analyze the impacts of the Comprehensive Plan, with the goal to create a plan that achieves the Local Economy Vision Statement and the overall Mountain Village Vision. Given the Economic Model’s robust capability to evaluate land use planning, it played an integral role in crafting the Comprehensive Plan. Particularly, the Economic Model was used to gauge the economic impacts of several land use scenarios that were generated by detailed parcel testing whereby specific areas of Mountain Village were evaluated for hotbed and recreational development, among other things, to achieve the Mountain Village Vision. For more information regarding parcel testing, refer to page 36. The act of parcel testing resulted in potential “buildout” numbers that estimated the total number of units for each land use designation in the town. This buildout analysis assumed that each parcel within a subarea would be built according to the estimated density shown by the parcel testing. This land use scenario is referred to as the “Subarea Plan Buildout”. Since it is highly unlikely that each subarea would be built out as parcel tested due to the big-picture nature of the analysis and individual parcel variables, the Subarea Plan Buildout numbers for each parcel were rated on the likelihood of development based on several variables, such as ownership

patterns, access and development constraints. A ranking of “very high”, “high”, “medium” or “low” was applied to each tested parcel. Percentages were then applied to each ranking, such as 90 percent for very high and 50 percent for medium rankings, with a new estimated density derived from the Subarea Plan Build Out numbers. This land use scenario is called the “Adjusted Subarea Plans”. The Subarea Plan Buildout and the Adjusted Subarea Plans scenarios were then input into the Economic Model to evaluate both scenarios and project a range of potential economic futures. The economic future of Mountain Village lies somewhere in between these two land use scenarios.

## ECONOMIC FINDINGS

Research conducted by the town’s consultants found that Mountain Village’s economy is vulnerable. This is due to a combination of factors: a dispersed, inadequate hotbed base; annual occupancies that are lower than comparable ski resort communities; and a seasonal economy that has its high point centered on a relatively small number of days in the ski season and festival weekends.

As proof, Mountain Village’s average annual retail and restaurant sales per square foot are \$320. This is significantly lower than industry standards and

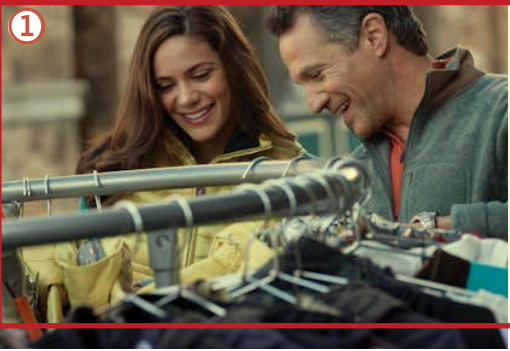
comparable resort communities. EPS found that the \$320 per square foot is skewed by a small number of ski/sport shops that achieve higher sales per square foot and that food and beverage sales are in the low \$200 per square foot range while other retail business sales are in the \$200- to \$300- per square foot range. As for Mountain Village’s peer ski resort community, they realize much higher averages per square foot.

- Aspen, Colorado: \$750 per square feet annually
- Beaver Creek: \$450- to \$600- per square feet annually
- Vail Village: \$600- to \$800- per square feet annually
- Whistler Village: \$650 per square feet annually

With average sales of \$320 per square foot annually, Mountain Village current retail and restaurant average sales are only 70% of the \$450 per square foot that is considered an acceptable minimum for a business to be viable. The \$450 per square foot minimum is roughly 65% of the \$600- to \$700- per square foot that will allow businesses to flourish and for the town to achieve the envisioned economic vibrancy. Refer to the Land Use Element, page 32, and other Comprehensive Plan elements to review economic development-related principles, policies and actions.

①





## REVISIONS ON THIS PAGE

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

① Edit: Update photos

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

② Edit: Remove this table

② ~~Table 3. Economic Model Estimates for Subarea Plan Buildout and Adjusted Subareas Plans~~

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

~~\*The total number of units parcel tested and currently built and zoned in Mountain Village. Refer to Economic Model at Work, page 30, for more details on the Subarea Plan Buildout.~~

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



# NEW PAGE - ADDITIONS ON THIS PAGE

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

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

② Edit: Add “Existing Hot Beds/Condos” table to better explain and benchmark existing conditions.

③ Edit: Add “High Priority Proposed Hot Bed Sites” table in Economic Development section rather than these designations living in the Subarea Plan development tables.

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

Details about intent behind changes to this table are provided on page “Q” and within the Subarea Plans.

④ Edit: Add “Other Potential Hot Bed Sites” table to show the most realistic lots that may possible be developed.

## ① HOT BEDS

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

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

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

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

## ② Table: Existing Hot Beds/Condos

Parcel	Existing Hotbed Mix	Existing Warmbed* Units	Total Units
Parcel B, Lot 108 Shirana	0	5	5
Parcel, Lot E Le Chamonix	0	7	7
Parcel H Columbia Condos	0	8	8
Parcel I Village Creek	0	10	10
Parcel N, Lot 27A, Belvedere	0	29	29
Lot 159R: Bear Creek Lodge	36	51	87
Lot 43: Inn at Lost Creek	8	24	32
Lot 28: Lumiere	11	18	29
Lots 28, 50 15R: Madeline	96	63	159
Lot 1006R: Mountain Lodge	57	83	140
Lot 128: Peaks	174 <sup>1</sup>	24	198
Lot 42B: Blue Mesa Lodge	13	10	23
Lot 61C & 61D: Franz Klammer	0	63	63
<b>Total Existing Hot Beds</b>	<b>395</b>	<b>395</b>	<b>790</b>

Source: Town of Mountain Village

\*Warmbeds are lodge and condominium units

<sup>1</sup> Includes lodge and efficiency lodge units

## ③ Table: High Priority Proposed Hot Bed Sites

Parcel	Updated Targeted Hot Bed Mix	Targeted Hot Beds from 2011
<b>High Priority Hot Bed Sites</b>		
1) Parcel A-1 Lots 122,123,128, OS-1R1: Peaks North Peninsula	50-100	125
2) Parcel A-4 Lot 128: Telluride Conference Center Expansion	68	68
3) Lot 109 R	113	0
4) Parcel D: Pond Lots	60-71	71
5) Parcel F: Lot 161 CR	100-125	242
6) Parcel G: Gondola Station	75	127
<b>Council Proposed Target Range</b>	<b>466-552</b>	<b>1,128</b>
<b>Existing Hot Beds</b>	<b>790</b>	<b>790</b>
<b>Total</b>	<b>1,256-1,342</b>	<b>1,918</b>

Source: Town of Mountain Village, Economic & Planning Systems

## ④ Table: Other Potential Hot Bed Sites

Parcel	Updated Targeted Hot Bed Mix	Targeted Warm Bed Units	Total Target Units	Targeted Hot Beds from 2011
Parcel C-1: 89 Lot	0	39	39	79
Parcel K: Magic Carpet	115	15	130	51
Parcel O: TSG Clubhouse	51	7	58	115
Lot F: Town Hall Center	79	0	79	174
<b>Total</b>	<b>245</b>	<b>61</b>	<b>306</b>	<b>419</b>

Source: Town of Mountain Village, Economic & Planning Systems



②

### TARGETED HOT BEDS

**LEGEND**

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

**High Priority Hot Bed Sites**

Key:

- 1:** Parcel A-1 Lots 122, 123, 128, OS-1R1: Peaks North Peninsula
- 2:** Parcel A-4 Lot 128: Telluride Conference Center Expansion
- 3:** Lot 109-R
- 4:** Parcel D: Pond Lots
- 5:** Parcel F: Lot 161 CR
- 6:** Parcel G: Gondola Station

## NEW PAGE - ADDITIONS ON THIS PAGE

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

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

- ① Edit: This hot beds section (continued from previous page) **replaces page 28** and will occur within the larger Economic Development section.
- ② Edit: Add map of hot beds to more easily visualize which parcels are listed in the “Updated Target Hot Beds” column of the table on previous page.

① As the Town seeks to continue to support economic vibrancy, it will need to provide ways to expand the base of hot beds above the existing stock of 790. The former Comprehensive Plan identified a target future hot bed count of 1,918. Through a detailed analysis of sites, that number was determined to be untenable, and target future hot bed count was brought down to a range of 1,258 - 1,342.

The High Priority Proposed Hot Beds table on the previous page is not meant to be exclusive of other new opportunities for hot bed development, but rather to identify the most feasible locations based on current analysis. This table was determined through a detailed evaluation by the Comprehensive Plan Team (MIG, EPS, Mountain Village staff) as to the feasibility and likelihood of hot bed development on a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, access, and the ability to achieve critical mass and thus generate economic viability. A map of these sites is provided on this page.

This evaluation was coupled with a comparison to the peer communities of Aspen, Crested Butte, and Sun Valley which are all destination mountain resort communities, with little day-usage. When looking at ratios of permanent population to visitor population, the data suggest that Mountain Village could expand its hotel inventory by another 466-552 units and remain within the balance between guests and locals. This is a relatively

simple metric, but provides a consideration as to the ceiling that maintains balance.

In arriving at 1,256 - 1,342 targeted future hot beds, the recommendation reflects the evaluation of sites and capacity, overlaid with the benchmark related to local/visitor balance. It is important to note that the Town will continue to require a rigorous review process for any development proposal. Moreover, various owners will have various levels of motivation to pursue development. Thus, not every site identified will come to fruition as a hotel development during the planning horizon of this plan.

Mountain Village occupies a unique position in the lodging market as a destination-driven place with a strong brand. While expanding the hot bed inventory is a worthwhile goal, Mountain Village needs to recognize the importance of room rate and occupancy in driving economic vitality. The lodging market in Mountain Village is well-positioned to make progress on increasing occupancy and sustaining high room rates, which if successful, will generate additional spending potential.

Council is prioritizing lots currently zoned for hot bed development in this plan. Once development of these targeted, high priority hot bed sites occur, Town Council may consider the lots listed in the “Other Potential Hot Bed Sites for development pending future proposals.

## NEW PAGE - ADDITIONS ON THIS PAGE

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

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

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

### ①

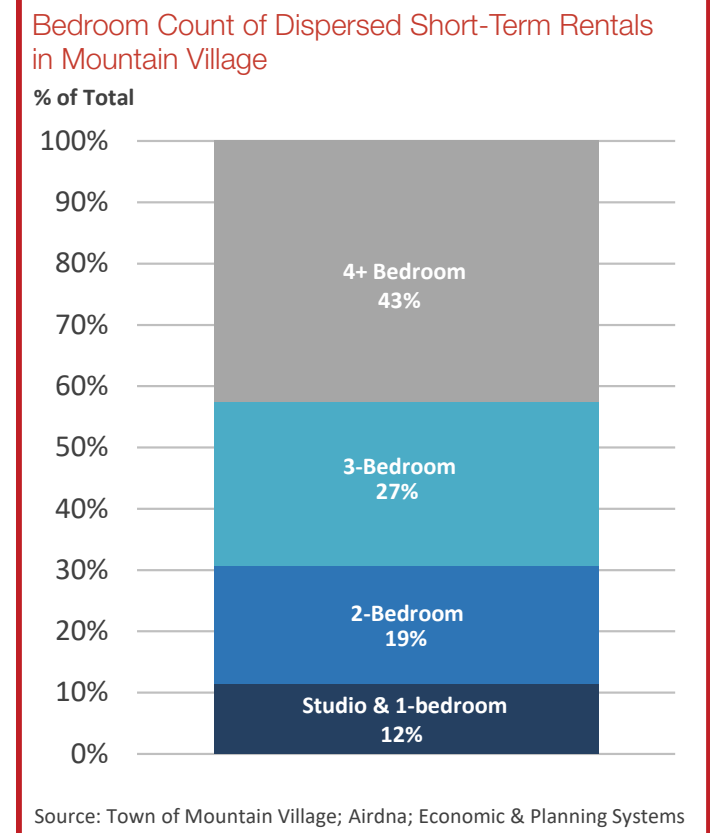
#### DISPERSED HOT BEDS

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

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units, comprising one-third of the overall bed base, and one-fifth of the overall housing stock. This type of accommodation does not occupy the same market position as traditional hot beds (i.e., hotels), given that it is unfixed and subject to removal from the lodging market per the discretion of the owner, or through local regulation. In this way, DSTRs are a less reliable component of the overall bed base than traditional hotels. DSTRs are nonetheless important, as they contribute to the overall critical mass needed to sustain economic vitality in Mountain Village and have become a preferred type of accommodation for certain segments of the market. DSTRs also differ from traditional hotels in the type of lodging experience they offer, as they typically provide guests with a lower level of service and a more private space suitable for larger groups. As shown in the figure to the right, 43% of DSTRs in Mountain Village have four or more bedrooms, and the overall DSTR inventory has an average bedroom count of 3.26, reflecting the fact that many DSTRs are located in homes and condos.

The expansion of the DSTR market has also elevated the need for the Town to identify ways to proactively manage the impacts of inventory, focusing on ways to reduce potential negative impacts to residents as well as the effects on the housing stock.

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units. This is one-fifth of the overall housing stock. ②



#### BENEFITS AND TRADEOFFS OF DISPERSED AND TRADITIONAL HOT BEDS

##### Dispersed Hot Beds

- Benefits
  - Expand the bed base but require no new development or investment
  - Owners in Mountain Village can generate revenue
  - The 'Sharing Economy' creates greater utilization of existing assets, which many see as a positive attribute.
- Tradeoffs
  - A less stable and less consistent component of the bed base
  - Have the potential to create nuisances for residents

##### Traditional Hot Beds (Hotel Rooms)

- Benefits
  - Consistent, long-term source of bed base, which sustains economic vitality
  - Well managed hotels provide consistent, reliable source of guest expenditure that supports local business
- Tradeoffs
  - Employees generate additional housing demand
  - Requires significant development and investment
  - The market for building traditional hot beds is challenging, and often requires the addition of for-sale condos to be feasible

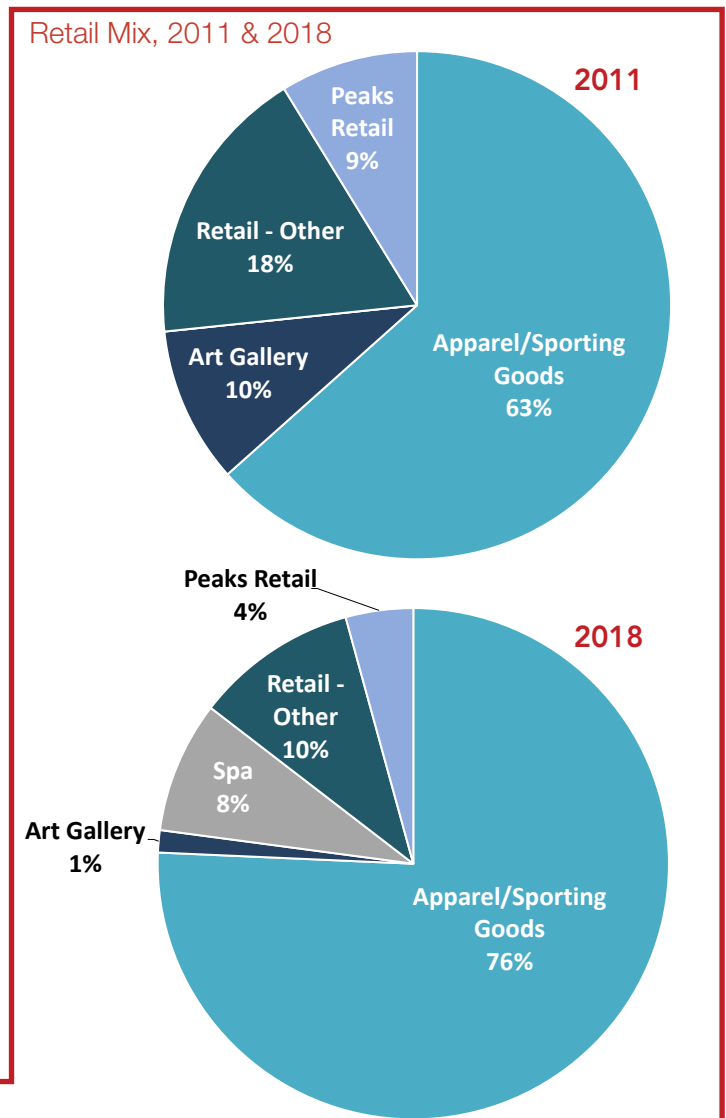
①

## RETAIL

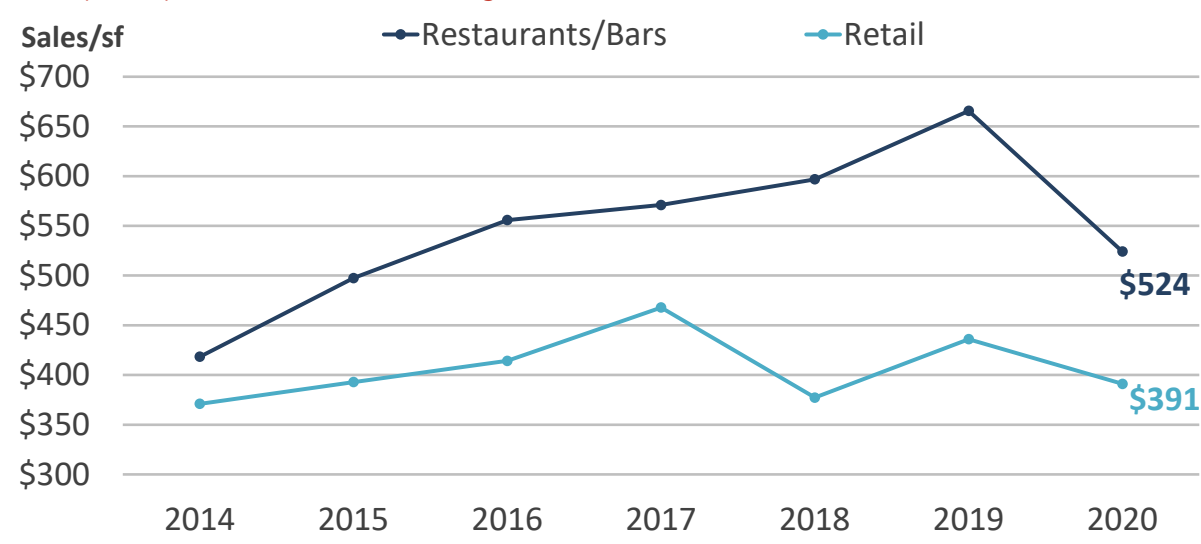
A strong base of retail is foundational to community and economic vibrancy in Mountain Village. Retail circulates dollars within the local economy and creates employment opportunities, while also providing residents and visitors alike with venues to experience the local community. Moreover, the presence of retail is essential to providing residents with a high quality of life. Throughout the amendment process, the community expressed an appetite for a larger base of locally focused and diverse retail establishments. An analysis of retail space in Mountain Village affirms this sentiment: Over three-quarters of retail space in Mountain Village is used for Apparel and Sporting Goods, up from 63% in 2011. This points to a lack of diversification in the Mountain Village retail mix, and to the predominance of a type of retail that is generally not considered to be locally focused.

While locally focused retail is desirable for both the economy and community, it faces challenges related to long-term viability in Mountain Village. Taxable sales for brick-and-mortar retail have stagnated, with recent overall taxable retail sales buoyed by e-commerce sales. Meanwhile, sales per square foot of Traditional Retail have been stagnant over the past several years, while sales per square foot for Restaurants and Bars has steadily grown, with the exception of the pandemic-induced contraction in 2020. Both local and national trends put local retail in a vulnerable position and its long-term sustainability will require creative approaches from local entities.

②



Sales per Square Foot, Mountain Village, 2014-2020



Data Sources: Town of Mountain Village, Economic & Planning Systems

## NEW PAGE - ADDITIONS ON THIS PAGE

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

- ① Edit: This Retail section is a new section that follows the new hot bed section.
- ② Edit: Add corresponding charts and graphs to support retail narrative.

# NEW PAGE - ADDITIONS ON THIS PAGE

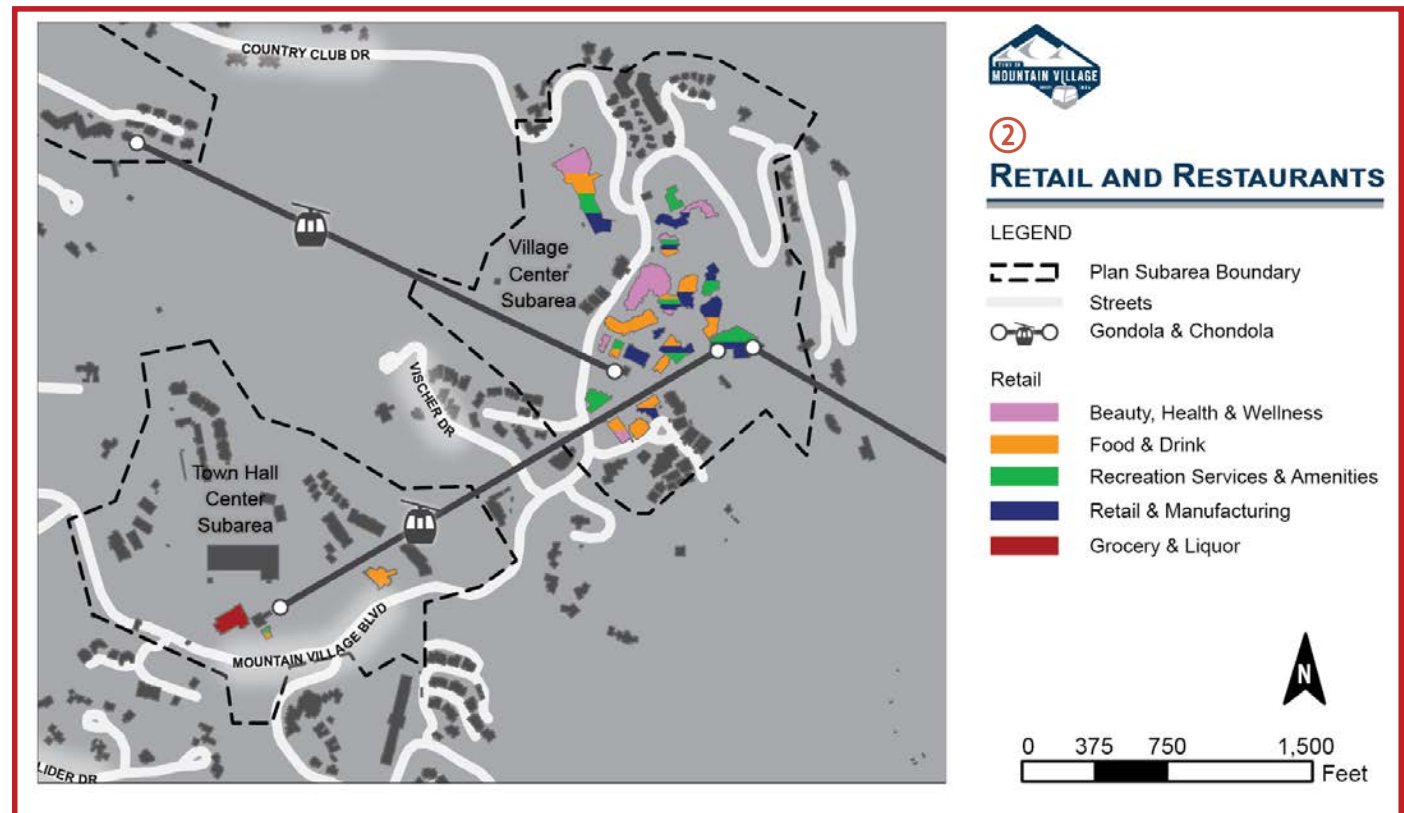
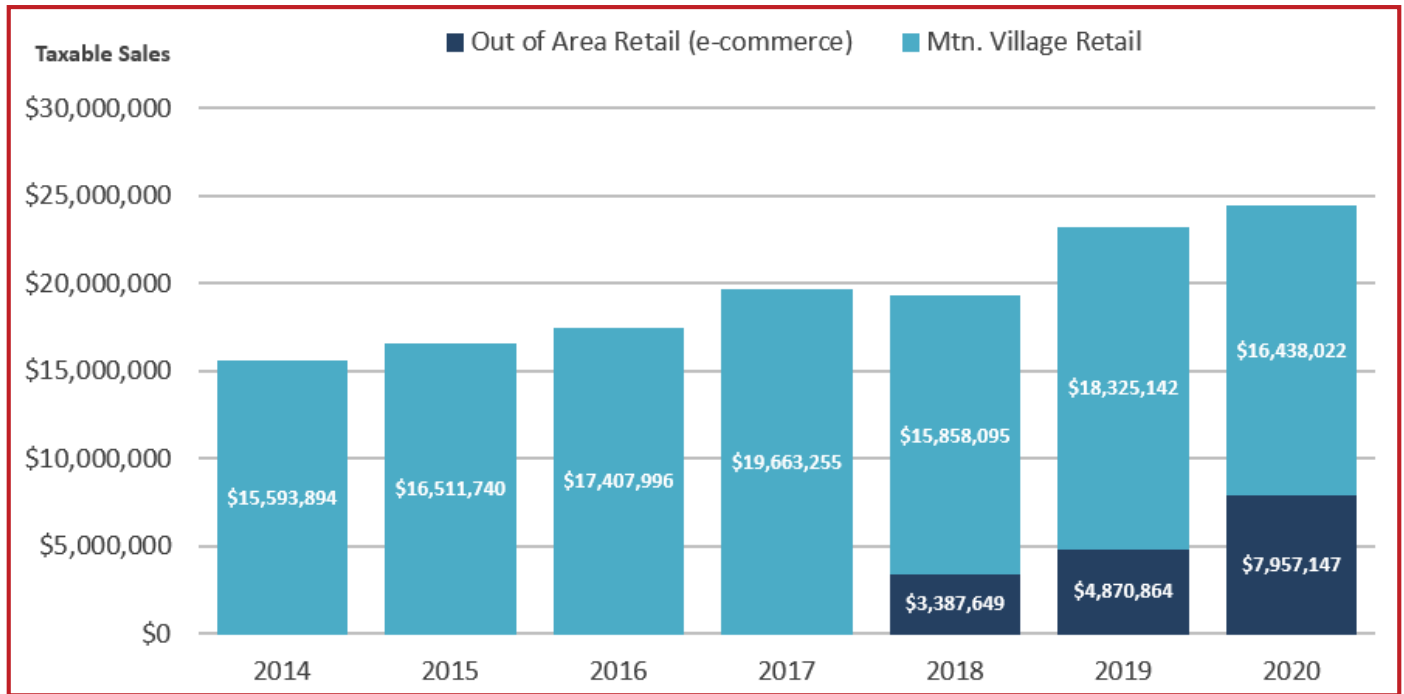
Intent: Reflect the adjusted direction on retail that the 2021 amendment process has led to. It also reflects the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

① Edit: Add Taxable Retail Sale chart to support retail narrative.

② Edit: Add map of Retail and Restaurant locations to more easily visualize geographic locations being discussed in the retail narrative.

①

Taxable Retail Sales, Mountain Village, 2014-2020



Data Sources: Town of Mountain Village, Economic & Planning Systems

①

## PARTNERSHIPS

The use of incentives and public-private partnerships is an approach that Mountain Village can take to catalyze desired forms of commercial expansion or development. Given the recent strong performance of lodging businesses, the Town should focus its lodging incentives on entitlements that provide market-based solutions to active feasibility, such as a sufficient number of on-site branded condominium residences that can be sold to reduce debt. Additional incentives should be provided judiciously. Retail, especially locally focused retail, is facing headwinds, and is in a position that warrants consideration of financial incentives and partnerships. It is recommended that the Town consider opportunities for these partnerships and philanthropic participation in supporting various development types. In Colorado, several tools are available at the municipal level to provide incentives and establish public-private partnerships. These include, but are not limited to:

- Telluride Mountain Village Owner's Association (TMVOA) – As a major owner of commercial property in Mountain Village, TMVOA is well-positioned to channel resources into supporting local retail businesses. The Village Market and Telluride Distillery are examples of locally-focused retail in which a partnership with TMVOA was needed to ensure long-term viability.
- Downtown Development Authority (DDA) - DDAs are established to promote development and redevelopment, and to finance improvements. Forming a DDA requires approval by a majority of electors residing, owning, or leasing property within a district. To generate DDA funding, a city or town can issue revenue bonds on behalf of the DDA as well as utilize TIF (both sales and property tax increments) to cover costs related to infrastructure and community benefits. The benefit of a DDA is that it can generate funds for public improvements, marketing, events, and anchor tenants that would otherwise not be available. The proceeds and corresponding improvements can catalyze development within the DDA contribute to the overall vibrancy of local retail.
- Urban Renewal Authority (URA) – A URA within a city or town can be created a project area that meets the state statute requirement for finding of blight. URAs can use tax increment financing (TIF) to pay for eligible redevelopment and public improvements. TIF redirects the incremental property taxes from willing taxing entities (such as municipal, county, school district, and any special districts) to a new development within a URA to pay for eligible expenses including costs for remediation and infrastructure.
- Business Improvement District (BID) – BIDs are districts formed to construct and maintain public improvements in established commercial areas and to provide additional services to businesses within the district. The goal is to enhance the quality of the commercial area and improve overall activity and vitality. Funding can be generated through a levy of ad valorem taxes or special assessments.
- General Improvement District (GID) – A GID is public infrastructure district that applies an additional property tax or assessment to a specific improvement area to pay for new public infrastructure and/or programs. It is commonly used to fund infrastructure facilities (such as roads, utilities, parking garages, pedestrian improvements, and/or storm water) in a defined district area.
- Philanthropic contributions – Given the level of interest and resources by individuals and organization in the Mountain Village community, there is the potential to direct philanthropic gifts into an organization that could manage it on behalf of the community, providing incentives to local business districts and/or individual business endeavors.

It is ultimately up to the Town to evaluate the incentives, partnerships, and financing tools that could be most effective in achieving its goals. It is recommended to establish a process to delineate needs, vet options, evaluate implementation logistics, and identify an entity that can support local business.

## NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Include updated economic development considerations and opportunities.

- ① Edit: Add section on potential partnership opportunities.

# REVISIONS ON THIS PAGE

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

① Edit: Move Land Use to be the first section in “**Chapter 3: Roadmap to the Future**”.

Intent: Maintain regulatory clarity between the Land Use Plan Element, the Land Use Ordinance, and the Zoning Code.

② Edit: Create a callout box that highlights and clearly defines the relationship between Future Land Use and the CDC’s Zoning Code to say: “**Future land use provides a vision for the community. If the vision is different from what is allowed in the adopted Zoning Code, property owners can seek zoning or entitlement changes if desired. Zoning regulates what can be built on a property including specific types of uses and building form.**”

Intent: Reflect Plan reorganization in internal document and page number references

③, ④, ⑤ Edit: Rename to match revised nomenclature “**Land Use Element**”

Intent: Maintain regulatory clarity by avoiding duplicating content in the Plan and CDC to remove risk of conflicting information.

⑥ Edit: Remove text.

⑦ Edit: Change to say “**The definition of Density and specific population equivalents for dwelling types and zoning designations are located in the CDC.**”

⑧ Edit: Remove text, definition to occur only in CDC

⑨ Edit: Remove Table 4 Density Allocation. CDC Section 17.3.7 C. Table 3.2 includes the same information.

⑩ Edit: Include new infographic explaining the Density Bank at a level appropriate for the Comprehensive Plan (see page K for new graphic).

# ① LAND USE

③ The Land Use Plan within the Comprehensive Plan provides the overall framework for the physical development of Mountain Village with specific land use guidance for the town as a whole and for specific subareas.

④ Also, the Land Use Plan strives to provide certainty for future land uses, especially open space lands, and offer specific guidance by outlining land use categories, desired uses, design considerations, and other provisions to achieve the Mountain Village Vision.

⑤ Last, the Land Use Plan and the associated Subarea Plans are founded upon eight land use values (page 34).

⑥ ~~The Land Use Plan can be implemented over time by amending the LUO to require general conformance with the Comprehensive Plan for all future rezoning, subdivisions, PUDs and other applications that require general conformance with the Comprehensive Plan. In addition, it may also be implemented by specific zoning amendments initiated by a landowner or by Town Council.~~

## MOUNTAIN VILLAGE ZONING FRAMEWORK

Understanding Mountain Village’s zoning framework is vital since it provides context to implementing the Comprehensive Plan and an

understanding of the historical land use policies.

Mountain Village was originally a Planned Unit Development (PUD) in the unincorporated area of San Miguel County. Thus, the Mountain Village zoning evolved from the original PUD. Upon incorporation in 1995, the town assumed all powers to create and enforce land use and zoning rules. However, per a settlement agreement with San Miguel County there are specific limitations that must be respected regarding density, open space and Ridgeline Development. Note, these limitations only apply within the boundaries of the original County PUD, and do not apply to lands that were annexed subsequent to town incorporation, such as Boston Commons and FF-2 annexations.

## DENSITY

Density in the boundaries of the original County PUD is limited to a maximum of 8,027 “person equivalent” except for the creation of additional density for multiunit employee housing. The 8,027 person equivalent density limitation is based on the following definition of density:

~~Density refers to the population equivalents that have been established for each type of dwelling unit or zoning designation as follows in Table 4.~~

The 8,027 person equivalent density within the boundaries of the original County PUD was based on a detailed plat that listed each lot and the assigned, zoned density. Over time, density has moved between lots and has been converted from one zoning designation to another. Also, in some instances, density was removed from a land parcel and placed in the owner’s name in the density bank where it is held of future development use.

~~Table 4. Density Allocation~~

<del>Zoning Designation</del>	<del>Per Unit Person Equivalent Density</del>
<del>Single-Family<sup>1</sup></del>	<del>4 persons</del>
<del>Subdividable Duplex<sup>1</sup></del>	<del>8 persons</del>
<del>Non-Subdividable Duplex<sup>1</sup></del>	<del>6.5 persons</del>
<del>Condominium</del>	<del>3 persons</del>
<del>Hotel</del>	<del>1.5 persons</del>
<del>Hotel Efficiency</del>	<del>2 persons</del>
<del>Lodge</del>	<del>.75 persons</del>
<del>Efficiency Lodge</del>	<del>.5 persons</del>
<del>Employee Condominium/ Apartment</del>	<del>3 persons</del>
<del>Employee Apartment</del>	<del>3 persons</del>
<del>Employee Dormitory</del>	<del>1 person</del>

~~<sup>1</sup> These zoning designations may be platted as detached condominiums pursuant to the LUO.~~

~~As an example, a project with 10 condominium units and 10 efficiency lodge units equates to a density of 35 person equivalent (3 X 10 + 0.5 X 10 = 35).~~





# REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity between the Land Use Element, the Land Use Ordinance, and the Zoning Code. Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

- ① Edit: Change header to: “Community Development Code”
- ② Edit: Add text “In 2013, the Land Use Ordinance (LUO) was replaced by the Community Development Code (CDC). The CDC contains Zoning and Land Use Regulations, Design Regulations, and more.”
- ③ Edit: Change all instances of “Land Use Ordinance” to “Community Development Code”
- ④, ⑧ Edit: Change all instances of “LUO” to “CDC”
- ⑤ Edit: Add header before this section of yellow text: “Zone Districts”.
- ⑥ Edit: Move this text to the end of “Density” section on previous page
- ⑦ Edit: Add header before the remainder of yellow text: “Process for Density Transfers, Rezoning, and Subdivisions”

### OPEN SPACE

Open space within the boundaries of the original County PUD is also regulated with a requirement that active and passive open space be preserved as to acreage and general location. Platted open space shall not be less than 60% of the total acreage within the boundaries of the original County PUD. Passive open space within the boundaries of the original County PUD shall not be reduced below 151.334 acres. Today, the town is exceeding these open space requirements.

### RIDGELINE DEVELOPMENT

Specific lots located on the north side of the town within the original County PUD boundary are subject to detailed Ridgeline Lot Regulations and an associated covenant. In general, the Ridgeline Development Regulations were developed to limit visual impacts from the San Miguel River Canyon, which includes the Town of Telluride. Also, the Ridgeline Development Regulations limit height, mass and lights while also applying design considerations to minimize visual impacts like the use of landscape for visual buffering.

### ~~Design Regulations (Design Regulations)~~

The LUO incorporates key requirements of the settlement agreement with San Miguel County regarding the maximum density and open space limitations in the boundaries of the original County PUD and the Design Regulations incorporates the Ridgeline Development Regulations.

⑤ The town also has established specific definitions for each zoning designation in the LUO along with the following high level zone districts that incorporate all of the zoning designations:

1. Single-Family and Duplex
2. Village Center
3. Multiunit
4. Active Open Space
5. Passive Open Space

The Single-Family and Duplex Zone District allows for the construction of a single-family dwelling unit and no more than one accessory dwelling unit. (Single-family and duplex dwelling units may be platted as detached condominiums pursuant to the LUO.) The Village Center Zone District, located in and around Mountain Village Center, allows for a wide range of hotbed units (i.e. hotel, lodge, efficiency lodge), condominiums, employee units and commercial uses. The Multiunit Zone District allows for hotbed units, condominium units, employee units, commercial uses, industrial uses and

parking. The Active Open Space Zone District allows for a wide range of uses like skiing, golfing, recreating, resort support, employee housing and similar uses that also allow for vertical development. And last, the Passive Open Space Zone District allows for uses like pedestrian paths, trails, land in its natural state, and subsurface utilities.

As mentioned previously, Mountain Village also has created a density bank where unused density has been transferred from a lot to the bank when such density was not utilized on a site. For example, historically many lots were not developed with the maximum assigned zoning density because they were developed with fewer and larger condominiums rather than smaller condominiums per the original assigned zoning. With any allowance of a density transfer from the density bank to a lot, this process will typically occur concurrent with the rezoning and subdivision process.

A property owner may request to rezone their property per the LUO, and/or transfer density, and/or subdivide their property to create new or reconfigured lots. The town requires submittal of a formal and detailed land use application. Such an application must then be approved, in publically noticed meetings, by the Design Review Board and Town Council.

- ① LUO AND DESIGN REGULATIONS
- ② Today, the town’s zoning is regulated by the Mountain Village Land Use Ordinance
- ③ (LUO) and the associated Mountain Village
- ④

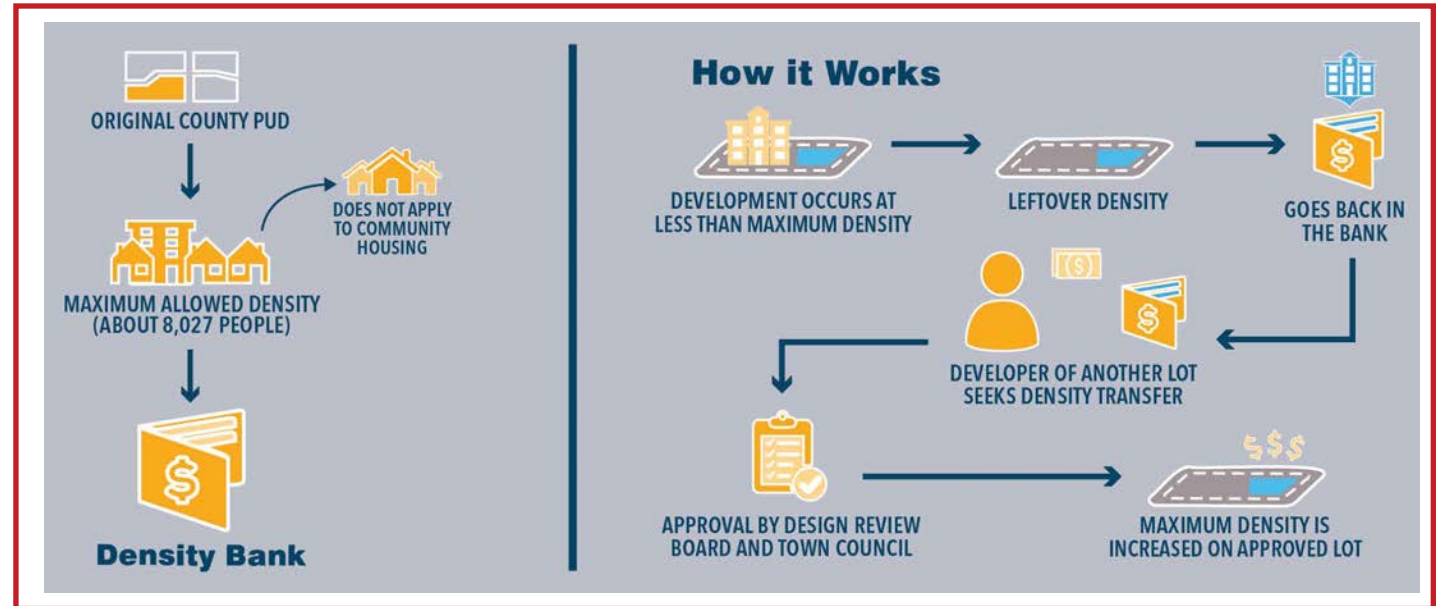


## REVISIONS FOR PAGE 32

Intent: Maintain regulatory clarity by avoiding duplicating content in the Plan and CDC to remove risk of conflicting information.

- ① Edit: Include new infographic explaining the Density Bank at a level appropriate for the Comprehensive Plan (see previous page for new graphic).

### ① What is the Density Bank?



①

## DESIRED DEVELOPMENT

There are some specific land uses that serve as an economic and quality of life benefit to the residents, employees, and visitors of Mountain Village, but may require a unique set of strategies and regulatory tools to help achieve them. The primary development types that should be pursued by and for the Town are hotbeds and community housing. Community housing, in excess of the requirement, can potentially constitute a public benefit and would be contemplated through a PUD process.

Hotbeds accommodate visitors who bring activity, spending dollars, and tax revenue to the Town and support local businesses. They largely contribute to Mountain Village's economic stability at present, and will continue to support future economic growth with new development. Hotbeds should provide diverse lodging opportunities to help address the needs of different user groups through various types of seasonal travel, thus providing access for variety of different consumers to support local businesses.

Community housing that is attainable to the workforce is particularly important in a resort community in that it houses the employees of local businesses and the ski resort, those who keep the local economy running. Without housing for the lower and middle income workforce, the required commute or cost of living results in a lower quality of life and disincentivizes employees from working in Mountain Village, rendering many local businesses inviable. Mountain Village strives to be an inclusive town with housing to serve everyone in the community. The Town of Mountain Village may choose to consider creating new and additional incentives that support private development of community housing.

For more information on hotbeds and community housing, see Chapter 3, Sections 3B and 3C.

## NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Acknowledge desired development, identified through community input, that is a priority for the Town

① Edit: Add section explaining what types of development are desired by the town and why.

## REVISIONS ON THIS PAGE

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

① Edit: Update photos

Intent: Clearly emphasize the importance of all components of the Plan and how they tie together for success.

② Edit: Add in bold text “All eight key land use values and the plan elements that follow within this chapter tie together to contribute to a comprehensive vision for success for the future of Mountain Village.”

## EIGHT KEY LAND USE VALUES



Before developing the town's Land Use Plan Map and Subarea Plans, the Task Force, town staff and consultants, and community members identified eight key Land Use Values for Mountain Village; they are the foundation of the Land Use Plan and the associated Subarea Plans. Moreover, these values help form a more sustainable community by capitalizing on the town's strengths and focusing on the stated desires of the community per the Mountain Village Vision. In addition, the Land Use Values broadly address what is important when making land use decisions without zeroing in on any one specific area. Please, read through these Land Use Values as a primer before delving into the Land Use Plan, Subarea Plans and their associated principles, policies and actions.

②

**1. OPEN SPACE LANDS:** The natural, high alpine setting of Mountain Village is truly unique. The expansive views, sheer mountain peaks, healthy yet challenged forests, and lush alpine meadows interlaced with ski runs and a golf course

create an unparalleled visual experience for residents and visitors. A green buffer of open lands creates the natural edge to the community and separates the town from its neighbors. The open space lands envisioned by the Land Use Plan will maintain key public view sheds in Mountain Village while maintaining what the original County PUD called for — more than 60% of the land area reserved for open space uses. Furthermore, open space lands, envisioned by the Comprehensive Plan, will be used for a wide array of active and passive open space uses such as promoting the ecological health of Mountain Village. It is also acknowledged that in order to achieve the Mountain Village Vision, specific open space lands envisioned by the Comprehensive Plan will be rezoned for hotbed economic development, with a requirement to provide replacement open space in accordance with the County Settlement Agreement.

### **2. RECREATIONAL BACKBONE:**

Mountain Village is integrated with one of

the top-rated ski resorts in North America, so with ski and Nordic trails housed throughout the community, residents and visitors can enjoy ski-in, ski-out access nearly anywhere. In addition, the summer months provide exceptional golfing, disc golf, tennis, hiking, biking and other outdoor recreational activities. Outdoor recreation is clearly a founding principle of the town, and its role in land use planning will endure as it continues to evolve into a year-round community.

### **3. ALPINE CHARACTER PRESERVATION:**

Much of the land area in Mountain Village is very stable and not expected to change in the future, particularly single-family neighborhoods. Alpine character preservation areas are largely comprised of low density, single-family homes that are nestled into Mountain Village's landscape, integral to creating the open, tranquil alpine ambiance that it is known for. As shown per the Land Use Plan, these areas may include higher density development such as multiunit buildings

## REVISIONS ON THIS PAGE

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

① Edit: Update photos

Intent: To acknowledge the stated desire through this amendment process for the Town of Mountain Village to be more accessible and inclusive.

② Edit: Add “Such connections should be designed in a manner that facilitates access for and use by residents and visitors of all ages, incomes and abilities.”



and tourism-related amenities as long as their aesthetic is secondary to the surrounding landscape.

#### 4. INTEGRATED DEED RESTRICTED HOUSING:

Integrated deed restricted housing provides an important part of Mountain Village’s social fabric since it is where the majority of full-time residents and employees live day-to-day. From young families to business owners and employees, areas with deed restricted housing have life throughout the year. It is important to sustain and enhance deed restricted housing areas to not only maintain a diverse demographic of residents, but also to support a year-round economy and workforce.

**5. VIBRANT CENTERS:** High-density subareas are the places within Mountain Village where tourism and day-to-day community activities are most vibrant. These areas are concentrated with additional hotbeds, community/visitor amenities, and new and enhanced municipal facilities that add to the town’s

year-round economic and social vitality. The Subarea Plans and their associated principles and policies were created to supplement the Land Use Plan by identifying suitable sites for additional hotbeds, group/conference facilities, visitor amenities, municipal facilities, community facilities, deed restricted housing and other improvements that strive to achieve the Mountain Village Vision.

**6. CONNECTIVITY:** Mountain Village is famous for its unique gondola system, and true sustainability cannot be achieved without continuing to provide alternative modes of transportation and improving the area’s connectivity. Within the Comprehensive Plan, additional trails, roadways, walkways, bus systems and gondolas are included in order to further enhance the connective tissue that binds Mountain Village as a whole and allows residents and visitors to rely less on their personal vehicles once they are here. Key connections are established by gondolas and transit between the town’s primary destinations, and are reinforced by a

secondary system of walkways and recreational trails.

**7. GATEWAYS:** Living in and visiting Mountain Village is all about a lifestyle and experience that can be found nowhere else, from the time one arrives until the time one leaves. Protecting public viewsheds, the natural corridor surrounding Mountain Village Boulevard, improving wayfinding, and identifying gateways is paramount to preserving this sense of arrival and reinforcing the town’s identity.

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

## REVISIONS ON THIS PAGE

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

- ① Edit: Move this page and revise title to be Chapter title (larger header style): “**Chapter 5: Subarea Plan Summaries**”.
- ② Edit: Change to say: “**Future Land Use Map**”
- ③ Edit: Insert text saying: “**The following pages of the Plan include summaries of the three Subarea Plans. The complete Subarea Plans are located in Appendix A: Subarea Plans.**”

Intent: Reflect updated economic analysis done as part of this amendment process.

- ④,⑧ Edit: Swap the large callout text in #4 for the sentence highlighted in #8. The “final” plans are now being amended through different process.
- ⑤ Edit: Revise to say “**into the town’s 2011 Economic Model**”
- ⑥ Edit: Insert text: “**As part of the amendment process, the economic model was updated to reflect the revised number of additional hot beds that are designated for potential future development.**”
- ⑦ Edit: Change to say: “**included in the Comprehensive Plan Amendment A: Subarea Plans**”

## ① SUBAREA PLANS & PARCEL TESTING

- ② The Land Use Plan depicts three specific subareas: Mountain Village Center, Town Hall Center and Meadows. Each Subarea Plan and its associated principles, policies and actions provide detailed guidance for the development or redevelopment of certain sites in Mountain Village.

- ④ In conclusion, the final Land Use Plan and Subarea Plans represent the culmination of at least three rounds of parcel testing and subsequent analysis by the Economic Model, with each land use scenario carefully vetted by the Task Force and Town Council.

Early on in the creation of the Comprehensive Plan it was determined by the Comprehensive Plan Task Force and Town Council that it was necessary to identify appropriate parcels for desired development that would enable economic and social vibrancy, such as hotbeds and community facilities, without compromising the town’s character, open space, and environmental quality. After this parcel identification process, the town took the next step and conducted detailed, parcel-specific testing utilizing architects, designers and town planners to evaluate what could “fit” onto a parcel given a broad range of considerations, such as surrounding development patterns; development constraints including wetlands and steep slopes; visual impacts; access; appropriate height; and pedestrian, vehicular and mass transit connections. In addition, the town based its parcel testing on the eight key Land Use Values to determine

appropriateness of use and fit. As testing progressed, various parcels were placed into logical geographic groupings, — subareas — so that they could be considered more holistically. The key outputs of parcel testing were estimates of square footage and density that would be appropriate for each parcel. Once the specifics of each subarea were agreed upon by the Task Force and Town Council, the resultant subarea plan density was combined with built and unbuilt zoned density to develop an approximate estimate of future buildout, with the number of units then plugged into the town’s Economic Model (page 29). The end goal of parcel testing and the ensuing Economic Model analysis was to create a land use plan that achieved the Mountain Village Vision. In conclusion, the final Land Use Plan and Subarea Plans represent the culmination of at least three rounds of parcel testing and subsequent analysis by the Economic Model, with each land use scenario carefully vetted by the Task Force and Town Council.

In total, there are three Subarea Plans included in the Comprehensive Plan:

1. **Mountain Village Center**
2. **Town Hall Center**
3. **Meadows**

The Subarea Plans and their associated principles, policies and actions are not development plans; they represent possible scenarios that meet a targeted level of efficiency in the objectives stated in the Comprehensive Plan. It is understood that each parcel within a Subarea Plan will be fully evaluated during a future development review process.

## REVISIONS ON THIS PAGE

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

1 Edit: Update photo



## NEW PAGE: ADDITIONS ON THIS PAGE

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

- ① Edit: Insert title to “Future Land Use Map”
- ② Edit: Move highlighted text #3 from page 38 to this new page and revise as shown in red to the right. Use as annotated legend with color-coding to match Future Land Use Map.

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

- ③ Edit: Describe the Future Land Use Map classifications rather than use zoning code definitions within the CDC (which have similar names).

Intent: Provide current benchmark related to open space acreage requirements.

- ④ Edit: Add Open Space narrative current to this topic. Note: Updated numbers will be included before the Comprehensive Plan Amendment is complete.

## ① FUTURE LAND USE MAP

- ② The Future Land Use Map is based on the following land use classifications and their associated descriptions.

- ③ **Single-Family:** Low-density single-family residential areas.

**Multifamily:** Medium- to high-density multifamily uses such as condominiums, apartments, community housing, townhomes, and hotbeds.

**Mixed-Use Center:** A mix of uses such as commercial, multifamily, recreational, and cultural within Mountain Village Center.

**Civic:** Primarily municipal, community, and public uses, with potential community housing and hotbeds.

**Passive Open Space:** Protected natural open space, wildlife habitat, restoration, and environmental mitigation areas.

**Limited Use Golf Course Active Open Space:** Provide open space areas with limited use golf course facilities and activities, such as greens, tees, fairways, golf cart paths, infrastructure, waterworks, irrigation, pump houses, electrical, lightning shelters, and similar uses, with the open character of such areas maintained over time.

**Full Use Ski Resort Active Open Space:** Provide open space areas limited to active recreational uses, recreational trails, ski resort uses limited to snowmaking systems, ski runs, ski events and related activities, tramways and related facilities and other similar uses that involve limited vertical development.

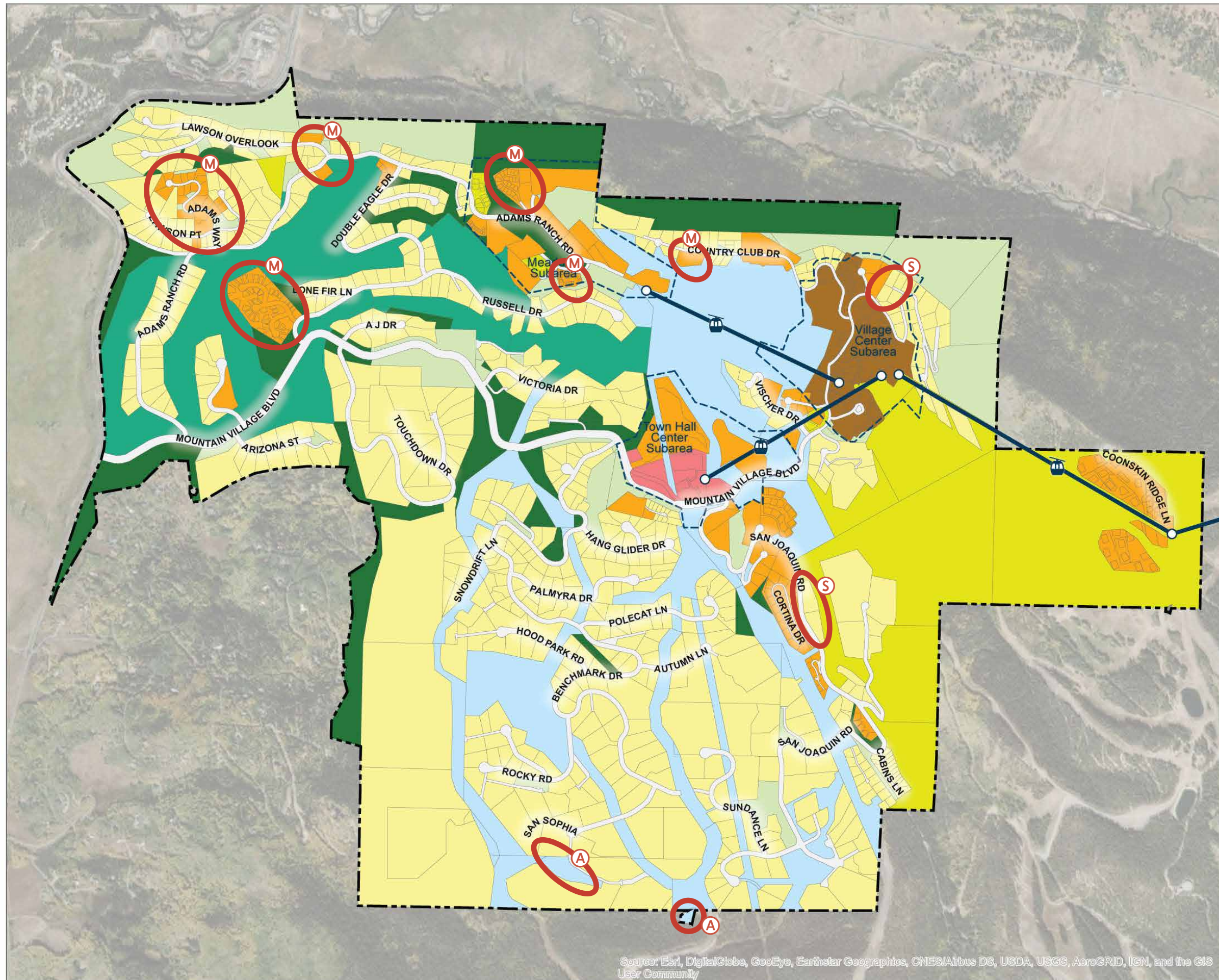
**Limited Use Ski Resort Active Open Space:** Provide open space areas with limited use ski resort active open space areas, located in the ski runs falling from Chair 10, which includes a mix of ski resort uses and activities, such as snowmaking systems, ski events, tramways and facilities and similar uses with the open character of such areas maintained over time. Limited golf course uses consistent with the Limited Use Golf Course Active Open Space are also allowed where the current golf course is located.

**Resource Conservation Active Open Space:** Provide open space areas with limited recreational uses, land in an undisturbed natural state, and similar uses.

**Right-of-Way and Access Active Open Space:** Provide right-of-way and access active open space areas with right-of-way access, parking and similar uses.

## ④ OPEN SPACE

As of 2012, the Town contains over 974 acres designated for Active Open Space and over 151 acres designated for Passive Open Space. This is about 62% of Mountain Village's land area, which is in excess of the 60% open space requirement included in the original Town PUD.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



## FUTURE LAND USE ①

### LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

### Future Land Use

- Civic
- Mixed-Use Center
- MultiUnit
- Single Family
- Passive Open Space
- Active 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



## REVISIONS ON THIS PAGE

Intent: Recreate the Future Land Use Map for legibility and accuracy.

① Edit: Map created using GIS-based data, stylized, and exported at a high resolution

Intent: Update the Future Land Use Map to resolve conflicts with future uses and the 2016 CDC amendment

⑤ Edit: These areas had a previously-adopted Mixed Use Center or Multiunit future land use, but a Single-Family zoning district. There is no intention to rezone these areas, so the future land use has been revised to be Single Family.

④ Edit: These areas had a previously-adopted Single-Family or Open Space future land use, but a Multi-Family zoning district. There is no intention to rezone these areas, so the future land use has been revised to be Multiunit.

③ Edit: Two parcels with a Municipal Public Works future land use have been changed to Active Open Space: Limited Use Ski Resort. The need for a separate Municipal Public Works future land use is not recognized as a needed nuance.

Edit: Areas currently zoned as Passive Open Space will not be allowed to change use. All areas currently zoned Passive Open Space now have the corresponding future land use.



## REVISIONS FOR PAGES 38-43

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. See associated Word document “Revised Land Use Principles and Policies” for revised text and expanded notes about edits for the rest of this page.

Edit: Revised/reorganized text from yellow boxes on pages 38-43.

# LAND USE PRINCIPLES AND POLICIES

## **I. Mountain Village promotes a balanced approach to land use that responds to the different character of areas throughout the Town.**

- A. Minimize the environmental impacts of new development.

### SINGLE-FAMILY

- A. Preserve the character of existing low-density residential areas.

### MULTIUNIT

- A. Allow a diverse mix of accessory uses.
- B. Consider eliminating industrial uses as a permitted use from the Multiunit Zone District.

### MIXED-USE CENTER

- A. Allow a diverse mix of accessory uses.
- B. Support strategies to increase year-round activity in the Village Center, which serves as the community's vital core.
- C. Prioritize public investments that further connect the plaza areas, including gateway, wayfinding, and placemaking strategies.
- D. Consider requiring Town review of all condominium maps to ensure compliance with applicable regulations.

### CIVIC

- A. Allow a diverse mix of accessory uses like hotbeds, grocery and liquor store, pharmacy, coffee shop, restaurant, retail and mail facility.
- B. Activate the Town Hall/Civic Center as it serves as a vital subarea for the Town.

### PASSIVE OPEN SPACE

- A. Protect environmentally sensitive areas.

### ACTIVE OPEN SPACE

- A. Revise the active open space zone district to align with the Town's goals, especially to provide additional

recreational opportunities.

- B. Consider rezoning active open space areas, designated per the Future Land Use Map and the applicable policies of the Comprehensive Plan.
- C. Maintain the 60% Open Space requirement pursuant to the Town and County Settlement Agreement.

## **II. Mountain Village promotes a land use pattern that provides year-round economic and social vibrancy, especially in economic centers.**

- A. Foster economic development that complements the Town's current economy such as centers for the arts, culinary institutes, research foundations, education institutes, business incubators, and small businesses.
- B. Create standards that aim to create a pedestrian-friendly environment, enhanced landscaping, and increased public realm furnishings and amenities.
- C. Consider creating a gateway and placemaking plan to enhance the pedestrian experience at the entrance to, within, and between commercial areas.

## **III. Mountain Village allows for the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space and maintaining a minimum of 60% open space.**

- A. Consider allowing for the upzoning of active open space when consistent with Town-adopted plans, the Community Development Code, Design Regulations, and the terms of the County Settlement Agreement.
- B. Prohibit the future rezoning of active open space as identified on the Future Land Use Map except when replacement open space is provided.
- C. Strive to increase open space

where possible, with an emphasis on lands containing special environmental features.

## **IV. Mountain Village recognizes the vital role of hotbed development, including year-round hotbed use, to the Mountain Village economy.**

- A. Support hotbed development where consistent with Town-adopted plans.
- B. Promote economic vibrancy through utilization of zoning tools to ensure hot beds provide accommodations year-round.
- C. Consider flexible ownership and operator regulations to maximize development potential and to support creative development proposals.

## **V. Mountain Village recognizes the important role of community housing to support the local workforce and to be inclusive of residents with various income levels.**

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

## REVISIONS ON THIS PAGE

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

① Edit: Change title to “Land Use Principles and Policies”

② Edit: Use as intro text, do not use lettering

③ Edit: Move to previous (new) page as an annotated legend with color-coding to match new Future Land Use Map.

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

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

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

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

Intent: Update policies to reflect implementation progress since 2008.

COMPLETED Edit: Remove I.B.1. a,c,d,g

## ① LAND USE PLAN POLICIES

### I. Mountain Village creates a balanced land use plan that strives to attain the Mountain Village Vision.

② A. The Land Use Plan shall be based on the following classifications and their associated definitions.

- ③
1. **Single-Family and Duplex:** Provide lower density single-family and duplex residential areas. The single-family and duplex areas allow for detached condominiums that are single-family or duplex dwelling units subdivided by a condominium map in a common interest community, subject to specific LUO and Design Regulations requirements.
  2. **Multiunit:** Provide higher density condominium development for deed restricted housing, hotbeds, second homes and similar uses.
  3. **Mixed-Use Center:** Provide a mix of commercial, multiunit, recreational, cultural, deed restricted units and other similar uses in Mountain Village Center.
  4. **Civic:** Provide municipal, community, deed restricted housing and other public uses that may also include some hotbeds per the Subarea Plans.
  5. **Passive Open Space:** Provide open space areas per the definition of passive open space in the LUO.
  6. **Full Use Active Open Space:** Provide open space per the definition of active open space in the LUO.
  7. **Limited Use Ski Resort Active Open Space:** Provide open space areas with limited use ski resort active open space areas, located in the ski runs falling from Chair 10, which includes a mix of ski resort uses and activities, such as snowmaking systems, ski events, tramways

and facilities and similar uses with the open character of such areas maintained over time. Limited golf course uses consistent with the Limited Use Golf Course Active Open Space are also allowed where the current golf course is located.

8. **Limited Use Golf Course Active Open Space:** Provide open space areas with limited use golf course facilities and activities, such as greens, tees, fairways, golf cart paths, infrastructure, waterworks, irrigation, pump houses, electrical, lightning shelters, and similar uses, with the open character of such areas maintained over time.
9. **Resource Conservation Active Open Space:** Provide open space areas with limited recreational uses, land in an undisturbed natural state, and similar uses.
10. **Right-of-Way and Access Active Open Space:** Provide right-of-way and access active open space areas with right-of-way access, parking and similar uses.

~~B. The following land use classification policies shall be applied to the Land Use Plan.~~

1. **Single-Family and Duplex**
  - a. Specify clearly permitted accessory uses that can only occur on single-family and duplex lots.
  - b. Minimize environmental impacts and ensure development fits into and blends with the existing environment and character of the area.
  - c. Create better single-family and duplex design standards that abide by a strong vernacular mountain design standard.
  - d. Revisit permitted and accessory uses allowed in single-family and duplex areas to ensure such uses are appropriate and provide additional

design considerations as needed.

- e. Create new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.

- f. Respect the integrity of single-family and duplex areas. Any proposed rezoning of single-family and duplex-zoned lots must be considered exceptional and must meet specific conditions, such as separation and buffering from other single-family and duplex lots.
- ~~g. Continue to allow platting of these unit types as detached condominiums pursuant to the LUO.~~

### 2. Multiunit

- a. Allow mixed-use commercial development in multiunit projects in appropriate locations in Meadows, the Ridge, Lot 126, Mountainside Lodge and other locations where Town Council determines, in its sole discretion, that commercial development is appropriate and necessary to serve the project or the neighborhood.
- b. Eliminate industrial uses as a permitted use from the Multiunit Zone District.
- c. Consider minimizing environmental impacts and ensure development fits into and blends with the existing environment and character of the area.
- d. Consider establishing new standards as needed and clarify current regulations.
- e. Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate and provide additional design considerations as needed.
- f. Create new subdivision regulations to ensure that all development provides adequate

## REVISIONS ON THIS PAGE

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

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

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

Intent: Update policies to reflect implementation progress since 2008.

**COMPLETED** Edit: Remove I.B.3.f, and I.B.2.g

**COMPLETED** Edit: Revise I.B.3.e

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

① Edit: Update photo



infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.

- g. Consider creating new subdivision regulations that require town review of all condo maps to ensure compliance with applicable regulations and town approvals.

### 3. Mixed-Use Center

- a. 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.
- b. Allow a broad range of activities and development that fulfill the goal of creating an active and vital center.
- c. Allow educational, cultural, medical/wellness, business, professional and other uses.
- d. Allow expanded conference capabilities.
- e. Connect the plaza areas together by better walking, retail, dining, themes and similar measures.
- f. Consider creating new subdivision regulations that require town review of all condo maps to ensure compliance with applicable regulations and town approvals.

### 4. Civic

- a. Allow a broad mix of community and public facilities, such as government offices, fire stations, schools, libraries, community college, medical center, and deed restricted housing while also allowing for hotbed development and community-serving commercial uses such as a grocery and liquor store, pharmacy, coffee shop, restaurant, retail and mail facility.
- b. Allow a broad range of activities

and development that fulfill the goal of creating an active and vital Town Hall/Civic Center.

### 5. Open Space

- a. Establish new open space classifications and definitions set forth above in the land use classifications and definitions.
- ~~b. Consider establishing design regulations for permitted uses on open space as part of the required development review process. At a minimum, such regulations should address the following:~~
  - ~~i. Buffering standards to require a landscape or other buffer between the proposed use and surrounding residences.~~
  - ~~ii. Limitations on lighting, which~~
- ~~iii. Noise levels.~~
- ~~iv. Design standards to reduce visual impacts, such as requirements for natural colors that blend into the surrounding backdrop, minimize building height, require the use of natural materials as available for use, and reduce glass to prevent excessive glare or light.~~
- ~~v. Access standards that minimize the impacts of the proposed access route.~~
- c. Consider rezoning active open space areas, designated per the Land Use Plan and the applicable policies of the Comprehensive Plan.

## REVISIONS ON THIS PAGE

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

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

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

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

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

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

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

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

Intent: Update policies to reflect implementation progress since 2008.

COMPLETED Edit: Remove I.B.1

## ① LAND USE PRINCIPLES, POLICIES & ACTIONS

- ② I. Mountain Village promotes a land use pattern, as envisioned by the Comprehensive Plan, that provides economic and social vibrancy, maintains a minimum of 60% open space, and better protects and preserves open space areas as shown on the Land Use Plan. The following policies and actions should be considered by Town Council:

- A. Implement the Comprehensive Plan's principles, policies and actions.
- B. Require rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan.
1. Create exemptions for applications consisting of minor in ~~and~~ during the Land Use Ordinance (LUO) amendment process.
- C. Permit development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making.
- D. Respect the integrity of single-family and duplex areas. Any proposed rezoning of single-family and duplex lots should be considered exceptional and must meet specific conditions, such as separation and buffering from other single-family and duplex lots.
1. Allow for single-family and duplex units to be platted as detached condominiums pursuant to the LUO.
- E. Provide hotbed development consistent with the Subarea Plans to ensure the overall success of Mountain Village as envisioned by the Comprehensive Plan.
- F. Create incentives for a developer of

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

- G. Require a rezoning, PUD, subdivision or density transfer to meet the following criteria:
1. A proposal shall not increase the town's density beyond the 8,027 person equivalent density cap in accordance with the terms of the County Settlement Agreement.
  2. A proposal generally meets the targeted parcel density as identified in the Development Tables for each Subarea Plan.
  3. A proposal shall meet the adopted criteria for decision-making for the required development review processes.
  4. A proposal to rezone, subdivide or transfer density shall provide public benefits listed in the Public Benefits Table.
  5. A proposal that involves rezoning open space, as envisioned by the Comprehensive Plan, shall provide an equal or greater amount of replacement of open space within the original County PUD boundary in accordance with the terms of the County Settlement Agreement and LUO and Design Guidelines.
  6. The proposal will meet the following or equivalent standards:
    - a. Minimize and mitigate a project's visual impacts, to the extent practical, while also providing the targeted density identified in each Subarea Plan Development Table. It is understood that some visual impacts will occur with development.
    - b. Ensure appropriate scale

and mass that fits the site(s) under review.

- c. Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical, consistent with the Comprehensive Plan while also providing the target density identified in each Subarea Plan Development Table.
  - d. Address all site-specific issues to the satisfaction of the town such as, but not limited to, the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.
  - e. Ensure that any ski run width reductions or grade changes are within industry standards, and that the skier experience is not adversely affected. (Please see Preserving the Skier Experience, page 44.) Such criteria can be listed as specific PUD requirements or expanded as specific PUD design criteria for Design Review Board and Town Council approval, with the goal of ensuring that detailed design plans for each phase of a PUD or development agreement will be fully evaluated by a discretionary criteria prior to final plan approval by the town.
- H. Monitor and maintain the town density bank based on the following policies:
1. ~~Require density transferring out of the density bank to a site to be allocated to the hotbed requirements set forth in the policies and actions under Land Use Principle IV.~~
  2. The town has established a density transfer system at

# REVISIONS ON THIS PAGE

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

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

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

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

Sections 4-1 and 4-3 of the LUO, under the authority granted to the town as a home rule municipality under Article XX of the Colorado Constitution and the land use regulatory authority granted to the town by statute. The town has allowed unused density units to be transferred into a density bank as a part of the density transfer system. That system provides for private ownership of units in the Density Bank, and provides procedures and restrictions for the transfer and use of such units. Overall population density in the town is limited to 8,027 person equivalent by the County Settlement Agreement, and by Section 8.1 of the Amended and Restated General Declaration for the Telluride Mountain Village. The density transfer system and density bank are an outgrowth of and operate within these constraints.

- 3. The density bank is largely controlled by the free market, in that sales of density units within and from the bank are not restricted by the LUO as to price or terms. The town respects this free market dynamic and anticipates that it will operate to further the goals of the Comprehensive Plan, including in particular the goals for hotbed development.
- 4. To the extent that the free market is not capable, over time, of sufficiently advancing the goals of the Comprehensive Plan, Town Council may wish to consider one or more of the following proactive steps to create incentives for the appropriate use of density bank units for timely and appropriate development:
  - a. Town acquisition of units in

the density bank, through a series of mechanisms, including town purchase by condemnation; voluntary sale or tax donation; and amending the LUO to provide that unbuilt density transfers to the town upon completion of the project, and to the extent the town creates new density for employee housing on a property with preexisting "unrestricted" density, that density transfers to the town. In all cases, the town's density is placed in the density bank for sale or transfer in the same manner as privately-held density.

- b. Allow applicants to request density from the town as a part of the rezoning process, or otherwise, for all or a portion of the density needed for the proposed project. This approach could be limited to one or more categories of hotbed development or could be permitted for any project which results in higher approved density than what was otherwise available to the applicant, all within the overall 8,027 person equivalent limitation.

- ~~I. Create two separate processes for creating a PUD: (i.) a site specific PUD process that evaluates detailed engineered and architectural plans; and (ii.) a master phased PUD (MPPUD) process that considers large-phased PUDs which implement the policies of the Comprehensive Plan with detailed architectural and engineered plans provided in phases over time with the assurance the criteria outlined in G above will be met at a future date.~~
- J. Establish requirements for

dedication of property, easements and public improvements facilities necessary as a result of development approval. These amendments should include standards and conditions to ensure that the full impacts of all development projects in generating need for public improvements facilities are met. The amendments should also require that the property, easements and other public improvements required meet the case law and statutory requirements for a rational nexus to a legitimate public purpose of the town, and be roughly proportional to the impact created by the development.

- K. Provide screening for service areas, loading areas, trash collection facilities, utility boxes and pedestals, and similar site features with landscaping, screen walls, fences or other means. Screen all permitted outdoor storage from public view.
- ~~L. Create visual interest with building materials and visual diversity with setbacks, massing and architectural detail variations.~~
- M. Create a more pedestrian-friendly environment with shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting. Construct sidewalks of adequate widths on streets in high density areas that currently do not have sidewalks.
- N. Enhance the pedestrian experience within and between commercial areas by improving and adding signage, lighting and amenities, such as artfully designed bike racks at important access points (i.e. Gondola Plaza) and benches or furniture at scenic points.
- O. Apply distinct design elements to each commercial area to promote unique, yet cohesive, identities.

# REVISIONS ON THIS PAGE

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

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

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

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

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

① Edit: Remove principle II, include Subarea-related policies within Appendix A: Subarea Plans.

② Edit: Revise to focus on open space and improve clarity: “III. Mountain Village allows for the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space and maintaining a minimum of 60% open space.”

③ Edit: Revise to focus on hotbeds and improve clarity: “IV. Mountain Village recognizes the vital role of hotbed development, including year-round hotbed use, to the Mountain Village economy.”

① **II. Mountain Village encourages development and redevelopment activities in the areas represented by the Subarea Plans to promote and focus economic and social vibrancy for visitors and residents.**

- A. Require development in subareas to be in general conformance with the Subarea Plans and their associated Development Tables, unless Town Council approves specific variations for such plans based on a finding that an alternative plan provides for the same level of desired economic vitality, activity, amenities and other key components identified in the Comprehensive Plan.
- B. Develop distinct identities and a sense of place for each subarea that is targeted at its primary user group (i.e. visitor or homeowner), and complements the town’s overall alpine character.
- C. Foster businesses and activities that complement the town’s economy such as centers for the arts, culinary institutes, research foundations, education institutes, business incubators, and small businesses.
- D. Strive to become increasingly vibrant throughout the year, both economically and socially, by providing amenities, housing, indoor recreational options, cultural opportunities and non-winter activities in appropriate areas.
- E. Conduct neighborhood meetings to develop a list of improvements that promote a better sense of community and distinct identity for each neighborhood and subarea within Mountain Village.

② **III. Mountain Village allows for the rezoning of certain active open space areas, as envisioned by the Comprehensive Plan, in accordance with the County Settlement**

**Agreement in areas that are optimal for development, while also preserving those open space areas that have high scenic value, development constraints, resource conservation, or buffering.**

- ~~A. Create, apply and preserve the open space classifications as shown on the Land Use Plan.~~
- B. Allow for the upzoning of active open space, as envisioned by the Comprehensive Plan, consistent with the LUO, Design Regulations and the terms of the County Settlement Agreement.
  - 1. Consider amending the LUO to strive to provide notice to San Miguel County for any rezoning of open space.
  - 2. Implement the “Resolution Regarding Town Council’s Intention to address the San Miguel County Board of County Commissioners Letter dated May 27, 2011, in regard to the Mountain Village Comprehensive Plan”.
- ~~C. Create six open space zone districts in the LUO based on the classifications in the Land Use Plan.~~
  - ~~1. Passive Open Space~~
  - ~~2. Full Use Active Open Space~~
  - ~~3. Limited Use Ski Resort Active Open Space~~
  - ~~4. Limited Use Golf Course Active Open Space~~
  - ~~5. Resource Conservation Active Open Space~~
  - ~~6. Right-of-Way and Access Active Open Space~~
- D. Prohibit the future rezoning of open space beyond what is outlined in the Land Use Plan except for subdivision applications that involve adjusting existing lot lines that provide replacement open space.
  - 1. An applicant may propose subdividing an area of open space that lies four feet from the dripline of a building, with

an easement outside of this area provided for building maintenance.

- 2. Fire mitigation, landscaping and adequate easements for construction, project infrastructure, and skier ingress and egress may occur in the surrounding open space as required by the adopted town codes, with appropriate easements for such provided at the time of subdivision.

- E. Provide a minimum of 60% of all land area within Mountain Village as open space.
- F. Strive to increase open space where possible, with an emphasis on lands containing special environmental features.
  - 1. Provide 60% or more of the land area within the original County PUD boundary as open space in accordance with the County Settlement Agreement.
  - 2. Expand the amount of open space within the town when possible, such as rezoning wetland areas into resource conservation active open space or rezoning appropriate land into open space areas, on a site when such provides for an open space value.

③ **IV. Mountain Village strives to infuse vibrancy into economic centers, such as Mountain Village Center, through the encouragement of additional hotbed development made available throughout the year, as recommended in the Economic Development Element.**

- A. Strive to provide hotbed development, as envisioned by the Comprehensive Plan or a Subarea Plan, except for by right development applications that simply seek to construct the density permitted by the underlying zoning and Design

# REVISIONS ON THIS PAGE

Regulations that do not require a subdivision, rezoning, density transfer or other development review application that requires general conformance with the Comprehensive Plan.

~~B. Any rezoning, subdivision, density transfer or other project that requires general conformance with the Comprehensive Plan on a parcel that is designated by a Subarea Plan for hotbed development shall be required to provide:~~

- ~~1. A building design that meets the standards in Table 5 unless Town Council approves another floor area configuration based on a finding that the project will still provide the targeted density as outlined in the applicable Development Table for each Subarea Plan. In no case should the amount of net floor area dedicated to condominium units be increased over 20% of the total net floor area of a building.~~
- ~~2. Deed restricted housing for employees that is equal to 10% of the total number of hotbed units, with such equated as follows:~~

~~a. Number of hotbed units X 10% = Number of~~

- ~~employees to be housed~~
- ~~b. Number of employees to be housed X 250 = floor area of housing mitigation~~
- ~~c. Floor area of housing mitigation /1,000 = the number of dorm rooms\*~~

~~\*Dormitory units should consist of a minimum 1,000 square feet of net floor area that has a minimum of four people in shared or individual rooms with a common living area and a full kitchen.~~

- ~~C. Permit hotbed combinations of lock-off units that include lodge and efficiency lodge units pursuant to the PUD process, with regulations to ensure such units remain hotbeds.~~
- ~~D. Ensure hotbeds will remain hot by creating zoning requirements, such as assurance on availability when a unit is not occupied by the owner, the provision of a deed restriction, and the use of a property management company.~~
- ~~E. Allow for a block of hotbed units to be owned by one person or flagship hotel operator, such as the block of units approved in the Mountain Village Hotel PUD.~~
- ~~F. Require sites identified by the Subarea Plans as a flagship hotel sites to be operated by and/or~~

franchised as a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

~~G. Provide incentives for hotbed development and other development as envisioned by the Comprehensive Plan. Examples of incentives include allowing the proposed building height listed in each Subarea Plan's Development Table; reducing parking requirements if a parking study conducted by a qualified professional shows that required parking can be reduced and still provide all a project's parking on site; and limiting the public benefit costs to the extent practical.~~

~~H. Provide a minimum of 1,500 to 2,000 total hotbed units in Mountain Village in order to achieve an optimum level of economic activity and vitality per the Economic Model completed for the Comprehensive Plan.~~

~~I. Allow for the development of hotbed density as assigned to a parcel per the Subarea Plans at another site if a parcel cannot or is not pursued for hotbed development over time.~~

①

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

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

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

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

Intent: Update to reflect Town and Community priorities.

- ① Edit: Add principle and associated policy relevant to Community Housing: "V. Mountain Village recognizes the important role of community housing to support the local workforce and to be inclusive of residents with various income levels."

Table 5. Average Unit Size, Building Efficiency and Maximum Net Floor Area

Dwelling Unit Type	Approximate Average Unit Size	Building Efficiency	Maximum Net Floor Area By Unit Type (excluding commercial space, spas, dorm rooms and common areas)
Condominium	1,250 square feet	70%	20%
Lodge Unit	800 square feet	70%	40%
Efficiency Lodge Unit and other hotel type units	450 square feet	55%	40%

REVISIONS ON THIS PAGE





①

# PRESERVING THE SKIER EXPERIENCE



The Telluride Region has many other enviable qualities, but it is the skier experience that will continue to draw people to Mountain Village and the Telluride Region from all over the planet. In crafting the Mountain Village Comprehensive Plan, stakeholders from across the community were concerned about preserving the skier experience. In order to do so, the Comprehensive Plan

aims to respect and protect key viewsheds, preserve open lands and recreational buffers, and maintain the town's high level of ski-in/ski-out properties. Nothing would take away more from the skier experience than overcrowding development where it doesn't belong and not requiring the necessary ski area improvements.

The Comprehensive Plan also seems to enhance the off-mountain skier experience by providing a new level of vibrancy to Mountain Village Center and other higher density areas. Doing so is a delicate balancing act between providing for more economic activity – lodging, shopping, dining, entertainment and recreational opportunities – and protecting the overall peacefulness for which Mountain Village is known.

At the time of Comprehensive Plan adoption, the ski area's approved United States Forest Service Record of Decision allows 10,000 people at one time (PAOT) on the mountain. As specific areas densify, as outlined in the Comprehensive Plan, and the town's lodging occupancy increases during ski season, more research will be needed to ensure that the resort does not become overcrowded during peak days. TSG has clearly stated their commitment to taking the necessary steps to ensure their customers continue to enjoy short lift lines and uncrowded runs. In fact, TSG is simultaneously updating their own master plan in 2011 for the ongoing improvements that would be required to increase both uphill carrying capacity of lifts and expansion of skiable terrain. Further, it is the clear intent of TSG that it be synchronized with the Comprehensive Plan and that increases in visitation are aligned with ski area improvements.

## REVISIONS ON THIS PAGE

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

① Edit: Move this page along with the previous page to Chapter 2: Mountain Village Vision, after page 25.

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

② Edit: Update to photos with higher resolution

## NEW PAGE - ADDITIONS ON THIS PAGE

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

- 1 Edit: Revise title to be Chapter title style (larger header style) and move to this spread: [Chapter 4: Public Benefits](#)

Intent: Revise language from the public benefits section that is overly prescriptive or regulatory to be more in-line with the Plan's role as a guiding document. Update Comprehensive Plan to reflect Council direction for 2022 amendment.

- 2 Edit: Add new, clear introductory text to the Public Benefits section.
- 3 Edit: The revised public benefits policies on this page replace the public benefits policies from page 46 of the 2011 Comprehensive Plan.

# 1 CHAPTER 4: PUBLIC BENEFITS

- 2 Community Benefits are infrastructure improvements, service enhancements, public facilities and amenities that contribute to the wellbeing of the community. These projects can be both public or private, but are often built as part of development agreements. The CDC identifies when development or rezoning require the provision of community benefits, but in most instances, community benefits are required with a Planned Unit Development (PUD).

This section of the Comprehensive Plan focuses on public benefits. Public Benefits are a subcategory of community benefits that can contribute to Town Councils evaluation of adequate community benefits for the purposes of proposed development through PUD's including rezoning of open space for hotbed development. The original 2011 Comprehensive Plan included a table of public benefits and associated timing triggers which emerged from Town Council's review of the Comprehensive Plan and coordination with TSG. Town Council in 2022 revised the approach to

public benefits by eliminating the triggers associated with specific public benefits in order to allow for timing and trigger flexibility. The public benefits listed do not represent a comprehensive list of all public benefits that a developer or owner can provide or that Council may require as a condition of approval to satisfy the adequate community benefit provision with a development application. Council may, in its discretion, include or exclude any listed public benefit, and Council may further require additional community benefits not listed in this section.

The Mountain Village community, through both an online survey and a community open house in Spring and Summer of 2021, identified their top desired amenities that would most benefit the public in each of the three Subareas. Although they are prioritized by Subarea, these benefits each provide a larger community benefit and should be considered throughout the community, as feasible. Desired amenities are included in this section to provide

context to Town Council as to which public benefits may be most desired by the community in different subareas in Mountain Village.

In addition to realizing the community's desired community benefits through development and infrastructure investment, the Town of Mountain Village may be uniquely positioned to pursue philanthropic partnership opportunities to help realize some of those community-serving benefits. Potential philanthropists - whether those are long-term or seasonal residents, frequent visitors, or first-timers to Mountain Village and the region - who may want to make a lasting investment in the Mountain Village community should work closely with Town Staff to identify opportunities to help achieve the specific public benefits included in this Plan. Creativity in realizing those public benefits should be encouraged, including the identification of opportunities to achieve various phases of implementation independently over time, as necessary.

## 3 PUBLIC BENEFITS POLICIES

A. The Public Benefits List on the following page provides a set of recommended benefits to current and future Councils that should be achieved for the benefit of the community as specific parcels or areas are developed. These recommendations, as established by the Mountain Village community, will be codified in the CDC through regulatory mechanisms.

B. Public benefits should be required with a PUD and requirement should be considered for other Town applications.

C. Public benefits should be provided should be associated with proposed

development and within the same subarea or in close proximity to the parcel being developed or with requests requiring the provision of public benefits.

D. Council should find adequate community benefits, which includes the subcategory of public benefits, in order to approve CDC requirements that are varied through a PUD process.

E. Consider providing ways to incentivize and strive to achieve the listed public benefits and other community benefits that further the vision of the Comprehensive Plan, so that these benefits are realized

sooner rather than later, such as a bonus menu in the CDC. Nothing will prohibit the provision of a public benefit prior to a request requiring the provision of public benefits.

F. Tier 1 public benefits provide the greatest level of benefit. Tier 2 public benefits provide a lesser yet still significant public benefit. Town Council has the discretion to require one or more public benefits from each list specific to the context of the request requiring provision of adequate public benefits.

# NEW PAGE - ADDITIONS ON THIS PAGE

## ① PUBLIC BENEFITS LIST

### Tier 1:

1. Conveyance of land to the Town of Mountain Village (TOMV) for creation of community-serving facilities at the Town Council's discretion (such as community housing, a recreation/ multipurpose center, parks/ recreation areas, and an expansion of the conference center).
2. Construction of community housing in excess of the amount required by the CDC and Community Housing Mitigation Methodology for a proposed development.
3. Conveyance of open space land to the TOMV that is designated on the Future Land Use Map as Passive Open Space for preservation and public ownership purposes.
4. Provision of a high-quality, year-round mass transit system to connect the Town Hall Center to the Meadows.
5. Desired amenities as identified by the community and listed below, prioritizing those listed per sub-area.
6. Permanent elimination of any private parking agreements for public parking facilities to allow the TOMV to manage public parking.
7. Enhancements to the skier experience such as lift upgrades and on-mountain amenities.

### Tier 2:

1. Conveyance of perpetual trail easements or land to the TOMV for TOMV-maintained existing and proposed trails as shown on the Potential Recreation Projects Plan or for pedestrian paths/ sidewalk facilities along any roadway.
2. Provision of public parking in excess of private parking required by the CDC for a proposed development.
3. Provision of public loading docks, trash collection facilities, back of house access, and other infrastructure to improve TOMV access, maintenance, and management capabilities of the Gondola and Village Center public spaces.
4. Provision of enhanced riparian areas which help prevent groundwater encroachment in the Mountain Village Center.

Intent: Revise language from the public benefits section that is overly prescriptive or regulatory to be more in-line with the Plan's role as a guiding document. Update Comprehensive Plan to reflect Council direction for 2022 amendment.

① Edit: The revised public benefits list on this page replaces the public benefits table from the 2011 Comprehensive Plan.

② Edit: Expand public benefits to include more amenities desired by the community in the Town's subareas as expressed during community outreach during the amendment process.

## ② DESIRED AMENITIES

The following are the top three public benefits selected by the community for each of the three Mountain Village Subareas. These should be considered priorities for public investment within the Subareas and throughout Mountain Village and could be encouraged through use of a bonus table or a similar tool in the CDC. Beyond these top three, other benefits that scored consistently high and should be considered for the community include: New and improved bike routes and facilities; parks and recreation amenities; and enhanced public and private transportation. Benefits frequently written in for the "other" category included medical facilities, pharmacy, and employee housing. See the Future Land Use or the Subarea Plan maps for boundaries of the three subareas.

### VILLAGE CENTER

1. Expanded Parking Facilities
2. New and Improved Pedestrian Paths and Facilities
3. Natural, Wildlife, and Riparian Areas / Protected Open Space

### THE MEADOWS

1. Natural, Wildlife, and Riparian Areas / Protected Open Space
2. New and Improved Pedestrian Paths and Facilities
3. New and Improved Bike Routes and Facilities

### TOWN HALL CENTER

1. New and Improved Pedestrian Paths and Facilities
2. Expanded Parking Facilities
3. Natural, Wildlife, and Riparian Areas / Protected Open Space

## REVISIONS ON THIS PAGE

Intent: Revise language from the public benefits section that is overly prescriptive or regulatory to be more in-line with the Plan's role as a guiding document.

- ① Edit: See pages O-P for revised Public Benefits section.

## ~~PUBLIC BENEFITS TABLE~~



- ① A. The following Public Benefits Table provides the foundation for rezoning, subdivision or density transfer requests whereby the development and density listed for each parcel in a Subarea Development Table may be requested based on the provision of the specific proposed benefits listed.
- B. The public benefits and their associated timing triggers are proposals that have emerged from Town Council's review of the Comprehensive Plan and are memorialized here to record the views of Town Council serving at the time the Comprehensive Plan was approved (June 2011). The proposed
- public benefits and the associated timing triggers may be changed by a future Town Council during a future development review process. If a proposed timing trigger is changed by a future Town Council, it should strive to ensure that the public benefits are realized.
- C. It is envisioned that provisions will be made for the proposed public benefits with a rezoning, PUD, subdivision or other application requiring general conformance with the Comprehensive Plan for a Subarea Plan parcel listed in the Public Benefits Table.
- D. Provide incentives and strive to
- achieve the public benefits in the Public Benefits Table, and other public benefits that further the Comprehensive Plan, so that these benefits are realized sooner rather than later and prior to the timing/trigger listed in the Public Benefits Table. Nothing will prohibit the provision of a public benefit prior to the timing/trigger listed in the Public Benefits Table. If a public benefit is provided earlier than the timing/trigger, then the entity providing the public benefit will be given credit for the provision of the public benefit in a subsequent, future development review.

## REVISIONS ON THIS PAGE

Intent: Update Comprehensive Plan to reflect Council direction for 2022 amendment.

- ① Edit: Remove public benefits table and include public benefits list instead. See pages O-P for revised Public Benefits section.



① Table 6. Public Benefits Table

PROPOSED PUBLIC BENEFIT	PROPOSED TIMING TRIGGER
1. Provision of hotbeds.	Concurrent with the development of each parcel identified for hotbed development per the Subarea Plans' Development Program Tables.
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 Comprehensive Plan.
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.

# REVISIONS ON THIS PAGE

Intent: Update Comprehensive Plan to reflect Council direction for 2022 amendment.

- ① Edit: Remove public benefits table and include public benefits list instead. See pages O-P for revised Public Benefits section.

Public Benefits Table (continued)

① 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.
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.
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.
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.
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.
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.	Prior to or concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
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.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
11. Eliminate TSG Gorrone water credit, and pay the full and current town water rates for all snowmaking water with the town.	Concurrent with the first Design Review Board application for hotbed development as envisioned by the Comprehensive Plan.
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.	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.
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.	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.
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 conformance with the Comprehensive Plan.
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.
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.

Public Benefits Table (continued)

<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>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.</p>
<p>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.</p>	<p>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 Expansion already have happened and if necessary easements or other require property interests have been obtained.</p>
<p>19. TSG provides necessary easements to and from sites or easements to be conveyed to the TOMV as required by the Public Benefits Table.</p>	<p>Concurrent with the required land or easement conveyance.</p>
<p>20. Developer of Parcel A-4 Telluride Conference Center Expansion will daylight Gorrone Creek and create an enhanced riparian stream/water feature around the site, lining such stream to prevent additional groundwater encroachment.</p>	<p>Concurrent with the development of Parcel A-4 Telluride Conference Center Expansion.</p>
<p>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.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>
<p>22. TSG conveys Parcel D Lot 651-A in the Meadows Subarea to the TOMV for deed restricted housing.</p>	<p>Concurrent with the TOMV decision to redevelop Parcel C Lot 644 in the Meadows Subarea.</p>
<p>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.</p>	<p>Concurrent with the redevelopment of Parcel E Big Billie's Apartments in the Meadows Subarea into a hotbed site.</p>
<p>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.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>
<p>25. TSG conveys perpetual easements for the recreation activities and facilities outlined on the Potential Recreation Projects Plan.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>
<p>26. Ski Area Capacity Improvements: TSG provides its ski area master plan for Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience along with proposed timing triggers for such improvements. Such ski area improvements to maintain the skier experience may be connected to any upzoning of open space for hotbed development to ensure improvements are installed or completed concurrent or prior to such hotbed development being occupied.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned 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.</p>
<p>27. TSG conveys the amount of land necessary for the envisioned community park adjacent to Telluride Apartments.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>

## REVISIONS ON THIS PAGE

Intent: Update Comprehensive Plan to reflect Council direction for 2022 amendment.

- ① Edit: Remove public benefits table and include public benefits list instead. See pages O-P for revised Public Benefits section.

Intent: Improve Comprehensive Plan organization.

- ② Edit: Since it is an ongoing policy rather than a singular public benefit, move policy regarding Town Council review and approval of TSG Ski Area Master Plan (previously part of public benefit #26) to Transportation and Infrastructure section (page 82).

## REVISIONS ON THIS PAGE

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

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

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

- ① Edit: Keep a copy of pages 50, 60, and 64 within the Comprehensive Plan “**Chapter 5: Subarea Plan Summaries**” as an overview of the Subarea Plans.

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

- ② Edit: Update photo

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

- ③ Edit: Remove strikethrough text.

## ① MOUNTAIN VILLAGE CENTER SUBAREA PLAN



### OVERVIEW

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities. The following actions will lead the way to achieving the principles, policies and actions of the Mountain Village Center Subarea Plan.

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities.

- Focus high density, mixed-use development in Mountain Village Center by significantly increasing the hotbed inventory to improve the overall economic viability and activity in Mountain Village Center and the town as a whole.
- Expand the existing Telluride Conference Center in order to remain competitive in the industry with larger conference groups. This, in turn, improves the year-round economic viability of Mountain Village Center.
- ~~Develop a new recreation center/multipurpose facility where the tennis courts are currently located.~~ ③
- Redevelop plaza spaces at the gondola terminals.
- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project.
- Improved traffic circulation with a roundabout at the intersection of Mountain Village Boulevard and Country Club Drive.
- Connect Meadows to other parts of Mountain Village with a year-round chondola or pulse gondola.
- Enhanced recreational and cultural activities.
- Accommodate required construction parking on-site.
- Prioritize pedestrian circulation to and within Mountain Village Center.
- Integrate deed restricted dorm units into future hotbed projects.
- 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.



# ① MOUNTAIN VILLAGE CENTER SUBAREA PLAN

## Principles, Policies and Actions

### I. Mountain Village Center is developed and redeveloped in accordance with the Mountain Village Center Subarea Plan to reinforce its role as the center of tourist accommodations, activity and conferencing in addition to locally-serving commercial, cultural, recreational and civic spaces in order to maintain year-round vibrancy.

- A. Provide enhanced pedestrian connectivity between Sunset Plaza and Heritage Plaza by creating a new pedestrian connection that is parallel to the western façade of the Inn at Lost Creek with a new skier bridge over this pedestrian area.
  - 1. Create a new commercial façade on or near the west elevation of the Inn at Lost Creek and consider small, freestanding commercial buildings that provide pedestrian interest in Sunset Plaza from Heritage Plaza. Integrate public art, or other high quality design elements, into the bridge to create pedestrian interest.
- B. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, such development proposals will strive to reach the target density outlined in the Mountain Village Center Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height “fits” on the site per the

applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the Development Table, during a future development review based on the criteria listed in the Land Use Principles, Policies and Actions I.G (page 30) and/or the applicable criteria in the Land Use Ordinance (LUO) or Design Regulations. ②

Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

- 1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan does not need to meet the requirements of the Development Table or the parcel-specific policies that follow.

- C. Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting.
  - D. Amend the town’s sign regulations to enhance sign program options and provide more creative sign design, character, activity and vitality.
  - E. Evaluate the recommendations of the *Telluride Mountain Village Phase 1b Village Revitalization*
- F. Develop an improved wayfinding program specifically to direct visitors to key activity centers such as Mountain Village Center.
  - G. Significantly expand recreational and cultural opportunities in Mountain Village Center.
  - H. Provide a musical arts park in an appropriate location in Mountain Village Center or another area approved by Town Council to entertain children, families and visitors, promote the arts, and create more activity.
  - I. Provide a town park with a gazebo, picnic tables and play equipment in an appropriate location in Mountain Village Center. Such park may be combined with a small concert venue, such as the Sunset Concert Series.
  - J. Provide a chapel in Mountain Village Center or in Town Hall Center to promote spiritual activities, create a better sense of community, and provide an alternative wedding venue for enhanced economic development opportunities.
  - K. Evaluate the inclusion of small, iconic, architecturally interesting commercial buildings in Heritage Plaza to provide a human scale and interconnect this wide open space.
  - L. Encourage deed restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options.

*Strategy* in cooperation with the TMVOA, commercial space owners, and business owners. Implement recommendations as directed by Town Council.

## REVISIONS ON THIS PAGE

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

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

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

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

- ② Edit: Change to “Community Development Code (CDC)”

# REVISIONS ON THIS PAGE

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

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

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

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

Edit: See page Q for details about edits to this table.

Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128 <i>R</i>	54	<del>125</del> 50-100	0	3	Existing in The Peaks	128
<del>Parcel A-2 The Peaks</del>	<del>Existing</del>	<del>177</del>	<del>23</del>	<del>0</del>	<del>As built</del>	<del>200</del>
<del>Parcel A-3 Peaks Northwest Addition <i>R</i></del>	<del>43.5</del>	<del>56</del>	<del>0</del>	<del>1</del>	<del>Existing in The Peaks</del>	<del>57</del>
Parcel A-4 Telluride Conference Center Expansion <i>R</i>	78.5	68	0	2	Existing in The Peaks	70
① <del>Parcel B Shirana</del>	<del>78.5</del>	<del>78</del>	<del>10</del>	<del>2</del>	<del>0</del>	<del>90</del>
② <del>Parcel C-1 89 Lots Hotbeds <i>R</i></del>	<del>68</del>	<del>174</del>	<del>23</del>	<del>4</del>	<del>8,000 square feet</del>	<del>201</del>
<del>Parcel C-2 89 Lots Ridgeline Condos</del>	<del>35</del>	<del>0</del>	<del>8</del>	<del>0</del>	<del>0</del>	<del>8</del>
<del>Parcel C-3 89 Lots Transitional Condos <i>R</i></del>	<del>43.5</del>	<del>0</del>	<del>8</del>	<del>0</del>	<del>0</del>	<del>8</del>
Parcel D Pond Lots <i>R</i>	78.5	<del>71</del> 60-71	9	2	5,000 square feet	82
③ <del>Parcel E Le Chamonix <i>R</i></del>	<del>78.5</del>	<del>51</del>	<del>7</del>	<del>1</del>	<del>12,540 square feet</del>	<del>59</del>
Parcel F Lot 161-CR <i>R</i>	95.5	<del>242</del> 100-125	32	6	6,500 square feet	280
Parcel G Gondola Station <i>R</i>	68	<del>127</del> 75	17	5	3,500 square feet	147
⑤ <del>Parcel H Columbia Condos <i>R</i></del>	<del>68</del>	<del>28</del>	<del>4</del>	<del>1</del>	<del>8,700</del>	<del>33</del>
⑥ <del>Parcel I Village Creek <i>R</i></del>	<del>68</del>	<del>39</del>	<del>5</del>	<del>1</del>	<del>0</del>	<del>45</del>
<del>Parcel J Recreation Center/Multipurpose Facility</del>	<del>52</del>	<del>NA</del>	<del>NA</del>	<del>NA</del>	<del>TBD</del>	<del>NA</del>
<del>Parcel K Meadows Magic Carpet <i>R</i></del>	<del>57.5</del>	<del>115</del>	<del>15</del>	<del>3</del>	<del>5,000 square feet</del>	<del>133</del>
⑦ <del>Parcel L Heritage Parking Garage Entry <i>R</i></del>	<del>57.5</del>	<del>14</del>	<del>2</del>	<del>1</del>	<del>0</del>	<del>17</del>
⑧ <del>Parcel M Lot 30 <i>R</i></del>	<del>78.5</del>	<del>88</del>	<del>12</del>	<del>2</del>	<del>0</del>	<del>102</del>
⑨ <del>Parcel N Lot 27 <i>R</i></del>	<del>78.5</del>	<del>64</del>	<del>9</del>	<del>2</del>	<del>0</del>	<del>75</del>
<del>Parcel O TSG Clubhouse</del>	<del>57.5</del>	<del>51</del>	<del>7</del>	<del>1</del>	<del>0 (Private Club OK)</del>	<del>59</del>

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

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

### 1. THE PEAKS

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive Plan only requires the provision of

hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table, with the minimum sizes for the hotbed units in accordance with the hotbed policies (page 43). The number of dorm units will also need to be established based on the 10% standard set forth in Section IV.B.2., page 43.

- a. Parcel A-1 Lots 122, 123 & 128
  - i. Provide updated wetland delineation as part of any subdivision.
  - ii. Allow for a connected, enclosed bridge to The Peaks Resort & Spa from the new building.
- b. Parcel A-2 The Peaks
  - i. Encourage and provide incentives for The Peaks Resort & Spa hotbed expansion and the Telluride Conference Center expansion on Parcels A-1, A-3 and A-4.
  - ii. Any redevelopment or addition to The Peaks Resort & Spa will only need to ensure that the additions themselves are compliant with the exterior material requirements of the town, or the town will need to grant a design variation due to the large amount of stucco and lack of stone.
- c. Parcel A-3 Peaks Northwest Addition
  - i. Ensure that the view from the existing grass deck area to the San Sophia Ridge is not interrupted.
- d. Parcel A-4 Telluride Conference Center Expansion
  - i. Allow for wetland fill of the small wetland area and small creek segment where such daylight out on Parcel A-4 Telluride Conference Center Expansion provided: (1) Gorrone Creek is rerouted in between Parcel A-4 Peaks Conference Center Expansion and Parcel I Village Creek; (2) the creek is put into a new open creek channel as close as possible to Mountain Village Boulevard; (3) a small riparian corridor is created along the new creek with appropriate and significant riparian plantings; and (4) the creek is lined only between Parcel A-4 Telluride Conference Center Expansion and Parcel I Village Creek to prevent groundwater intrusion. Required wetland mitigation should occur along the newly created creek segment or in

- the area along the creek above Meadows.
- ii. Reconstruct new pedestrian bridge over Gorrone Creek on The Peaks ski back trail that has a higher quality design consistent with the Design Regulations.
- iii. Provide for conference center expansion with the design of building on Parcel A-4 Telluride Conference Center Expansion as a cooperative planning effort with The Peaks Resort & Spa developer, TSG and the town (due to the use of its right-of-way which is necessary for the connection to the existing Telluride Conference Center) concurrent with the development review of Parcel A-4 Telluride Conference Center.
  - a) Only require the Telluride Conference Center Expansion to be designed into a building if such facility has or may have public, private or public-private financing.
  - b) Ensure the Telluride Conference Center Expansion is designed to include the necessary floor area for the Telluride Conference Center expansion, with the amount of needed floor area determined through a study.
  - c) If The Peaks Resort & Spa developer and TSG cannot agree to the terms of coordinated development for the building on Parcel A-4 Telluride Conference Center Expansion, the Telluride Conference Center and associated hotbed site may be located on only Lot 128, and the town may consider vacation and relocation of the County Club Drive right-of-way and a portion of the Mountain Village Boulevard right-of-way to provide the land area needed for the Telluride Conference Center

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

**2. PARCEL B SHIRANA**

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

**3. PARCEL C 89 LOTS**

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

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

Intent: Expand community facility/conference center use.

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

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

## REVISIONS FOR PAGE 52

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

Edit: See details to right.

① **Parcel B Shirana**

Edit: Removed from hot bed mix: It is a footprint lot and is unlikely to redevelop.

② **Parcel C-1 89 Lots Hotbeds**

Edit: Remove from hot bed mix: it is zoned for single family and is hard to access. redevelopment of this site is highly unlikely.

③ **Parcel E Le Chamonix**

Edit: Remove from hot bed mix: This is an existing building with multiple condo units. Owners would likely not all sell, so redevelopment is unlikely,

④ **Parcel G Gondola Station**

Edit: Revise to include 75 targeted hot beds. The site is physically constrained and cannot accommodate a full 127 hot bed units.

⑤ **Parcel H Columbia Condos**

Edit: Remove from hot bed mix: This site is already developed as condos and is unlikely to change.

⑥ **Parcel I Village Creek**

Edit: Remove from hot bed mix: The site is too small for redevelopment and has existing condos.

⑦ **Parcel L Heritage Parking Garage Entry**

Edit: Remove from hot bed mix: This site is much to small to feasibly redevelop into hot beds.

⑧ **Parcel M Lot 30**

Edit: Remove from hot bed mix: There is already a redevelopment plan on this site that does not include hot beds and does not entitle the site for hot bed development.

⑨ **Parcel N Lot 27**

Edit: Remove from hot bed mix: This site has a master plan that does not allow for new hot beds, it only allows condos. The HOA will not allow hot bed development.

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

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

① Edit: Revise to say “any future development’s”

② Edit: Revise to say “any future development”

~~Allow hotbed building to extend onto Lot 89-2B through a mutually beneficial, combined and coordinated development with the owner of Lot 89-2B. If there is no coordinated and combined development plan for these lots, limit development in Parcel C 89 Lots to the uses shown in the Development Table for Parcel C-3 89 Lots Main Hotbed Site.~~

~~ii. Ensure the hotbed building extending onto Lot 89-1B is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.~~

iii. Protect the views from the Crystal Condominiums, to the extent practical, by placing ① most of the building’s mass and scale to the east of a line that is extended southwest in the same bearing as the eastern line of Lot 89-1A.

iv. Step the eastern side of the hotbed building down from ② three to two-story elements as it extends onto Lot 89-2B and 89-3D to mitigate visual impacts to Lots 100-103.

~~v. Create an access way to Parcel C-1 89 Lots Hotbed from either Sunny Ridge Place cul-de-sac or Mountain Village Boulevard and not from the Crystal Condominiums access.~~

vi. Limit the maximum ridgeline to an elevation of 9,618 on Parcel C 89 Lots to the extent practical.

vii. Design main pedestrian connections across Mountain Village Boulevard to funnel a majority of the pedestrian traffic through the Mountain Village Hotel PUD as allowed by an existing pedestrian easement. Provide secondary pedestrian access to Parcel F Lot 161-CR or Parcel D Pond Lots provided a pedestrian easement is in place for such access.

b. Parcel C-2 89 Lots Ridgeline Condos

~~i. Develop and operate with Parcel C-1 89 Lots Hotbed flagship hotel with parking, access and infrastructure provided through the Parcel C-1 89 Lots Hotbeds project to the extent practical.~~

ii. The development of Parcel C-2 89 Lots Ridgeline Condos is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.

iii. Create alternative access to Parcel C-2 89 Lots Ridgeline Condos from upper Mountain Village Boulevard; access to other parts of Parcel C 89 Lots is prohibited to reduce traffic flow into this area.

iv. Allow for demolition or alteration of existing single-family homes to facilitate parcel development.

c. Parcel C-3 89 Lots Transitional Condos

~~i. Strive to develop and operate with Parcel C 1 89 Lots Hotbeds flagship hotel with parking, access and infrastructure provided through Parcel C-1 89 Lots Hotbeds project. Otherwise strive to create one access to the transitional condos to limit the number of access points onto Mountain Village Boulevard.~~

ii. Limit the maximum ridgeline to an elevation of 9,590.

## 4. PARCEL D POND LOTS

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 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.

b. Determine if exchange land should be provided for any town-owned Mountain Village Center open space that is included in a development plan.

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.
- 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.
- 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.
- f. Expand the pond, to the maximum extent possible, to create a recreational and landscaped amenity in Conference Center Plaza and provide a significantly improved amenity. Explore a boardwalk or plaza surface around the pond, the installation of a small dock, and other pond recreational activities. Line the pond to prevent groundwater intrusion. Design the pond to retain a high water quality and prevent foul water to the extent practical.
- g. Create an open drainage swale with a more natural channel from the pond outlet to its current open channel, with a five foot wide pedestrian bridge and an landscape feature that lets the public interact with this creek area.
- h. Explore the creation of a deck area next to the pond for restaurant and entertainment use.
- i. Design the building on Parcel D Pond Lots to be integrated into the

existing, unfinished wall on Westermere to the extent allowed by town codes and legal agreements.

## 5. PARCEL E LE CHAMONIX

- a. Encourage the owner of Parcel E Le Chamonix to participate in good faith with the owners of the Parcel D Pond Lots, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a 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

②

~~the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station.~~

②

- b. Provide needed access and infrastructure easements to Parcel E Le Chamonix through Parcel D Pond Lots. Parking may be provided on Parcel D Pond Lots and/or Parcel F 161-CR through a coordinated development plan with Parcel D Pond Lots that is memorialized in a PUD or a development agreement and appropriate easements or other legal agreements. If a parking garage is not planned under Parcel E Le Chamonix 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.

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

## 6. PARCEL F LOT 161-CR

- a. Encourage the owner of Parcel F Lot 161-CR to participate in good faith with the owners of the Parcel D Pond Lots, Parcel E Le Chamonix and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and

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

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

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

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

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

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

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 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.
- b. Determine the best alignment for Gorrone Creek through Parcel D Lot 161-CR to the pond and design a significantly enhanced landscaped riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.
  - c. Strive to keep the Gondola Plaza at the same level as it extends onto the new plaza onto Parcel F Lot 161-CR. Providing access from Parcel D Pond Lots to Parcel F Lot 161-CR by an underground garage may better enable this desired level plaza grade.
  - d. Continue to provide parking and access for the Ridge project as required by legal agreements.
  - e. Provided the town ownership of any public areas on the Gondola Plaza that extend out onto Parcel F 161-CR through a condominium subdivision.
  - f. Provide an easement for a town loading dock and trash facility to serve Mountain Village Center that also provides for multiple points of access to the plaza areas by a coordinated development plan with Parcel D Pond Lots, Parcel E Le Chamonix and Parcel G Gondola Station.
  - g. Strive to provide a significant viewshed for Lot 97 across Parcel F-1 to the extent practical. Development should consider protecting Parcel F-1 from development.
  - h. Provide any parking and access and other facilities for the Ridge project as may be required by legal agreements.

### 7. PARCEL G GONDOLA STATION

- a. Encourage the owner of Parcel G Gondola Station to participate in good faith with the owners of the Parcel D Pond Lots, Parcel E Le 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 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.
- b. Prohibit vehicular access from any point on Mountain Village Boulevard beyond (above) the point at which the boulevard intersects Parcel F Lot 161-CR or from the ski area. Encourage access to Parcel G Gondola Station through Parcel F Lot 161-CR and Parcel D Pond Lots, or through existing or new underground structures or by a remote vehicular intercept and parking location.
  - c. Provide pedestrian, ski-in/ski out easement for Parcel F 161-CR, Parcel D Pond Lots and Parcel E Le Chamonix through Parcel G Gondola Station to the ski area.
  - d. Allow for required parking for Parcel G Gondola Station to be provided on Parcel D Pond Lots or Parcel E Le Chamonix, Parcel F Lot 161-CR consistent with the policies in 7a. Consider allowing off-site parking in another appropriate location.
  - e. Provide a new space in Parcel G Gondola Station, or in another appropriate location in Mountain Village Center, for the TSG Club, which is currently located in the Plaza Building, so that the commercial space in the Plaza Building will convert to new retail space with the goal of increasing the amount of activity in this busy plaza area.
  - f. Provide the town ownership of the public areas on the Gondola Plaza through a condominium subdivision of the Gondola Plaza.
  - g. Ensure geotechnical conditions are fully evaluated and mitigated for Parcel G Gondola Station due to past observations of potential slope and/or soil instability.
  - h. Ensure the highest roof ridgeline on

- Parcel G Gondola Station does not exceed an elevation of 9,610 feet.
- i. Strive to push the building mass on Parcel G Gondola Station towards The Beach and Chair 4 terminal to the extent practical.
  - j. Reroute existing trails in this area to ensure continued trail connectivity and access.
  - k. Consider allowing additional hotbed density and a higher target maximum building height than what is shown in the Development Table for Parcel G Gondola Station if the maximum roof ridge height does not exceed an elevation of 9,610 feet.
  - l. Provide reasonable pedestrian/skier access to the east of the eastern boundary of Parcel G Gondola Station from the ski resort to Lots 94, 95R, 96, 97 and 139R to the base of Chairlift 4. Such ski access shall serve as an open space buffer from Parcel G Gondola Station and the homes to the east.

#### 8. PARCEL H COLUMBIA CONDOS

- ~~a. Encourage the redevelopment of Columbia Place Condos to provide hotbeds as envisioned by the Comprehensive Plan.~~
- ~~b. Require the creation of a first-level commercial storefront on both plaza sides of the building that extend all the way to the required ski run leading out of the chondola.~~
- ~~c. Work with the town to establish a new pedestrian plaza connection from The Beach to Sunset Plaza in front of the redeveloped building with a new skier bridge.~~
- ~~d. Allow for small commercial buildings on the south side of this new pedestrian connection provided they have a high degree of architectural interest.~~

#### 9. PARCEL I VILLAGE CREEK

- ~~a. Encourage the redevelopment of Village Creek to provide hotbeds as envisioned by the Comprehensive Plan.~~
- ~~b. Allow for a bridge connection across the newly rerouted Gorrone Creek to tie Parcel I Village Creek into the Telluride Conference~~

~~Center and The Peaks Resort & Spa, if developed in conjunction with the Parcel A-4 Telluride Conference Center Expansion.~~

#### 10. PARCEL J RECREATION CENTER/ MULTIPURPOSE FACILITY

- a. Allow for a wide range of indoor and outdoor recreational uses to serve the Telluride Region, such as a recreation center, tennis courts, volleyball courts, aquatics center, and performing arts amphitheater.
- b. Allow for a free standing multipurpose facility that accommodates indoor recreation, such as tennis courts, volleyball courts, and climbing wall that also allows for exposition space for conferencing, performing arts events, conference activities, wedding events, and similar activities. Such facility may be built prior to or concurrent with the recreation center.
- c. Ensure Parcel J Recreation Center/ Multipurpose Facility is conveyed to the town by TSG as set forth in the Public Benefits Table to allow for the development of a recreation center and/or multipurpose facility.
- d. Ensure public access and any required easements are provided from the main pedestrian routes in Mountain Village Center to Parcel J Recreation Center/Multipurpose Facility.
- e. Ensure that any required consents or modifications arising under the easements and covenants established in the deed recorded at Reception Number 279648 (Peaks Easement) that burdens Parcel J Recreation Center/Multipurpose have been secured to enable the development of a multipurpose facility, a recreation center, or other uses as provided for in the Comprehensive Plan. The Peaks Easement was granted for the benefit of certain parties inclusive of Telluride Resort and Spa L.L.C. (TRS) or its successor, assigns or designees.
  - i. In the event that TRS is participating in the ownership, operation or development of

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

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.



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

Intent: Clarify the Subarea Plan Map and refer to most updated information in the Comprehensive Plan and Subarea Plan.

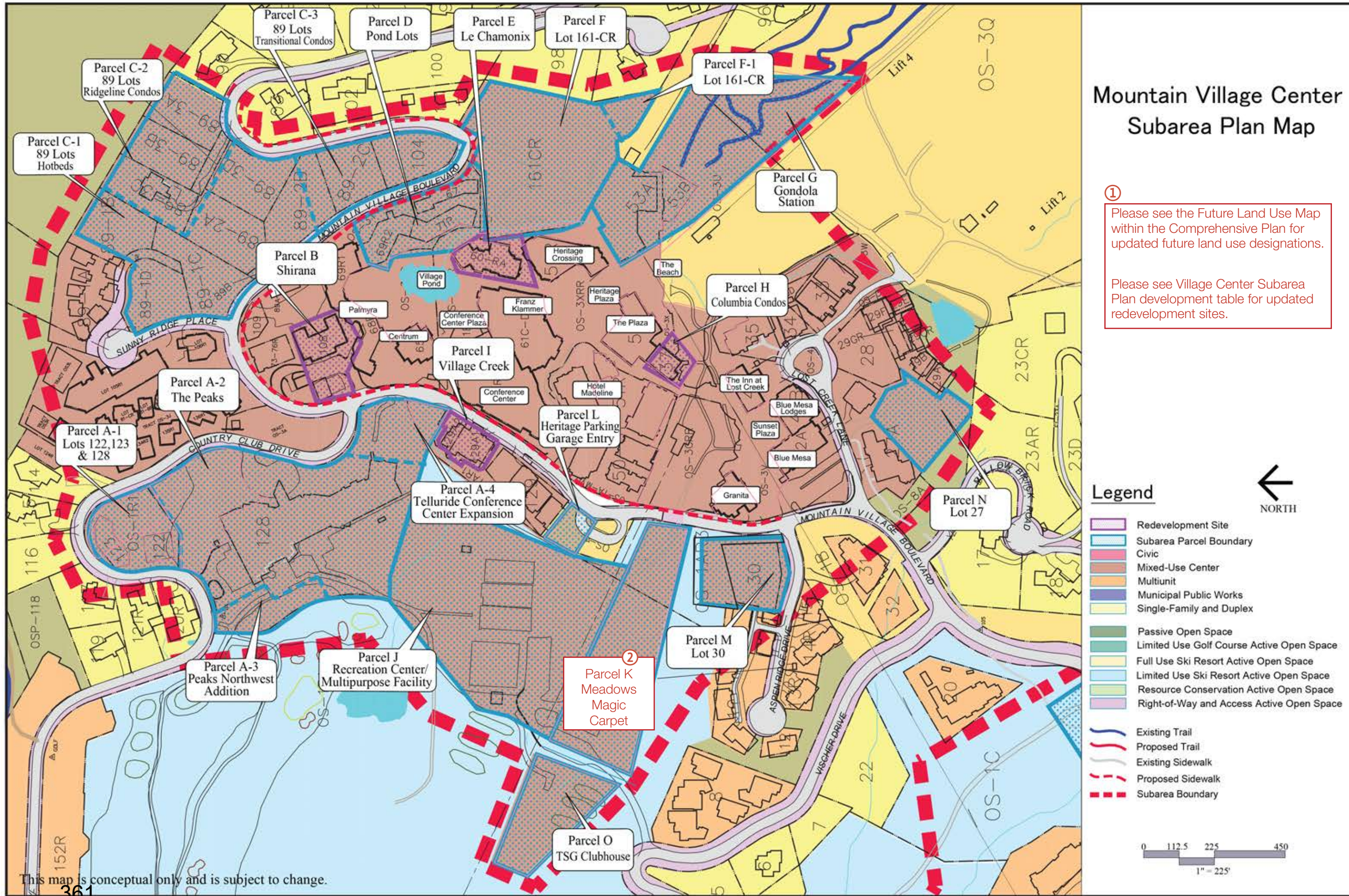
① Edit: Add notes to map as shown to left.

② Edit: Label "Parcel K Meadows Magic Carpet"

## Mountain Village Center Subarea Plan Map

① Please see the Future Land Use Map within the Comprehensive Plan for updated future land use designations.

Please see Village Center Subarea Plan development table for updated redevelopment sites.



This map is conceptual only and is subject to change.

## REVISIONS ON THIS PAGE

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

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

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

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

f. Allow for a multipurpose facility on active open space.

g. Allow for an Americans with Disabilities Act compliant enclosed connection between The Peaks Resort & Spa and the recreation center and/or multipurpose facility. ~~Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.~~

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

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

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

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

k. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.

l. ~~Allow for hotbed development on~~

~~Parcel J Recreation Center/Multipurpose Facility if the recreation center/multipurpose facility is located on Parcel K Meadows Magic Carpet, in the Town Hall Center Subarea, or some other location.~~

m. Ensure that golf course parking, currently located on Parcel J Recreation Center/Multipurpose Facility, is entitled and approved by the town to be relocated to Parcel K Meadows Magic Carpet when the town determines it needs to use the parking lot land in Parcel J Recreation Center/Multipurpose Facility for a use envisioned by the Comprehensive Plan. The entitlement, approval and relocation process of the parking lot on Parcel J Recreation Center/Multipurpose Facility to Parcel K Meadows Magic Carpet will be at the expense of TSG. TSG will not unreasonably delay the relocation of parking from Parcel J Recreation Center/Multipurpose Facility to Parcel K Meadows Magic Carpet upon notification by the town, with such notification ensuring the continued, uninterrupted operation of the golf course. When Parcel J Recreation Center/Multipurpose Facility is conveyed to the town, the TSG golf course parking within such parcel may remain by easement until such point in time that the town needs the land for a use envisioned by the Comprehensive Plan.

### 11. PARCEL K MEADOWS MAGIC CARPET

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

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

i. Encourage the developer or owner of Parcel K Meadows

Magic Carpet to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel K Meadows Magic Carpet through Parcel J Recreation Center/ Multipurpose Facility since such access provides for a better sense of arrival and entry to a hotbed project on this parcel than Mountain Village Boulevard and also reduces vehicular trips on Visher Drive.

- c. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- d. Allow for golf course parking within Parcel K Meadows Magic Carpet.

**12. PARCEL L HERITAGE PARKING GARAGE ENTRY**

- ~~a. Encourage the development and operation of Parcel L Heritage Parking Garage Entry to be in conjunction with Hotel Madeline on Lots 50-51.~~
- b. Allow an above grade, above right-of-way connection from Hotel Madeline to Parcel L Heritage Parking Garage Entry that also provides connectivity to Parcel J Recreation Center/Multipurpose Facility. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.
- ~~c. Evaluate if required parking for Parcel L Heritage Parking Garage Entry can be included within Heritage Parking Garage~~

**13. PARCEL M LOT 30**

- ① a. Please see page 92 for Town Council Approved Amendment 2.15.2018.

**14. PARCEL N LOT 27**

- ~~a. No site specific policies.~~

**15. PARCEL O TSG CLUBHOUSE**

- a. Provide all required parking in a garage to minimize visual impacts.
- b. Require the provision of a shuttle service, and/or sidewalk, or other pedestrian connection to existing plaza areas in Mountain Village Center.



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

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

- ① Edit: Move this amended text for Parcel M to the site-specific policies in the Village Subarea Plan (currently on pages 92-93).

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

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

- ② Edit: Update photo

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

- ① Edit: Keep a copy of pages 50, 60, and 64 within the Comprehensive Plan “**Chapter 5: Subarea Plan Summaries**” as an overview of the Subarea Plans.

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

- ② Edit: Update photo

# ① COMPREHENSIVE PLAN CHAPTER TOWN HALL CENTER SUBAREA PLAN



## OVERVIEW

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

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

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

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

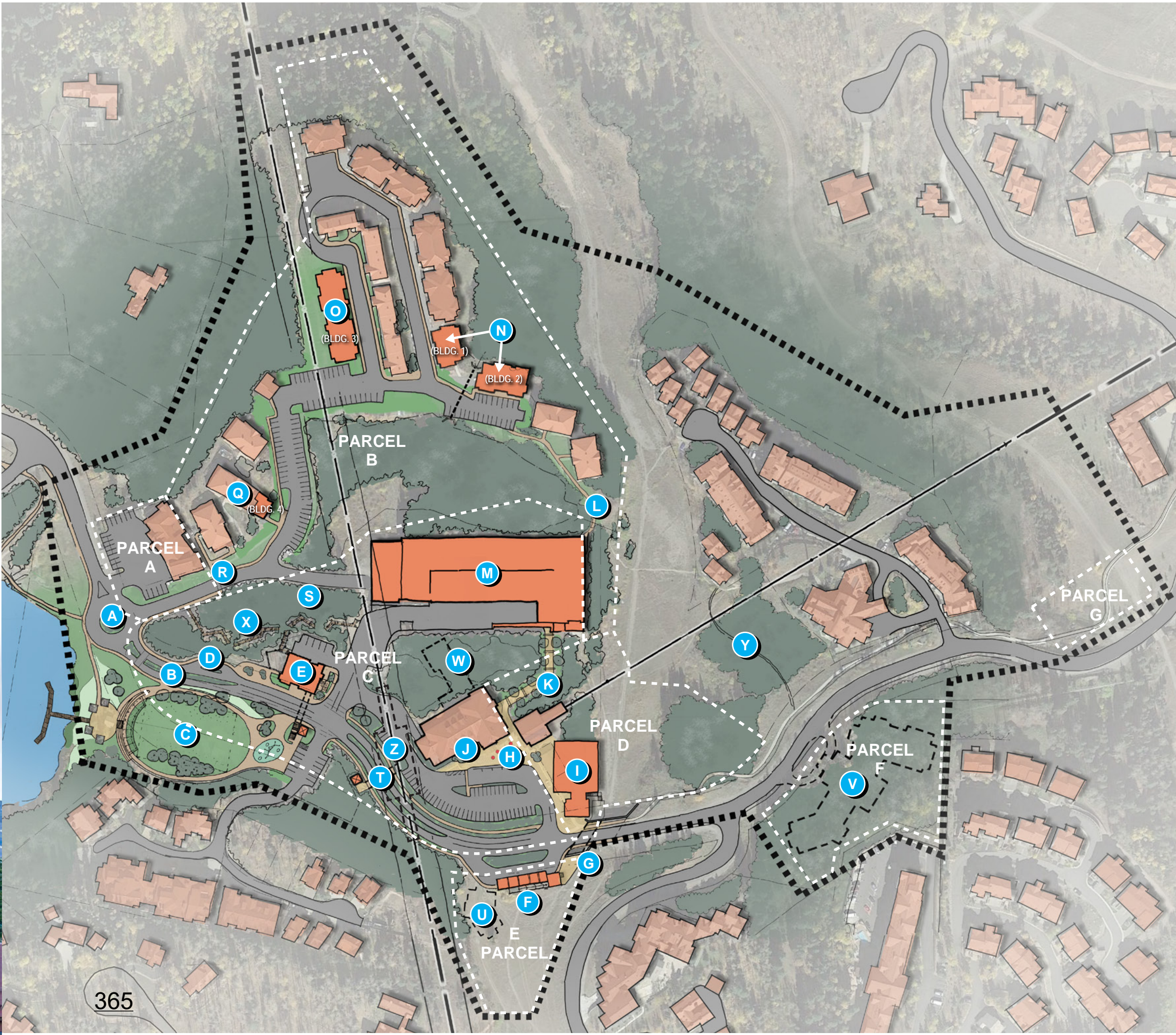
The following actions will lead the way to achieving the principles, policies and actions of the Town Hall Center Subarea Plan.

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

**Civic services** are defined as a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.

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



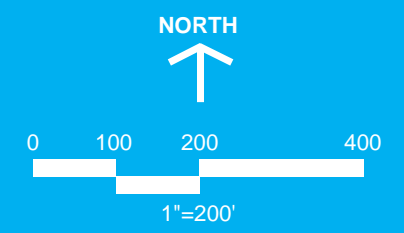


# Town Hall Center Subarea Plan Map

## Legend

- A ROUNDABOUT
- B ROADWAY CONSOLIDATION
- C COMMUNITY PARK
- D BUS STOP
- E MIXED USE BUILDING AND TUNNEL
- F SHUTTLE STOP
- G ESCALATOR WITH TUNNEL
- H EXPANDED PLAZA
- I COMMUNITY HALL
- J TOWN HALL FACADE IMPROVEMENTS
- K PLAZA PATHWAY TO GARAGE
- L PATH FROM VCA TO GARAGE
- M GONDOLA PARKING GARAGE EXPANSION
- N VCA EXPANSION, 26 UNITS
- O VCA EXPANSION, 16 STACKED FLATS
- P NOT USED
- Q VCA EXPANSION, 8 UNITS
- R PATHWAY FROM VCA TO PARK AND BUS STOP
- S BRIDGE
- T TUNNEL
- U FUTURE SKI SERVICES
- V FUTURE HOTEL
- W FUTURE CIVIC SERVICE
- X INTERPRETIVE BOARDWALK TRAIL
- Y TRAIL FROM MOUNTAIN LODGE
- Z FUTURE LIFT 10 GONDOLA CONVERSION

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



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

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

Intent: Update Plan to show implementation progress since 2011.

① Edit: Switch rendering for a photo of the Town Hall and include rendering in a smaller insert box on the photo to show the vision from the original Plan but that it is now implemented.



① Conceptual Rendering of the Proposed Community Hall



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

# ① TOWN HALL CENTER SUBAREA PLAN

## Principles, Policies and Actions

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

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

1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned

to the site, and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan, does not need to meet the requirements of the Development Table or the parcel-specific policies in the following section.

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

#### 1. PARCEL A

- a. Allow for a wide range of municipal and community facilities such as a fire station, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Allow for an above-grade bridge connection from the

arrival roundabout to the Gondola Parking Garage with adequate clearance provided for required vehicles and providing architectural interest consistent with the Design Regulations.

#### 2. PARCEL B

- a. Continue to provide deed restricted housing consistent with the town Housing Authority policies and federal or state mandated programs applicable to Parcel B.
- b. Continue the measured development of vacant, buildable land at Village Court Apartments (VCA).
- c. Maintain the community garden within Parcel B.
- d. Reconfigure parking organization at VCA to optimize parking and density of units.
- e. Allow for measured redevelopment of existing apartment buildings in VCA to better utilize existing land base with required parking provided in enclosed garages versus surface lots to provide more land use efficiency.
- f. Consider rezoning the undevelopable hillsides into resource conservation active open space.

#### 3. PARCEL C

- a. Allow for a wide range of municipal and community facilities such as day care, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Strive to create a multi-tax district that provides facilities for the School District, the Library District, the Museum District, the town or similar governmental and quasi-governmental entities in order to promote the efficient use of limited tax dollars, shared multi-use facilities, and create more economic development and community vibrancy.

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



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

Intent: Reflect revised targeted hot beds.

① Edit: Remove Parcel F from table.

Table 8. Town Hall Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo/Apt. Units	Target Townhome Units	Target Dorm Units	Target Restaurant/Commercial Area square feet (SF)	Total Target Units
Parcel A	48	NA	NA	NA	NA	NA	NA
Parcel B	58	NA	272	NA	NA	NA	272
Parcel C	58	NA	NA	NA	NA	36,000 SF Mixed-Use Bldg(s)	NA
Parcel D	58	NA	NA	NA	NA	21,000 SF Community Hall	NA
Parcel E	35	NA	NA	NA	NA	NA	NA
① <del>Parcel F</del>	<del>68</del>	<del>79</del>	<del>8</del>	<del>NA</del>	<del>7</del>	<del>5,000 SF</del>	<del>94</del>
Parcel G	TBD	NA	NA	NA	NA	NA	NA

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

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

- such as day care and offices for Town of Mountain Village staff that complement other permitted municipal and community uses. Incorporate some of these commercial uses into new buildings in this parcel.
- r. Evaluate providing an improved connection to the Meadows Subarea with a year-round chondola and/or pulse gondola connection with an enhanced rubber tire system, as needed.

#### 4. PARCEL D

- a. Work with TMVOA to create a new Community Hall facility adjacent to the Gondola, in the previous location of the coffee shop and mailboxes. The Community Hall would display more contemporary architecture and signify arrival to the civic plaza. The building should have a flexible open-floor concept on the ground level, with flexible business space, large doors, and glass on the facade to welcome visitors and residents to the new and expanded civic services. The Community Hall's second floor could be occupied by office tenants such as Town staff or TMVOA. Locate the building on the Double Cabin Ski run so that the basement level may provide ski lockers, restrooms, and other amenities for year-round users of the trails and slopes. This building shall act as a critical pedestrian mobility node to the south, connecting via escalator and elevator to Parcel E via a below-ground tunnel under Mountain Village Boulevard.
- b. Allow for a wide range of civic uses and facilities including municipal offices, parking garage, deed restricted housing, post office, and similar municipal and community uses.
- c. Allow for a portion or all of the required parking for Parcel D to be located in the Gondola Parking Garage. Consider a payment in-lieu system to assist in the funding of the

- construction of the additional parking garage floors in the Gondola Parking Garage.
- d. Improve the facade of the existing Town Hall to match the proposed Community Hall's architectural aesthetic. This upgraded facade should benefit the function of the grocery store and also accommodate flexibility for the Town Hall.
- e. Allow for limited commercial uses in the Community Hall such as a coffee shop, pharmacy and shipping services.
- f. Ensure the provision of post office services and boxes in the Town Hall Center Subarea to the extent practical.
- g. Cooperate with the TMVOA and Telluride Ski and Golf (TSG) on realizing the Town Hall Center Subarea Plan since these entities own property affected by the Comprehensive Plan.

#### 5. PARCEL E

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

#### 6. PARCEL F

- a. Provide a pedestrian connection on-site that leads to a crosswalk connecting Parcel F to the existing sidewalk on the north side of Mountain Village Boulevard.

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

#### 7. PARCEL G

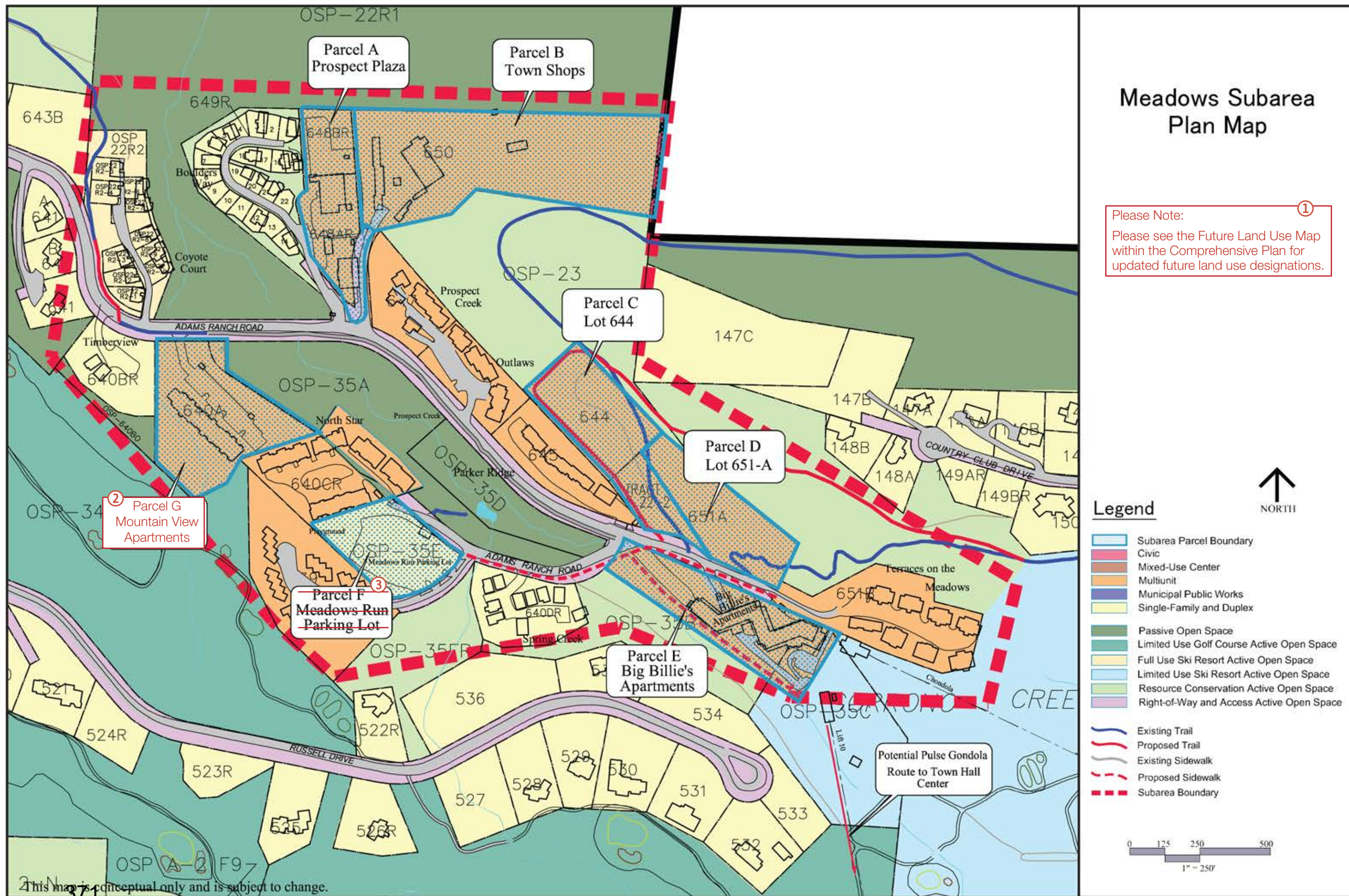
- a. Allow for a below grade municipal maintenance and/or trash and recycling facility under the Village Bypass ski run with a green roof.
- b. Provide a limited outdoor paved area for parking vehicles, storage and similar activities.
- c. Ensure this municipal facility is buffered to the maximum extent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

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



Please Note: <sup>1</sup>  
Please see the Future Land Use Map within the Comprehensive Plan for updated future land use designations.

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

Intent: Clarify the Subarea Plan Map and refer to most updated information in the Comprehensive Plan and Subarea Plan.

<sup>1</sup> Edit: Add notes to map as shown to left.

<sup>2</sup> Edit: Change label to say "Parcel G Mountain View Apartments"

Intent: Reflect revised targeted hot beds.

<sup>3</sup> Edit: Remove Parcel F from map.

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

- ②,③ Edit: Update photos

## ① MEADOWS SUBAREA PLAN



### OVERVIEW

The Meadows Subarea is envisioned to continue as the main area for deed restricted housing, the Chair 10-Chondola base area, limited parking in the Meadows Parking Lot, and limited hotbed and commercial uses in a redevelopment of Big Billie’s. Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community. The following actions will

lead the way to achieving the principles, policies and actions of the Meadows Subarea Plan.

- Improve connection to Mountain Village Center and/or Town Hall Center Subareas with a year-round chondola and/or pulse gondola connection and with an enhanced rubber tire system, as needed.
- Provide a paved trail for pedestrians and cyclists from the Meadows

Subarea to the Mountain Village Center Subarea.

- Provide multifamily residential dwellings, protected as deed restricted units, for year-round residents.
- Allow limited commercial/retail/food and beverage space and a hotbed development at Big Billie’s Apartments.
- Explore the construction of a two-story parking structure, with a green playfield roof, to alleviate traffic congestion and allow visitors to utilize the year-round gondola or summer paved trail for easy access to Mountain Village Center; provide an amenity for the neighborhood, such as a day care.
- Construct improved pedestrian connections and enhanced community amenities.
- Eliminate light industrial uses at Prospect Plaza and replace with deed restricted housing.

Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community.



# ① MEADOWS SUBAREA PLAN

## Principles, Policies and Actions

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

II. The Meadows Subarea is an important component of Mountain Village since it provides deed restricted housing for many of the year-round residents and a ski area base for the community. The Meadows Subarea is enhanced by strategic development and redevelopment in order to better serve the full-time residential population that resides there, improve the skier experience at the base of the mountain and Big Billie's Apartments area, and provide limited hotbed development.

- A. Provide additional deed restricted housing in Meadows, per the Meadows Subarea Plan, primarily through the free market without a town housing subsidy.
- B. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, such development proposals will strive to reach the target density outlined in the Meadows Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the

Development Table, during a future development review based on the criteria listed in Land Use Principles, Polices and Actions I.G., page 40, and/or the applicable criteria in the

② LUO or Design Regulations.

Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

- 1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site, and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan, does not need to meet the requirements of the Development Table or the parcel-specific policies in the following section.
- C. Consider a community garden within the Meadows Subarea.
- D. Provide an easement for a new public pulse gondola or other mass transit system that connects Meadows to the Town Hall Center Subarea that is on the west side and parallel to the Chair 10 alignment, and/or a new public pulse gondola or other mass transit system that connects Meadows to the Mountain Village Center Subarea that is on the north side of and parallel to the Chair 1 alignment.
- E. Provide a new paved pathway connecting Meadows to Country Club Drive as a better way to connect the Meadows Subarea to

the Mountain Village Center Subarea, as shown on the Meadows Subarea Plan Map, to provide a year-round pedestrian connection to Mountain Village Center.

- F. Provide the following list of improvements to create a better sense of community:
  - 1. Plant trees and shrubs on the north side of Adams Ranch Road, especially between Coyote Court and the Boulders entrance.
  - 2. Plant trees and shrubs on south side of existing cement sidewalk.
  - 3. Plant trees and shrubs on the north side of the proposed park by Telluride Apartments. ③
  - 4. Repave Meadows Run Parking lot.
  - 5. Install guard rail on Adams Ranch Road above Coyote Court.
  - 6. Replace dying trees surrounding Meadows Run Parking lot.
  - 7. Replace the wetland bridge decking with green building material.
  - 8. Install a cement sidewalk from Big Billie's Apartments to the Post Office instead of a painted line as shown on the Meadows Subarea Plan Map.
  - 9. Construct two or more tree islands in the middle of Meadows Run Parking Lot.
  - 10. Work with private lot owners to plant flowers and flowering shrubs such as lilacs.
  - 11. Create a sidewalk from Spring Creek to Fairway Four as shown on the Meadows Subarea Plan Map.
  - 12. Improve the safety and efficiency of major road intersections for all users — pedestrians, drivers and cyclists.

## REVISIONS ON THIS PAGE

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

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

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

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

② Edit: Change to "CDC"

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

③ Edit: Revise to say "Mountain View Apartments"

# REVISIONS ON THIS PAGE

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

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

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

① Edit: Remove target hot beds from Big Billie's.

② Edit: Remove Target Hotbed Mix column from table.

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

③ Edit: Revise to say "Mountain View Apartments"

④ Edit: Change Target Deed Restricted Units at Parcel G from 91 to 45 based on a 2015 Petition

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

⑤, ⑥ Edit: Change all instances of "LUO" to "CDC"

Table 9. Meadows Development Table

Parcel Designation	Target Maximum Building Height (feet)	Zoned Units	Target <del>Hotbed Mix</del>	Target Condo Units	Target Deed Restricted Units	Target Restaurant/Commercial Area (square feet)	Total Target Units
Parcel A Prospect Plaza	35-54	7 DRU	NA	NA	68	NA	68
Parcel B Town Shops	35	0	NA	NA	70	NA	70
Parcel C Lot 644	54	54 DRU	NA	NA	53	NA	53
Parcel D Lot 651-A	54	20 condos	NA	NA	53	NA	53
① Parcel E Big Billie's Apartments (three-star hotel minimum) ↗	58	150 (dorm units)*	77	10	2 (dorm units)*	5,000	<del>89</del> 12
Parcel F Meadows Run Parking Lot	33	0	NA	NA	NA	NA	NA
③ Parcel G Telluride Apartments	48	30 DRU	NA	NA	<del>91</del> 45	NA	<del>91</del> 45
<b>Total Units</b>		261	<del>77</del>		<del>337</del> 291	5,000	<del>424</del> 378

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

G. Require that any application that proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan meet the following site specific policies:

### 1. PARCEL A PROSPECT PLAZA

- Phase out the currently permitted light industrial uses and replace with multiunit deed restricted housing.
- Ensure deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- Evaluate the legal access to Lot 648-AR through the parking garage on Lot 648-BR, both of which are located on Parcel A Prospect Plaza, and require such access to be used for any development on Lot 648-AR, to the extent practicable, with a new parking garage on Lot 648-AR if feasible to serve the envisioned housing.

### 2. PARCEL B TOWN SHOPS

- Ensure any deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- Evaluate the relocation of the Town Shops from Parcel B Town Shops to civic land use polygon south of the existing TSG Shops on upper San Joaquin Road as shown on Land Use Plan Map.
  - Evaluate the cost of relocating the Town Shops including the removal of the underground gas tanks and any environmental cleanup and/or analysis.
- Relocate the TSG Golf Maintenance Facility on Parcel B Town Shops to an appropriate location within the golf course area as determined through the special use permit process or other similar process per the LUO. ⑤
- Allow for commercial solar projects on this site through the appropriate development review process.

### 3. PARCEL C LOT 644

- Participate in a public-private

- development of Parcel C Lot 644 for deed restricted housing.
- Combine Parcel C Lot 644 with an access tract and Parcel D Lot 651-A to create a large deed restricted housing site.
- Optimize the amount of deed restricted housing that "fits" on Parcel C Lot 644 per the applicable development review criteria in the LUO. ⑥
- Create a new paved trail as shown on the Meadows Subarea Plan.
- Reroute Jurassic Trail as necessary.

### 4. PARCEL D LOT 651-A

- Transfer free market density off Parcel D Lot 651-A to Parcel E Big Billie's Apartments for any hotbed development on such parcel.
- Facilitate the TSG dedication of Parcel D Lot 651-A concurrent with any development proposal for Parcel E Big Billie's Apartments as provided in the Public Benefits Table (page 46).
- Participate in a public-private development of Parcel D Lot 651-A for deed restricted housing.
- Maximize the amount of deed

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

## 5. PARCEL E BIG BILLIE'S APARTMENTS

- ② ~~a. Relocate 150 dorm beds to another deed restricted housing location, envisioned by the Comprehensive Plan, with some dorm units on-site as outlined in the Meadows Development Table, if a hotbed project is proposed on Parcel E Big Billie's Apartments.~~
- b. Ensure the operation and maintenance of a pulse gondola or other tramway or mass transit system from the Meadows Subarea to Mountain Village Center Subarea, or a new pulse gondola, tramway or other mass transit system from the Meadows Subarea to the Town Hall Center Subarea if a hotbed project is proposed on Parcel E Big Billie's Apartments, with the hours and dates of operation closely tied to the town's operation of the gondola system.
- c. Provide a new pedestrian connection and all needed easements to the Chair 10 and chondola base area as envisioned by the Meadows Subarea Plan.

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

## 6. PARCEL F MEADOWS RUN PARKING LOT

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

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

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

## 7. PARCEL G TELLURIDE APARTMENTS ③

- a. Provide a playfield on or adjacent to Parcel G Telluride Apartments. ④  
At a minimum, provide park equipment desired by area neighbors such as a gazebo, grills, horseshoe pits, play equipment, a small play field, and a regulation sand volleyball area. Consult with area neighbors to determine appropriate park equipment, site design, and landscaping.
- b. Provide a fence along the North Star property line to the east.

# REVISIONS ON THIS PAGE

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

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

① Edit: Change all instances of “LUO” to “CDC”

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

② Edit: Remove target hot beds from Big Billie's.

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

③, ④ Edit: Revise to say “Mountain View Apartments”

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

⑤ Edit: Replace photo with photo of housing in the Meadows or people preparing to ski in Meadows parking lot.

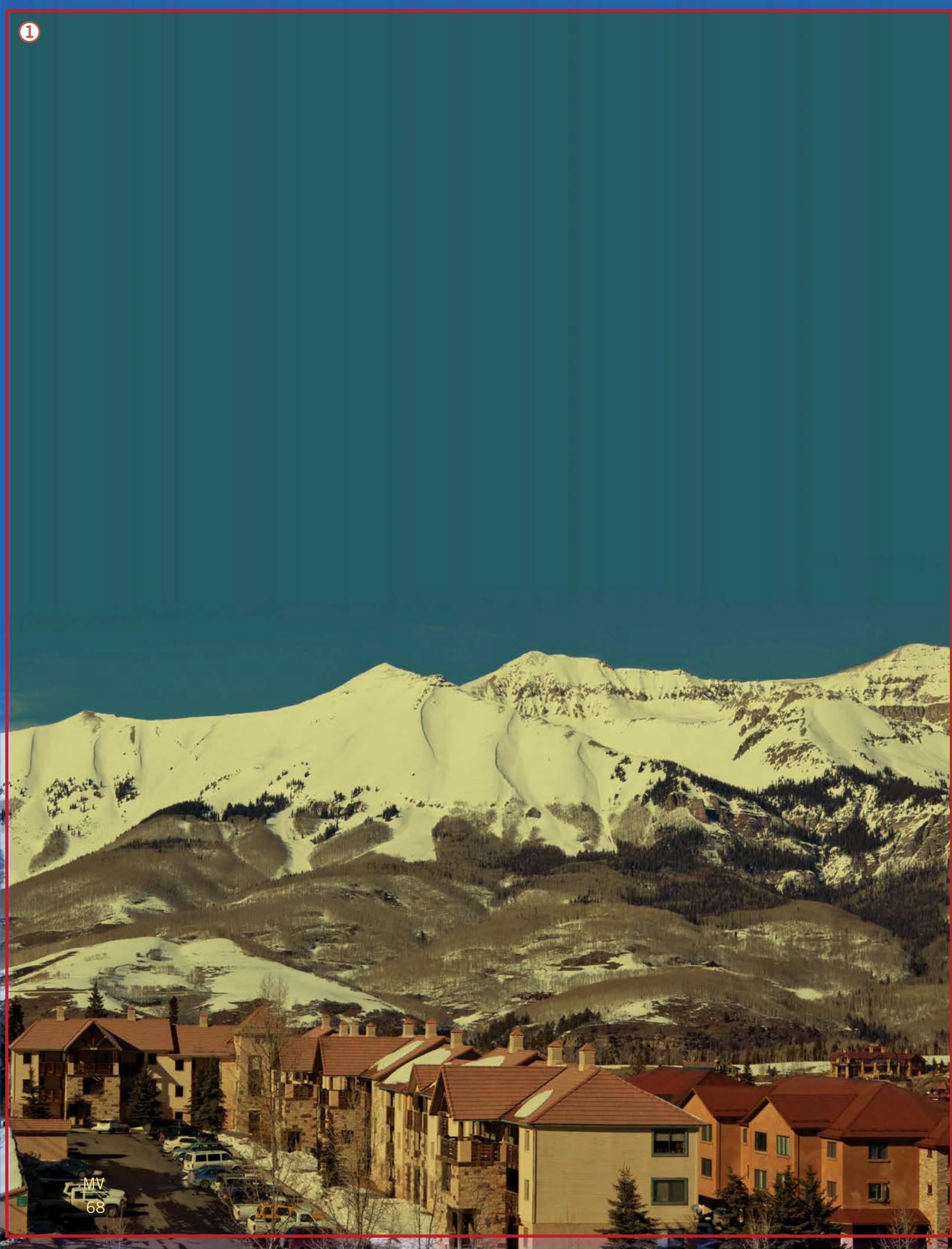
⑤



# REVISIONS ON THIS PAGE

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

① Edit: Update photo





## DEED RESTRICTED HOUSING ②

Resort communities across the globe suffer from a severe shortage of housing for the local workforce. As a resort becomes more successful and mature, the ~~local housing stock is increasingly purchased by second homeowners and~~ options for the local workforce become increasingly scarce and unaffordable so workers move out of the resort area. This phenomenon is often called the “hollowing out” of a community. The workforce that the community depends on to meet the customer-service needs of this world class resort cannot afford to live here and must commute long distances to get here, thus, adding financial burdens while increasing related emissions. The result is a highly unstable workforce that fails to provide the quality experience one expects. Worse, without a steady and stable full-time population, the community loses its soul.

③

Without a steady and stable full-time population, the community loses its soul.

Throughout the planning process there was much discussion over what the town’s role should be in enabling housing development for those who fill the high-impact jobs and live year-round in Mountain Village. There is no simple answer to this question, but certainly some thought provoking considerations.

④

The community learned from the Comparable Communities Study that having a healthy year-round population not only ensures that key jobs are filled with quality employees, but that it remains a vibrant town, and thus, adding to the visitor experience. Places like Whistler exemplify that philosophy. Visitors want to ride the gondola with a local to hear about the

mountain’s secret stash, or sit next to them at the bar to hear what it’s like to be lucky enough to live in the greatest place on earth. At the opposite end of the spectrum is the world’s most famous private ski resort, The Yellowstone Club in Montana. Its critics believe that it has struggled to survive largely because it is just too lonely - it has no soul. Visiting Mountain Village is a social experience and the town’s permanent population is essential to maintaining that. A plan that enables people to live closer to where they work can have one of the most significant positive impacts on a community’s sustainability, possibly more than any other strategy.

⑤

The original County PUD requires that 15% of the allowed person equivalent density in Mountain Village be developed as deed restricted units, with specific lots required to provide a set number of deed restricted units. This original deed restriction requirement carried over into the town’s zoning, with a detailed list of lots that must provide deed restricted housing. The deed restriction forces the dwelling unit to be occupied by a qualified employee, someone who works within the geographic boundaries of the Telluride R-1 School District. This requirement was put into place to ensure that a percentage of the workforce generated by Mountain Village development would live within town limits. This allows for reductions in traffic and regional sprawl and for the creation of a more active and vibrant community.

⑥

Deed restricted housing has been provided in Mountain Village through the following mechanisms:

1. Private development of deed restricted housing units either as a whole project (i.e. Parker Ridge and Coyote Court in Meadows) or

## REVISIONS ON THIS PAGE

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

- ① Edit: Move Community Housing to be the second section in “**Chapter 3: Roadmap to the Future**”.

Intent: Revise section to be inclusive of other types of workforce housing.

- ② Edit: Revise title to: “**Community Housing**”
- ③ Edit: Remove text
- ④ Edit: Revise to say “**Although there are no simple answers to this question, this Plan provides thought provoking options.**”
- ⑤ Edit: Add text on Page BB
- ⑥ Edit: Add header: “**Deed Restricted Housing**” and move to Page 70

## REVISIONS FOR PAGE 69

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

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

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

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

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

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

## ① THE ROLE OF DEED RESTRICTED HOUSING

Deed restricted housing is a central element to the community vibrancy and the economic viability of Mountain Village. Throughout the Comprehensive Plan Amendment process, residents and staff have expressed concern about the lack of housing attainable for local employees and about the additional demand that new development would create on an already tight and expensive housing market. Expanding the supply of housing is critical to the community, and the Town is committed increasing the supply through a variety of programs, investments, and developments.

In terms of a housing policy structure, the highest priority for the Town is to have housing constructed on the same site as future development, which applies to both commercial and residential projects. Second, the Town will promote solutions that generate funding and/or construction of new dwelling units that are located within the jurisdiction. As options within the Town become limited, it will seek regional housing solutions, recognizing that regional solutions are viable, due to the interconnected nature of the region as well as the very practical element of public transportation.

Deed restricted housing commitments are not new to the Town, as mitigation requirements have been integrated into the land use policies from its inception. Additionally, the Town has committed land and funding for projects that many local employees call home. The past contributions, while successful, are not enough to address the needs moving forward.

Looking forward, the Town will continue to refine the tools it has used historically to expand the housing inventory, that includes higher levels of funding commitments, land banking, public private partnerships, land use policy, and development mitigation standards that increase the net contribution towards housing from developers. The tools will be structured to reinforce the policy goals articulated above. Some of the specific mitigation tools that will be considered include constructing residential and commercial linkage program.

A linkage program involves determining employee generation rates. A strong linkage analysis requires documenting the impact of housing needs from employees that are, in fact, generated by new development. The methodology is documenting employment generation patterns by use type (commercial, lodging, and multifamily) and their

associated housing demands to establish a rational nexus and identify the proportions of employee housing demanded by an increment of commercial and multifamily residential development, providing the legal basis for the linkage program. In effect, the analysis seeks to:

- Estimate the number of jobs generated by commercial and residential development;
- Convert new jobs to new households and housing units;
- Determine household income levels based on expected wage levels;
- Estimate total housing demand based on job generation associated with new development.

Once the employee generation and mitigation rates are determined, there are a number of ways that community housing mitigation requirements can be met. These options are consistent with the larger priorities and include providing units onsite, providing units offsite, dedicating land, deed restricting existing units, or paying a fee-in-lieu of providing units. Cash is the last option, and the standards will be incentive to generate product as opposed to dollars. There is also a geographic component, as units may be provided in or out of the Town.

## NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Update Plan to reflect efforts that have been achieved or are underway since 2008.

Revise section to be inclusive of other types of and approaches to community housing.

- ① Edit: Add principles and policies to guide other community housing techniques and initiatives outside of or in addition to deed restriction

# NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Update Plan to reflect efforts that have been achieved or are underway since 2008. Revise section to be inclusive of other types of and approaches to community housing.

- ① Edit: Add principles and policies to guide other community housing techniques and initiatives outside of or in addition to deed restriction

Intent: Expand emphasis on Community Housing.

- ② Edit: Add table of built and platted/unbuilt units.

## ① EXISTING DEVELOPMENT AND ZONING INCENTIVES

The town has a number of existing development and zoning incentives related to community housing including waived development fees, half-price tap fees, waived Real Estate Transfer Assessment (RETA), opportunity for waived Design Guidelines, permitted accessory dwelling unit (ADU) development, lack of zoning limitations, and more. The initiatives listed below were approved by the Town Council on Thursday, May 20, 2021. For more details, visit the Town's website.

## YOUR EQUITY SUPPORT DEED RESTRICTION PROGRAM

The 2011 Comprehensive Plan specifically identifies a deed restriction program as a strategy to maintain attainable market rate housing at affordable rates. The YES program aims to promote affordability, help permanent residents purchase a home in Mountain Village, and prioritizes expanding housing options for employees working in San Miguel County at least thirty hours a week. The program offers up to \$200,000 to interested homeowners in exchange for a deed restriction on their property. Currently, two-thirds of the full-time occupied housing units in Mountain Village are deed-restricted, the highest deed-restricted to free-market housing ratio in the region. However, the Town understands there is still more to be done to ensure anyone who wishes to make Mountain Village their home has the opportunity to do so.

## CDC AMENDMENTS

At the time of this 2021 Plan Amendment, the Town is continuing to find ways to maximize zoning incentives to further community housing options. These zoning incentives would be amendments to the CDC and potentially could include:

- Removing the “mother-in-law suite” definition and combine the definitions under Accessory Dwelling Units (ADUs). This would clarify that ADUs are permitted in detached condominiums and increase flexibility related to access and the allowance of a kitchen.

## COMMUNITY HOUSING DEPARTMENT

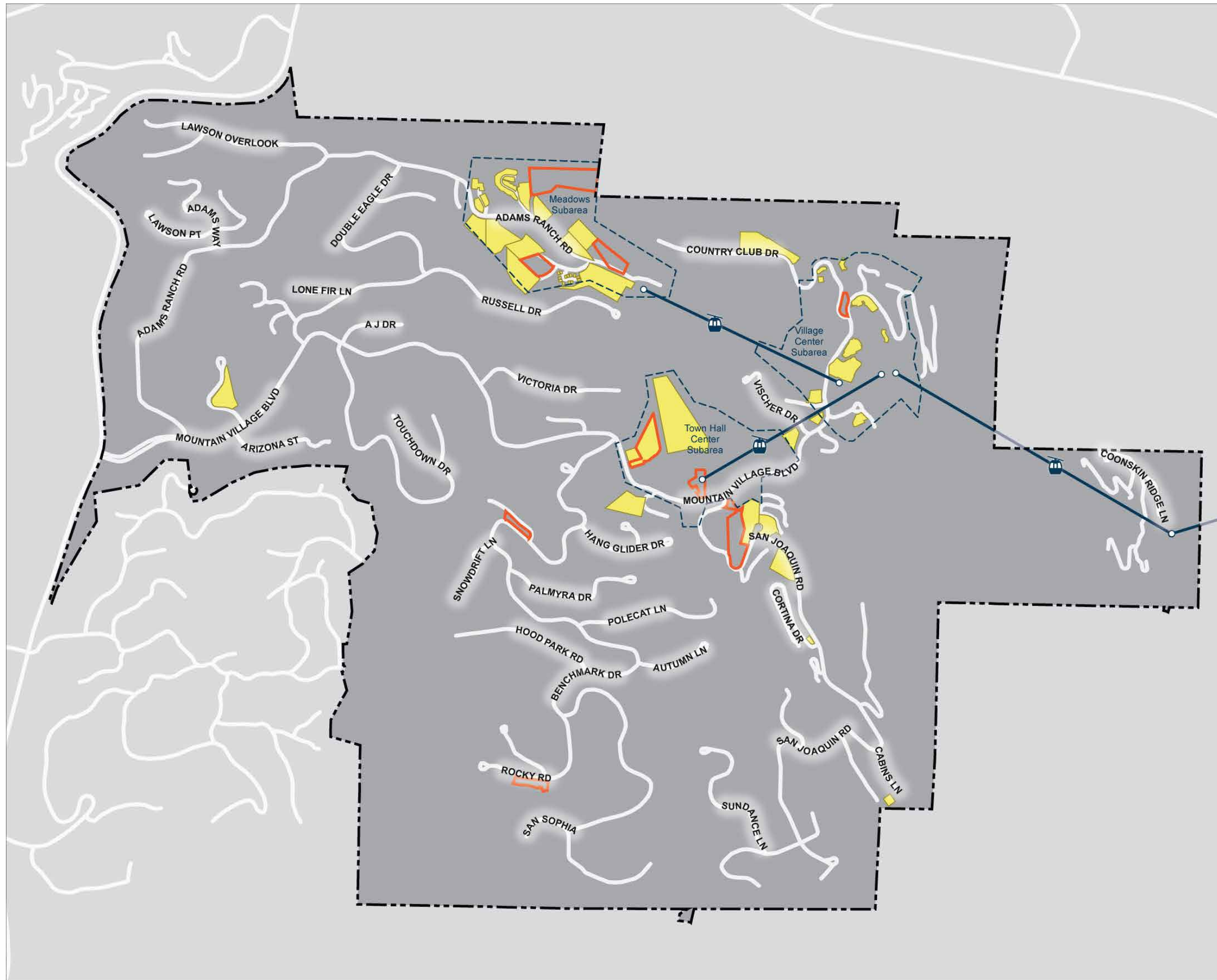
To adequately pursue these initiatives as well as maintain the robust community housing program already in place, a Community Housing Department is being formed with dedicated staffing to support the Community Housing Initiatives, Village Court Apartments, programs, policies, compliance and regulations for the Town of Mountain Village.

②

Table: Community Housing

Lot	Building	Built Units	Unbuilt /Platted
1005R	Village Center	30	8
159R	Bear Creek Lodge	2	0
640-DR	Spring Creek	13	0
645	Parker Ridge	18	0
640BR	Timberview	4	4
71R	LOT 71R	0	1
158R1	Tristant	1	0
123	LOT 123	0	1
639	Fairway Four	23	0
649R	Boulders	16	6
OS22R2	Coyote Court	10	0
82R1	See Forever	1	1
122	LOT 122	0	1
30	LOT 30	1	1
600A	Elkstone	1	0
726R1	Pennington	1	0
160R	MV Fire House	3	0
109R	LOT 109R	0	1
20	Castellina	1	0
644	LOT 644	0	41
647	Prospect Creek	14	0
165	Cortina	2	0
38-50-51R	Madeline	10	0
28	Lumiere	1	0
640A	Mountain View	30	0
640C	Northstar	3	0
SS165AB-R	Cassidy Ridge	3	0
166AR2 9	Stonegate	1	0
31	La Tramontana	2	0
61R	Franz Klammer	6	0
1001R	Village Center	192	49
OS35B	Big Billies	150	0
648AR	Prospect Plaza	5	0
126R	LOT 126R	0	22
<b>Total</b>		<b>544</b>	<b>136</b>
<b>Total Community Housing Units</b>		<b>680</b>	

Source: Town of Mountain Village



①

## COMMUNITY HOUSING

### LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

### Community Housing

- Potential Future Community Housing Site
- Built and Platted/Unbuilt Community Housing Site



## NEW PAGE: ADDITIONS ON THIS PAGE

Intent: Expand emphasis on Community Housing.

① Edit: Add map of existing and potential future community housing sites.

## REVISIONS ON THIS PAGE

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

① Edit: Change all instances of “LUO” to “CDC”

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

②, ④ Edit: Revise to say “Mountain View Apartments”

③ Edit: Revise to say “Approximately 2% of total inventory as of 2008.”

⑤ Edit: Revise to say “Mountain View Apartments is owned by TSG.”

⑥ Edit: Revise to say “Approximately 35% of total inventory as of 2008.”

⑦ Edit: Revise to say “Approximately 63% of total inventory as of 2008.”

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

⑧ Edit: Replace photo with Mountain Village residents in a common area of dormitory or rental housing complex or someone working at local business.



- as a required number of deed restricted units as set forth by the town’s zoning that are integrated into a free-market project.
2. PUD agreements whereby housing mitigation is provided as the public benefit that in part allows for the consideration of variations to the specific requirements of the LUO. ①
  3. Publicly backed debt for the development of Village Court Apartments, with rents historically covering operating expenses and paying off the debt over time.
  4. Federal or state tax incentives for developing deed restricted housing (i.e. Telluride Apartments in Meadows). ②
  5. Town subsidy of deed restricted housing where the town develops for-sale housing units and then sells them to qualified employees (i.e. Coyote Court in Meadows.)

Historically, Mountain Village has been remarkably successful in realizing the development of deed restricted units with little or no taxpayer subsidization. The key to its success has been planning for and reserving land specifically for deed restricted housing and then encouraging free market development of such housing. Continuing this tradition, the Comprehensive Plan identifies key parcels (existing and new) of land for the future development of deed restricted units to help ensure a stable, competent, professional workforce

has the opportunity to live locally while increasing economic vitality and creating a more sustainable community.

Deed restricted units in Mountain Village are classified and characterized as follows:

#### DORMITORY:

- Shared living environment.
- Multiunit complex owned/managed by a single entity.
- Not for sale.
- Occupants tend to be seasonal and fairly transient.
- Big Billie’s Apartments is the prime example.
- May be subsidized through state and/or federal programs; no town subsidies.
- Approximately 2% of total inventory. ③

#### RENTAL APARTMENT:

- Individual/family-living environment.
- Multiunit complex owned/managed by a single entity.
- Not for sale.
- Occupants tend to be less seasonal and/or transient than those in dormitory: many are permanent residents and eventually migrate into ownership situations elsewhere.
- Village Court Apartments (VCA) and Telluride Apartments are prime examples. ④
- VCA is owned/managed by the town. Construction was funded through bonds that are taxpayer guaranteed,

but VCA generates sufficient net operating income to cover operating expenses and service debt so the town does not subsidize VCA.

- Telluride Apartments (now closed) is privately owned and United States Department of Agriculture-subsidized. ⑤
- Approximately 35% of total inventory. ⑥

#### FREE-MARKET DEED RESTRICTED UNITS:

- Individual/family-living environment.
- Individually-owned (often owner-occupied, but may be owned by a landlord and rented).
- For sale on the open market.
- No financial means-testing, price caps, or lottery system involved (except as noted below).
- Condominium apartment complexes include Parker Ridge, Outlaws, Prospect Plaza, and Prospect Creek.
- Townhome/duplex complexes include North Star, Fairway Four and Coyote Court.
- Mitigation units include units in Franz Klammer, Hotel Madeline, See Forever Village, Castellina and Cassidy Ridge.
- Free-standing subdivisions include Boulders, Spring Creek, and Timberview.
- No Town of Mountain Village subsidization involved (other than Coyote Court); pay property taxes the same as free-market homes (although exempt from the TMVOA RETA).
- Approximately 63% of total inventory. ⑦

I. Mountain Village strives to infuse vibrancy into the town by providing a broad spectrum of affordable, high quality, rental and for-sale deed restricted housing to include housing for employees as an integral part of hotbed development, which is essential to Mountain Village's economy and sustainability. Mountain Village strives to be as equally successful in the provision of deed restricted housing over the next 30 years as Mountain Village has been for the last 30 years.

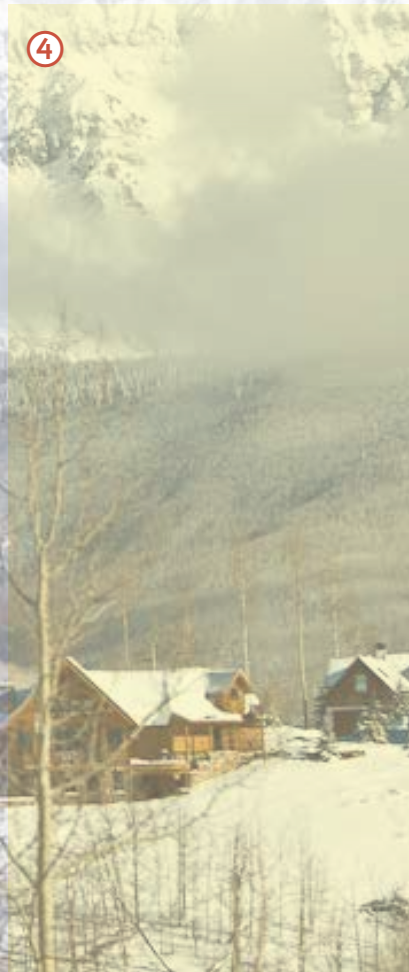
- A. Strive to provide deed restricted housing for 2,408 person equivalent, which represents 30% of the 8,027 person equivalent density permitted in Mountain Village.
- B. Develop a program to identify and bank land for deed restricted housing, with the goal of facilitating the private, free-market housing development on banked land.
- C. Create deed restricted housing regulations that implement the Comprehensive Plan.

- ① 1. Such regulations may address the establishment of a town policy regarding the amount of housing mitigation, the provision of housing mitigation, housing needs, employee generation, the mix of housing, and other similar housing policies.
- 2. Require dorm units as outlined in the Land Use Element, page 32.
- 3. Evaluate the possibility of creating a new person equivalent percentage as a target for the provision of additional deed restricted housing units per the LUO.
  - a. The deed restricted housing sites identified in the Comprehensive Plan have been shown to create new housing for approximately 30% of the person equivalent density.
- 4. Clean up the current deed restricted housing

- ② requirements per the LUO and town-associated deed restrictions to make them clear, consistent and in conformance with the policies of the Comprehensive Plan.
- 5. Allow for a payment in-lieu to the town for certain projects that must provide housing.
- 6. Consider establishing maximum homeowner association dues that can be paid by the owner of a deed restricted unit that is integrated into a free-market project to ensure affordability.
- 7. Create a clear housing policy that establishes the preferred funding source for the development of housing, which is the private sector with limited taxpayer dollars used to subsidize deed restricted units.
- D. Identify funding sources for a housing program, especially

funding to purchase deed restricted housing units, that are in the foreclosure process to ensure housing is not lost to the free market.

- E. Cooperate with the Town of Telluride and San Miguel County to provide deed restricted housing construction.
- ③ 1. Allow housing to be developed in the Telluride Region, but outside the corporate limits of Mountain Village, that are linked to the town by mass transit systems.
- F. Encourage the provision of secondary dwelling units for deed restricted housing on single-family lots (i.e. caretaker units) by the creation of incentives, such as water and sewer tap waivers and other fee waivers.
- G. Develop strategies to ensure Village Court Apartments are economically sustainable.



## REVISIONS ON THIS PAGE

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

- ①, ②, ③ Edit: Move to Appendix B: Implementation Strategies.

Intent: To highlight the value in pairing workforce supportive services with an increase in community-focused housing.

- ④ Edit: Add a callout box that includes the following: **Workforce Support Programs**

In order to better support employees in the community, certain initiatives can be pursued that can connect the town's workforce to a set of resources that will increase their ability to maximize their quality of life. Such resources may include:

- Educational and job training opportunities
- Career counseling
- Regional transportation passes and first-and-final mile transportation assistance
- Financial assistance for additional barriers to employment (i.e. uniforms, licenses, etc.)
- Assistance with employment applications and interview coaching
- Resume guidance
- Employment referrals and recruiting services
- Networking events and job fairs
- Access to a local job board
- Tax credit assistance and training reimbursement for employers

Strategic partnerships may be considered to help organize and better facilitate access to valuable resources such as these."

# NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Update Plan to reflect efforts that have been achieved or are underway since 2008. Revise section to be inclusive of other types of and approaches to community housing.

- ① Edit: Add information about ongoing Community Housing Mitigation Methodology

## ① COMMUNITY HOUSING MITIGATION METHODOLOGY

Based on the direction from the Town Council during the Comprehensive Plan update, Community Housing has been elevated as a critical focus of the Plan. Community Housing directly correlates to the breadth of local residents who can live within Mountain Village, with benefits that include community vibrancy and economic vitality. Establishing ways to maintain and increase the level of Community Housing is one of the most impactful investments Mountain Village can make, providing returns to the community for decades to come.

As shown below in the graphic depicting a three-pronged housing strategy, the Town should pursue Funding, Production, and Programs to expand the housing inventory. Each of these efforts will complement the others. Securing funding will provide the Town with the resources to carry out production efforts and to expand the scope and efficacy of housing programs. Some of these efforts will be adopted in the short-term, while others set the framework for implementation over the next decade.

A central part of Community Housing is affordable housing mitigation. This approach seeks to determine the additional housing demand generated by new commercial and residential development, and to require that new development offset this impact either through fees or affordable housing set-asides. The diagram below illustrates the methodology behind affordable housing mitigation.

Mountain Village Housing Strategy		
Funding	Production	Programs
Fees from development mitigation	Evaluate Town owned parcels for small infill housing development	Consider providing incentives to lease to locals, using rooms/units that would otherwise be vacant
Fees from Short Term Rental employment impacts	Expand existing local housing developments, by increasing density, limiting parking, or other innovative measures	Initiate/expand ADU program, with funding incentives
Consider partnerships with other governing bodies for revenue share	Land Bank sites in the region for future housing development	Downpayment assistance for locals
General Fund Set-aside	Consider regional efforts to construct housing outside Mountain Village, but on regional transportation routes	Buy down existing units, with tailored deed restrictions related to employment, AML, and occupancy
	Look for innovative ways to increase the owner and rental housing stock	Review Density Bank for affordable housing opportunity
		Consider forming a housing trust to leverage investment over time
		Refine deed restrictions



# What is the impact of new housing and commercial development on the need for local employee housing?

## Residential



What type of housing is being built, and how much do households buying that housing earn?



How is that income spent throughout the economy?



How many jobs are generated from that spending?



How much do these new employees earn?



How many units of employee housing are needed?



What is the gap between the housing market and employee affordability?



What residential linkage fee will fill this gap?

## Commercial

What type of commercial development is being built?



How many jobs are generated from that development?



## NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Update Plan to reflect efforts that have been achieved or are underway since 2008. Revise section to be inclusive of other types of and approaches to community housing.

① Edit: Add information about ongoing Community Housing Mitigation Methodology

## REVISIONS ON THIS PAGE

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO). Improve clarity between CDC and Comprehensive Plan by allowing regulations to fall solely within the CDC.

① Edit: Change all instances of “LUO” to “CDC”

Edit: Remove red strikethrough text.

## NATURAL ENVIRONMENT



There is an emphasis throughout the Comprehensive Plan to protect the natural landscape that is found within and around Mountain Village. The visitor experience that draws so many people to Mountain Village would not be possible without the town’s spectacular setting. But it is not only the aesthetic appeal of the area’s natural resources that make their protection so important, it’s their role in maintaining regional ecological health that make conservation policies so significant to Mountain Village’s future. The natural areas found throughout Mountain Village provide important wildlife habitat for a myriad of alpine-dwelling species; the wetlands ensure that the hydrology of the area is protected; and the riparian corridors provide important habitat linkages to the national forest that surrounds Mountain Village. Wetlands and riparian areas provide several key functions and values including wildlife habitat, water quality protection, floodwater attenuation, and maintenance of surface water flow. The following principles, policies and actions provide a foundation to protect natural resources within and around Mountain Village and recognize the role that the town plays in sharing this responsibility with neighboring communities, public agencies, non-governmental organizations and other regional partners.

- I. **Mountain Village is committed to the protection of its sensitive natural resources from incompatible development and activities. Town Council should consider the creation of regulations in the LUO and the Design Regulations that include the following policies and actions and also ensure ongoing town monitoring for compliance and protection of sensitive resources.**

### WETLANDS AND WATER QUALITY

- A. Avoid disturbance to wetland areas to the maximum extent possible, and minimize and mitigate impacts where site conditions preclude the ability to avoid wetland impacts.
- B. Create and adopt wetland regulations based on current planning practices and the Wetlands Management Plan for the Telluride Mountain Village, dated October 1996, as shown as Exhibit 3 of the EPA Consent Decree under United States District Court for the District of Colorado, Civil Action No. 93-k-2181 (Management Plan). At a minimum, the wetland regulations should require the following
  1. Avoid further impacts to wetlands and other waters be

- ~~avoided, if possible (Section 5.0 of the Management Plan).~~
- ~~2. Avoid of wetland impacts where possible. If avoidance is not possible, minimize and mitigate wetland impacts (Section 5.0 of the Management Plan).~~
- ~~3. Provide a thorough, written evaluation of practical alternatives to any fill, excavation or disturbance of any wetland (Section 5.1.A of the Management Plan).~~
- ~~4. Allow for the reconfiguration of a lot with surrounding lots to avoid wetland impacts if possible (Section 5.1.B of the Management Plan).~~
- ~~5. Design proposed roads, utilities, ski runs and parking facilities to avoid, minimize or mitigate wetland impacts (Section 5.1.C of the Management Plan).~~
- ~~6. Mitigate the functions and values of the impacted wetland, with any mitigation provided at an appropriate ratio (Section 5.2 of the Management Plan).~~
- ~~7. Provide wetland educational efforts to inform residents, property owners and~~

# REVISIONS ON THIS PAGE

~~developers of the importance of protecting wetlands and avoiding impacts (Section 5.3 of the Management Plan is the foundation to this action).~~  
~~8. Provide conservation easements for wetland areas located on a development site or voluntary provision of easement on a site that is already developed or not yet developed (Section 5.4 of the Management Plan).~~  
~~9. Create specific Best Management Practices to protect wetland resources from direct and indirect impacts (Section 5.6 of the Management Plan).~~

C. Provide appropriate setbacks to wetland areas where possible.  
D. Create water quality protection regulations in the Land Use Ordinance that provide simple regulations to ensure water quality protections, such as:  
~~1. Retention or detention to attenuate runoff and the protection of water quality.~~  
~~2. Best Management Practices to protect water quality during and after construction.~~

### WILDLIFE

A. Protect important wildlife habitat and movement corridors, to the extent possible, in open space areas identified per the Future Land Use Plan Map.  
B. Celebrate natural resources with wildlife interpretation and viewing stations along recreational trails and/or at other key scenic viewpoints.  
C. Develop town policies for wildlife, as appropriate, such as rules to protect bears and humans.  
D. Develop programs and/or regulations to protect wildlife from human activities such as requirements for bear-proof trash containers in Mountain Village Center and

bear-proof dumpster enclosures for multiunit or mixed-use projects.

### FORESTS AND VEGETATION

A. Encourage early detection, prevention and rapid response to invasive plant species in cooperation with San Miguel County and the State of Colorado and in conformance with applicable regulations.  
B. Work towards good stewardship of the forests by actively managing the forests within the town to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation and scenic views.  
C. Work collaboratively with landowners to ensure that forested areas adjacent to trails and other recreational amenities are free from potential hazard trees and thinned of dead, diseased and infested trees.

1. Collaborate with land owners and state and federal agencies to acquire grant funding for forest health/wildfire mitigation projects on open space areas within the town.  
2. Remove dead, diseased and infested trees on town-owned open space areas and encourage private property owners to do the same.  
3. Take into account the effects of wildlife regarding all tree removal projects whether for individual trees, defensible space around structures or open space.  
i. Identify and retain wildlife trees (snags) at a rate of one- to two-trees per acre on all properties where forest cutting is taking place to insure that nesting birds and cavity dwelling animals have adequate sites and appropriate habitat.

~~ii. Identify aspen stands that are in decline, and encourage owners to remove the dead and diseased canopy to stimulate aspen regeneration for wildlife cover and forage for elk and deer.~~

D. Protect the Prospect Creek drainage, and all its tributary streams, during any forest cutting activity to prevent sediment from entering drainages; do not remove any trees from any designated wetland without a tree removal permit from the town. Obtain any needed Federal or State approval for such tree removal.  
E. Work with property owners to help maintain scenic views along roadways and open space vistas.  
F. Manage the forests to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation, and scenic views.

### DEVELOPMENT CONSTRAINTS ①

~~A. Avoid development within floodplains, where possible.~~  
~~B. Require geotechnical analysis for any new subdivision.~~  
1. Deny development approval on lands subject to severe geological hazards including, but not limited to, soil erosion and slippage, rock fall, debris flows, or snow and mud-avalanching where mitigation will not protect the public health, safety or welfare of the community.  
~~C. Evaluate potential slope regulations to protect the site's safety, character, soils and water quality to the maximum extent possible.~~

### AIR QUALITY AND CLIMATE ②

A. Create a climate action plan that will include specific policies and actions to reduce greenhouse gas emissions in Mountain Village and the region. ③

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The Town has no floodplains and the wetland and building codes require geotechnical analysis.

① Edit: Remove section.

Intent: To emphasize the need for conserving water resources, and promote the consideration of corresponding strategies in a cohesive and comprehensive Climate Action Plan document.

② Edit: Revise to say, "Air Quality, Water Resource Conservation, and Climate"

③ Edit: Revise to say, "Utilize the Climate Action Plan to reduce greenhouse gas emissions and conserve water resources in Mountain Village and the Region."

Intent: Update Plan to reflect progress since 2011 and improve clarity between CDC and Comprehensive Plan by allowing regulations to fall solely within the CDC.

③ Edit: Remove red strikethrough text.

# REVISIONS ON THIS PAGE

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

① Edit: Update photo



# OPEN SPACE AND RECREATION



Residents of Mountain Village are privileged to be able to live in a recreational paradise. Recreation is integral to the Mountain Village way of life. The town needs to make strides in terms of its basic level of service for year-round opportunities for a wider range of activities. As identified in the Comparable Communities Study, providing expanded recreational amenities, such as a recreation center, not only improves the quality of life for residents, but also broadens the town's appeal to visitors with family members of all ages. Furthermore, places like Breckenridge have found that having expanded recreational amenities increases the time that second homeowners spend there. Open space is a key principle of the Comprehensive Plan, with more than 60% of the total land area in Mountain Village planned as open space. Modifications to open space categories and

Open space is a key principle of the Comprehensive Plan, with more than 60% of the total land area in Mountain Village planned as open space.

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

I. **Mountain Village continues to provide a world-class recreational experience by strengthening its existing facilities and programs and exploring opportunities for new ones.**

① A. Create a system of parks – pocket and neighborhood parks – and

recreational facilities which allow for easy access and a number of amenities.

② ~~B. Identify ongoing open space and recreational needs and issues in partnership with the Open Space and Recreation Advisory Board (OSRAB).~~

③ C. Construct an indoor, multipurpose recreational center that serves the year-round needs of residents and bolsters the visitor experience with desired amenities such meeting spaces, a theatre, and weights and fitness classrooms. Other amenities at the recreation center could include a bowling alley, indoor volleyball and an indoor tennis center that also serves as a multipurpose facility for conferencing or exposition space, music events, or special events, with strong connections provided to surrounding hotbed development and the Telluride Conference Center.

D. Diversify winter outdoor recreational amenities and programs to serve a broader range of visitors and residents such as a Nordic Center for cross-country skiing and snowshoeing, with a small event space for the community.

E. Increase outdoor activity programming in the summer and shoulder seasons by building upon the town's existing facilities and the growing demand for mountain biking, hiking, photography/interpretation, tennis, climbing, horseback riding, physical and mental health and wellness, and other activities.

F. Explore expanding the pond in Conference Center Plaza per the Mountain Village Center Subarea

## REVISIONS ON THIS PAGE

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

① Edit: Revise to say: “Consider completing a needs assessment for expansion of parks and recreation facilities to provide easy access for all residents and a variety of amenities to better serve residents and visitors. This assessment should include a review of the need and community desire for the following facilities and programs:”

③ Edit: Move to be sub-bullets of Policy A. Revise to say:

- “Indoor public recreational opportunities
- Diversified winter outdoor recreational amenities and programs
- Increased summer outdoor recreational amenities and programs
- Expanded pond facilities and associated amenities and programs”

Edit: Specific ideas and recommendations within Edit #3 have been moved to Appendix B: Implementation Strategies.

Intent: Remove references to OSRAB.

② Edit: Remove text

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

③ Edit: Update photo

# REVISIONS ON THIS PAGE

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

Edit: Move to be sub-bullets of Policy A on previous page. Revise to say:

- ① • “Additional recreational and sporting events
- ⑤ • Additional neighborhood, town center, and pocket parks.”

Edit: Specific ideas and recommendations within Edit #1 can be moved to Appendix B: Implementation Strategies if appropriate.

Intent: Remove references to OSRAB.

- ② Edit: Remove text

Intent: Update the Plan to show implementation progress since 2008.

- ③ Edit: Revise to say: “Refer to the Trails Master Plan for recommended new trails and spot improvements.”
- ④ Edit: Revise to say: “and within the Trails Master Plan.”

Intent: To acknowledge the stated desire through this amendment process for the Town of Mountain Village to be more accessible and inclusive.

- ⑥ Edit: Add a principle, “Mountain Village provides access to open space and opportunities for recreation to residents and visitors of all ages, incomes, and abilities.”
- ⑦ Edit: Add the following policy: “A. In addition to clear compliance with Americans with Disabilities Act (ADA) regulations, encourage the use of Universal Design principles when investing in new parks and open spaces or retrofitting existing recreational amenities.”



- ① to provide a new recreational and open space amenity that adds vibrancy to this plaza area.
- G. Explore expanding recreation opportunities at Elk Pond as provided for in the Town Hall Center Subarea.
- H. Strongly consider the creation of a lift-served alpine slide from Gorrano Ranch Restaurant area down to The Beach. This lift also may provide summer access to the Gorrano area for residents and visitors.
  - i. Evaluate the installation of a zip line in the area of the proposed alpine slide.
- I. Encourage and promote recreational races and events in Mountain Village where and whenever possible.
- ~~② J. Implement the Potential Recreation Projects Plan developed by the OSRAB.~~

## II. Mountain Village continues to work with regional partners to provide a world-class recreational experience.

- A. Address recreational projects and programs of mutual benefit with TSG, the Town of Telluride and San Miguel County.
- B. Strengthen existing partnerships and forge new ones with local and

- regional land agencies and recreational groups to expand and enhance the town’s recreational programs throughout the year.
- C. Provide residents and visitors with diverse and exciting recreational opportunities throughout the year with the Town of Telluride and San Miguel County collaboration, where possible, recognizing that neither towns nor the county provides a comprehensive set of amenities and programs on their own, but together they can.

## III. Mountain Village expands its community-wide trail network through collaboration with public agencies, regional partners, and private developers.

- A. Improve the trail network and way-finding system throughout Mountain Village, collaboratively with landowners and public agencies, in order to encourage non-vehicular transportation, greater access to recreation, and overall community connectivity.
- ③ B. Identify a primary trail route, along existing roads as much as possible, connecting key destinations throughout town. Create this paved, down-lighted and well-marked trail.
- C. Identify regional trail connections and how to improve and integrate such trails into the town’s recreational offerings (i.e. Valley Floor trails).
- D. Identify a primary area for equestrian trails and stabling and integrate such area into the town’s recreational trails and other offerings.
- E. Obtain easements and construct

and maintain trails as shown on the Potential Recreation Projects Plan. ④

## IV. Mountain Village preserves a system of open space that reinforces its natural amenities and scenic beauty, provides a foundation for year-round recreational activities, and helps meet the community’s housing and social needs.

- A. Create neighborhood parks one- to two- acres in size with a primary focus on serving walk-to or bike-to recreational needs and, where possible, locate the parks adjacent to other neighborhood services such as day care, schools or retail areas. Neighborhood parks are generally developed areas of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.
- B. Construct and maintain pocket parks of less than one acre with the private sector while allowing public access. Pocket parks are small, locally-serving areas typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.
- C. Provide a high quality park in Mountain Village Center that acts as the central town park, understanding land limitations will drive park size and amenities. Obtain perpetual public easements or conveyance of land wherever possible.

1



## REVISIONS ON THIS PAGE

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

1 Edit: Update photo

## REVISIONS ON THIS PAGE

Intent: Update the Plan to show progress since 2008.

- ① Edit: Remove table. Updated guidance lives in the Trails Master Plan.

① ~~Table 10. Potential Recreation Plan Projects: Trails~~

<del>Project number shown with circle</del>	<del>Priority</del>	<del>Description of Potential Recreational Trails</del>	<del>Landowner(s)</del>
<del>1.</del>	<del>High</del>	<del>Build a 500-foot long, six-foot wide hard surface trail/sidewalk on the north side of Mountain Village Boulevard, as shown on the Town Hall Center Subarea Plan Map, to provide a connection from the Boulevard Trail to the existing sidewalk/trail by the Town Hall Plaza and The Market at Mountain Village entrance. Provide crosswalk on Mountain Village Boulevard east of Village Court Apartments driveway.</del>	<del>TOMV</del>
<del>2.</del>	<del>High</del>	<del>Build a .7-mile, four-foot wide soft surface trail from Gondola Parking Garage to Big Billie's Apartments. This trail will connect the Town Hall Center Subarea to the Meadows Subarea.</del>	<del>TOMV, TSG</del>
<del>3.</del>	<del>High</del>	<del>O'Reilly Trail: build a two-mile long, three-foot wide soft surface trail connecting Boomerang Road with the Bear Creek Trail in Telluride.</del>	<del>TSG, USFS, IDARADO</del>
<del>4.</del>	<del>High</del>	<del>Finish a .5-mile long, three-foot wide section of the Village Trail from the TSG Mountain Shops to the Boulevard Trail.</del>	<del>TSG</del>
<del>5.</del>	<del>High</del>	<del>Finish a .5-mile long, three-foot wide section of the Prospect Trail on Sundance ski run from San Joaquin Road to Town Hall Center.</del>	<del>TSG</del>
<del>6.</del>	<del>High</del>	<del>Build summer trailhead parking on Country Club Drive at Boomerang and Jurassic Trailheads.</del>	<del>TOMV</del>
<del>7.</del>	<del>High</del>	<del>Build summer trailhead parking on High Country Road at the junction of the Double Cabin ski run.</del>	<del>TOMV</del>
<del>8.</del>	<del>High</del>	<del>Build summer trailhead parking on the summer access road west of Cabins at Gold Hill.</del>	<del>TSG</del>
<del>9.</del>	<del>High</del>	<del>Build new Mountain Village Bike Park trails within the existing bike park.</del>	<del>TSG</del>
<del>10.</del>	<del>High</del>	<del>Locate and build a beginner bike trail and pump park in the Mountain Village Center Subarea.</del>	<del>TSG</del>
<del>11.</del>	<del>Medium</del>	<del>Build a one-mile long, three-foot wide soft surface trail, connecting the Prospect Trail with the Town Hall Center Subarea via Double Cabin ski run.</del>	<del>TSG</del>
<del>12.</del>	<del>Medium</del>	<del>420 Trail: build a two-mile long, three-foot wide soft surface trail from the Prospect Trail to the Boulevard Trail via Bridges and Galloping Goose ski runs.</del>	<del>TSG</del>
<del>13.</del>	<del>High</del>	<del>Build trails to connect approved subarea developments to the existing trail system.</del>	<del>TSG</del>
<del>14.</del>	<del>Medium</del>	<del>Grade and reestablish drainage along Boomerang Road.</del>	<del>TSG</del>
<del>15.</del>	<del>Medium</del>	<del>Construct six-foot wide hard surface walkways in Mountain Village Center.</del>	<del>TOMV</del>
<del>16.</del>	<del>Medium</del>	<del>Build a .5-mile, four-foot wide soft surface nature trail adjacent to Prospect Creek on the north side of Mountain Lodge Telluride.</del>	<del>TSG</del>
<del>17.</del>	<del>High</del>	<del>Connect the middle of Big Billie's Trail with Jurassic Trail with a .25-mile long, soft surface trail.</del>	<del>TSG</del>
<del>18.</del>	<del>Medium</del>	<del>Widen the Boulevard Trail from six feet to 10-feet wide to allow snowcat maintenance from Elk Pond to the intersection of Touchdown Drive and Mountain Village Boulevard.</del>	<del>TSG</del>
<del>19.</del>	<del>Medium</del>	<del>Replace the eight foot wide bridge with a 10-foot wide bridge at the intersection of the Galloping Goose ski run and Mountain Village Boulevard to allow snowcat maintenance.</del>	<del>TOMV</del>
<del>20.</del>	<del>Low</del>	<del>Build a .1-mile long, soft surface trail to access tennis and platform tennis courts from Mountain Village Center.</del>	<del>TSG</del>



## REVISIONS ON THIS PAGE

①

<del>21.</del>	<del>Low</del>	<del>Build a 1.5-mile, hard surface trail along Russell Drive from the Boulevard Trail to the golf course access road.</del>	<del>TOMV, TSG</del>
<del>22.</del>	<del>Low</del>	<del>Stegosaurus Trail: Build a .5-mile long, three-foot wide soft surface along the ridge from the east end of Jurassic Trail to connect with the middle of Jurassic Trail.</del>	<del>TSG</del>
<del>23.</del>	<del>Low</del>	<del>Lower Prospect Creek Trail. Build a 1 mile long, 3 feet wide soft surface trail connecting the Meadows Subarea at Coyote Court to the Valley Floor.</del>	<del>TSG, USFS, Town of Telluride</del>
<del>24.</del>	<del>Low</del>	<del>Build a .75 mile long, 3 feet wide soft surface from the middle of the Meadows Trail to the Valley Floor.</del>	<del>TSG, USFS, Town of Telluride</del>
<del>25.</del>	<del>Low</del>	<del>"8" Trail: Construct a 1.5 mile, 3 feet wide trail, next to Highway 145 and Adams Ranch Road, connecting the Mountain Village Boulevard Trail with Meadows Trail.</del>	<del>TOMV, TSG</del>

Intent: Update the Plan to show progress since 2008.

① Edit: Remove tables. Updated guidance lives in the Trails Master Plan.

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. This level of detail should be assessed within a separate Needs Assessment.

② Edit: Move "Table 11. Potential Recreation Plan Projects: Amenities" table to Appendix B: Implementation Strategies.

②

Project number shown with square	Priority	Description of Potential Recreational Amenities	Landowner(s)
A.	High	Install nine additional disc golf holes adjacent to the existing course located at the intersection of Sundance and Double Cabin ski runs.	TSG
B.	High	Build a park on the south driving range of the golf course.	TSG
C.	Medium	Build a park at Telluride Apartments.	TSG/Sunshine Apartments
D.	Medium	Build a Ridge Top Park at Station St. Sophia/Coonskin Ridge.	TSG
E.	Medium	Build a nature park on Lot 420 off Touchdown Drive.	TSG
F.	Medium	Upgrade Sunset Plaza playground, located at top of the Chondola.	TSG
G.	High	Build a miniature golf course Golf in Mountain Village Center.	TOMV
H.	High	Build a recreation center.	TSG
I.	Medium	Build restrooms at tennis and platform tennis courts, located south of The Peaks Resort & Spa.	TSG
J.	Low	Build restrooms at the eighth tee box on the golf course.	TSG
K.	Medium	Build a kayak dock at the north Elk Pond outlet.	TSG
L.	Low	Build a park and community garden between the Gondola Parking Garage and Mountain Lodge Telluride.	TSG
M.	Medium	Build a park and community garden under Lift 10 at Village Court Apartments.	TSG

REVISIONS ON THIS PAGE



# CULTURAL ENHANCEMENT



Cultural arts, events, heritage and history contribute to the creation of a vibrant, educated, entertaining and attractive community. Residents and visitors desire additional cultural activities besides recreation as a part of living in and visiting a well-rounded community. Cultural activities and events increase the diversity of the economy while supporting the tourism economy and local arts and cultural programs.

## I. Mountain Village strives to provide additional cultural facilities and activities.

- A. Work with regional partners to provide and expand the region's cultural opportunities.
- B. Support the cultural arts through partnerships with regional arts councils such as the Telluride Council for the Arts and Humanities.
- ① C. Identify possible locations for an outdoor amphitheater that could be used as a permanent home for the Sunset Concert Series and would be able to serve as a complementary venue for the historic Telluride music festivals such as the Telluride Bluegrass Festival.
  - 1. Evaluate the feasibility of significantly improving the current venue with permanent improvements (terracing, permanent stage, etc.) prior to

other sites since businesses in Sunset Plaza strongly depend on the Sunset Concert Series for economic activity throughout the summer months.

- D. Identify possible locations for a library and/or museum extension in Mountain Village.
  - 1. Allow for smaller displays in key public facilities and spaces.
- E. Promote the use of projection art and encourage events and/or festivals within Mountain Village Center to celebrate digital art and emerging digital technologies.
- F. Increase and diversify festival programming to help increase the number of visitors outside of the winter and summer seasons.
- G. Create cultural arts and events that differentiate from and complement Telluride's cultural arts and events.

- ② H. Provide cultural events and educational outreach programs for youth, such as the Moab Musical Festival.
  - I. Provide a small practice theater that also is required to provide performances that serve Mountain Village residents and visitors.
  - J. Evaluate any Telluride Conference Center expansion or alternative project to determine if such change could provide a state-of-the-art movie theater and performing arts theater that is designed with telecommunications and recording technology.
  - K. Provide small artist studios with gallery areas in appropriate venues, if possible, and consider such a public benefit for the creation or amendment of a PUD.
  - L. Encourage and promote performing arts in Mountain Village, such as

musicians or other artists that add animation and activity.

- M. Encourage and promote outdoor or indoor movies as a way to create interesting spaces, activity and vitality during peak times.
- N. Allow for performing arts events in the recreation center/multipurpose facility.
- O. Create outdoor spaces for public arts and cultural events to occur, such as a presentation area around the fire pit in Heritage Plaza, and display sites for public art.
- P. Create a musical arts park in Mountain Village Center in a location that is designed as an anchor to pull residents and visitors to a less utilized plaza area.
- Q. Strive to provide a youth activity center and/or children's museum-type facility that is utilized to educate and entertain residents and visitors.
- R. Consider recommendations from the Telluride School District, Telluride Historical Museum, Telluride Council for the Arts and Humanities and the Telluride Library District regarding placement of buildings, historical displays, public art, and library satellite facilities that provide educational and cultural uses.
  - ③ 1. Strongly encourage any school district facility to function as a community college during evening, weekend and summer hours when the elementary school is not in use.
  - 2. Strongly encourage the school district library to function as a community library during evening, weekend and summer hours when the elementary school is not in use.

# REVISIONS ON THIS PAGE

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

- ①, ②, ③ Edit: Specific ideas and recommendations have been moved to Appendix B: Implementation Strategies.
- ④ Edit: Add policy "Explore need and community desire for specific community events, cultural and arts facilities, and educational outreach events."

Intent: To emphasize the need for enhanced placemaking and gateways throughout the Town of Mountain Village as a way to better celebrate and identify the community.

- ⑤ Edit: Add a principle: "Mountain Village takes pride in celebrating its unique identity and culture and strives to communicate a welcoming environment to its visitors."

- ⑥ Edit: Add the following policies:
  - "A. Identify opportunities for enhanced gateway signage, landscaping and wayfinding in locations where residents and visitors enter or exit Mountain Village.

B. Increase and diversify the types of amenities located at or near the gondola, trailheads and major vehicular routes to foster a greater sense of place and highlight primary connections as gateway moments.

C. Utilize consistent branding on all signage and wayfinding - varying the size and type of signage in order to communicate an appropriate hierarchy, as appropriate - to promote a cohesive sense of place throughout the community.

D. Identify opportunities to highlight uniquely Mountain Village places and public spaces throughout the community, and employ a diversity of placemaking strategies to further help those spaces making a lasting impression on visitors to Mountain Village."

## REVISIONS ON THIS PAGE

Intent: Elevate level of importance of transportation by including more clearly delineating transportation-related policies from other infrastructure policies.

- ① Edit: Change section title to “**Transportation and Infrastructure**”
- ② Edit: Add background text at the beginning of this section as written on page FF.
- ③ Edit: Add policy that says: “**Pursue and abide by recommendations and policies from specific transportation Plans and Studies such as the Town of Mountain Village Comprehensive Plan Transportation Study and TMVOA’s Telluride/Mountain Village Gondola Use, Economic Impact Analysis & Ridership Forecast.**”
- ④ Edit: Move policy from public benefits table to this section that says: “**TSG provides its ski area master plan for Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience.**”
- ⑤ Edit: Add sub-header: “**Gondola System**”.
- ⑥ Edit: Remove strikethrough text. Regional mass transit policies will be in next “Bus Mass Transit” section on next page.

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

Edit: Blue boxes- Specific ideas and recommendations have been moved to Appendix B: Implementation Strategies.

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

- ⑦ Edit: Update photos

## ① TRANSPORTATION AND INFRASTRUCTURE



The provision and planning for needed infrastructure is critically important for a community. Loosely defined, infrastructure refers to all of the base facilities and services needed to sustain the common needs of a community, such as water and sewer systems, roads, police and fire protection, and mass transit systems. Mountain Village depends on infrastructure to meet its present needs with the ability to grow as a community and as envisioned by the Comprehensive Plan. Mountain Village establishes the following principles, policies and actions, as a part of the Comprehensive Plan, in order to provide the needed infrastructure for a sustainable community.

In the creation of the Comprehensive Plan, the town hired a traffic consulting firm to analyze the transportation and parking systems. This analysis was based on the

Mountain Village depends on infrastructure to meet its present needs with the ability to grow as a community and as envisioned by the Comprehensive Plan.

full buildout and implementation of the Subarea Plans, presuming all of the planned density generated by the Subarea Plans would be built. The end result is the *Town of Mountain Village Transportation Plan*, which shows that Mountain Village has more than adequate road and parking infrastructure to support the full buildout of the Comprehensive Plan. It also recognized that the town will need to monitor, maintain and potentially improve key intersections to ensure adequate levels of service.

- ② **Mountain Village strives to provide world class and efficiently planned and maintained infrastructure needed to support the town and realize the principles, actions and policies of the**

- ③ **Comprehensive Plan.**
- ④ A. Create a detailed capital plan for all town infrastructure that ensures adequate reserves are built up to maintain, improve and construct required infrastructure.
- ⑤ B. Provide a world class, truly unique inter-town gondola and bus mass transit system that connects Mountain Village to Telluride and all areas of Mountain Village, ~~while also~~
- ⑥ ~~looking at regional mass transit needs and opportunities.~~
  1. Comply with the Gondola Operating Agreement, as amended, for the Mountain Village-Telluride Gondola until such agreement expires on December 31, 2027.
  2. Plan for the continued operation of the gondola system linking the towns of Mountain Village and Telluride and linking Mountain Village Center and Town Hall Center Subareas.
    - a. Establish a formal committee with the Town of Telluride and San Miguel County by 2020, or sooner if so desired by all jurisdictions, to explore the continued funding and operation of the gondola system such as the creation of a Telluride Region Transit Authority.
    - b. Encourage and facilitate the addition of 21 gondola cabins to bring the gondola’s capacity to 100%, with funding for such cabins provided by the Telluride Mountain Village Owners Association

(TMVOA) and/or grants.

- i. The gondola will provide adequate capacity to serve the land uses and associated density envisioned by the Comprehensive Plan.
- ii. Consider the creation of a long-term capital improvement plan that ensures the successful maintenance operation of the gondola system. Determine if and when the gondola system will need to be completely replaced with a new system.

3. Determine how the Station St. Sophia and Station Village Parking terminals can be expanded to include a storage room for gondola cabins when full capacity is not needed.
  - a. Change the name of Station Village Parking to an appropriate name to reflect the overall desired land use pattern in the Town Hall Center Subarea.
4. Require all new hotbed site developments, or hotbed site developments that seek a PUD modification or a modification to a development agreement, to provide (i) van, bus or limousine service to pick up guests from the Telluride and Montrose airports; (ii) van or bus service for employees living in surrounding communities outside the Telluride Region; or (iii) provide equitable funds to the town, a transit district, or a cooperative of hotbed developments to operate a regional transit services.
5. Maintain and expand as needed rubber tire mass transit service to link Mountain Village to Lawson Hill and Telluride when the main gondola system is not in operation.
6. Work with San Miguel County, Telluride, Norwood, Rico,

Ridgway, Montrose, Ouray County, Dolores County, Montrose County and other jurisdictions on the creation of a regional transit authority that links all communities together.

7. Explore the feasibility of passenger rail service to Montrose from the main Amtrak line in Grand Junction, with the goal to provide an alternative means of transit to the region.
- C. Provide a ~~world class, intra-town gondola and~~ bus mass transportation system that connects all neighborhoods in Mountain Village in order to significantly reduce vehicular trips, improve sustainability, and offer convenient, efficient transportation for residents and guests.
1. Determine the feasibility of operating a bus system year-round in Mountain Village that works in conjunction with the gondola system.
    - a. Provide year-round bus service to Meadows until a year-round or seasonal tramway system is developed and operates on the same schedule as the gondola system.
    - b. Evaluate the need for bus service on San Joaquin Road and Benchmark Drive.
    - c. Provide bus shelters and bus stops where needed.
    - d. Require bus pullouts and bus shelters to be constructed by developers of projects where such stops are needed, and construct bus shelters.
  2. Recognize the importance of Dial-A-Ride service and seek ways to improve and maintain such service.
  3. Require van or limousine service to Mountain Village Center and Town Hall Center Subareas if the hotbed site is located more than 1,000 feet

from Mountain Village Center and bus mass transit service is not available, or provide equitable funds to the town, a transit district, or a cooperative of hotbed development to operate the transit services.

4. Provide a year-round chondola or pulse gondola connection between Meadows and Mountain Village Center Subareas either along the current chondola alignment or in between Meadows Subarea and Town Hall Center Subarea, on the west side of Chair 10. For more details, refer to the Town Hall Center and Meadows Subareas, page 60 and 64 respectively.
- 4 D. Provide convenient, efficient and appropriately-priced parking to meet the parking needs of visitors and employees.
  1. Evaluate the parking requirements of the LUO by a detailed parking study that looks at parking supply and demand.
  2. Cooperatively work with the TMVOA to obtain the necessary funds to expand the Gondola Parking Garage, as necessary.
  3. Consider parking payment in-lieu for development that occurs in the Town Hall Center Subarea to locate required parking in the Gondola Parking Garage.
  4. Strive to minimize on-street parking to the maximum extent practical.
  5. Require on-site parking as set forth in the LUO where possible unless a payment in-lieu system is approved for a specific project or provide adequate off-site parking that is connected to the intended use.
- 7 6. Evaluate all possibilities for expanding and/or improving employee parking options in the town and the Telluride Region.

## REVISIONS ON THIS PAGE

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

Edit: Blue boxes- Specific ideas and recommendations have been moved to Appendix B: Implementation Strategies.

- 3 Edit: Revise page number reference to say “Plans in Appendix A: Subarea Plans.”

Intent: Elevate level of importance of transportation by including more clearly delineating transportation-related policies from other infrastructure policies.

- 1 Edit: Add sub-header: “Bus Mass Transit”
- 2 Edit: Move chondola/pulse gondola policy to “Gondola System” section on this page.

- 4 Edit: Add sub-header: “Parking”

- 5,7 Edit: See revised Parking section on page FF.

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

- 6 Edit: Change all instances of “LUO” to “CDC”

## REVISIONS ON THIS PAGE

Intent: Elevate level of importance of transportation by including more clearly delineating transportation-related policies from other infrastructure policies.

- ① Edit: See revised Parking section on next page.
- ② Edit: Add sub-header: “Roads, Sidewalks, and Trails”
- ④ Edit: Add sub-header: “Water Supply”
- ⑥ Edit: Add sub-header: “Fire Protection”

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

Edit: Blue boxes- Specific ideas and recommendations have been moved to Appendix B: Implementation Strategies.

Intent: Update the Plan to show progress since 2008.

- ③ Edit: Revise to say “Trails Master Plan.”
- ⑤ Edit: Add policy “Reference and leverage previous engineering studies (such as the Hydrology Report for Water Rights Application and Plan for Augmentation).”

Intent: To acknowledge the stated desire through this amendment process for the Town of Mountain Village to be more accessible and inclusive.

- ⑦ Edit: Add a principle: “Mountain Village strives to ensure, through its infrastructure, that the Town is accessible to residents and visitors of all ages, incomes, and abilities.”
- ⑧ Edit: Add the following policy: “A. In addition to clear compliance with Americans with Disabilities Act (ADA) regulations, encourage the use of Universal Design principles when investing in new infrastructure or retrofitting existing infrastructure.”

- ① 7. Periodically update the town's *Transportation Plan* which includes a parking study to ensure an adequate and efficient supply of parking spaces is available.
- 8. Ensure resident parking needs are addressed.
- 9. Ensure all parking areas are constructed, maintained and improved in accordance with the Design Regulations.
- 10. Provide a bilateral courtesy referrals between the Town of Telluride and Mountain Village for any changes in a town parking policy to facilitate cooperative planning.
  - a. Evaluate the possibility of creating a Telluride Region parking policy to ensure adequate ski resort, special event and visitor parking.

- ② E. Ensure the road, sidewalk and trail systems in Mountain Village are maintained and improved, as needed.

- 1. Periodically evaluate road intersection safety and capacity, road maintenance needs, and associated sidewalks and trails installation and maintenance to ensure safe levels of service, overall safety, and the provision of well-maintained roads, sidewalks and trail systems.

- a. Consider drainage improvements on all roads that will protect property and improve water quality and attenuate stormwater flows, such as drainage pans and retention ponds.

- 2. Promote the pedestrian nature of Mountain Village by providing sidewalks along roads where needed in high density areas and provide trails in lower density areas consistent with the Potential Recreation Projects Plan.

- a. Maintain plowed sidewalks only in high density areas during the winter months.

Sidewalks in low density areas should not be plowed during the winter months.

- ④ F. Ensure an adequate water supply and water system capacity.
  - 1. Prepare a study to evaluate the town's water and sewer systems and ensure the systems are designed and upgraded as necessary to accommodate the land uses and density envisioned by the Comprehensive Plan.
  - 2. Support efforts and look at alternatives regarding the town and Telluride Ski & Golf's water rights.

- ⑥ G. Ensure adequate fire protection infrastructure by cooperatively working with the Telluride Fire Protection District (TFPD).

- 1. Ensure adequate fire flow is available as part of a water system analysis, with an emphasis on ensuring adequate storage capacity for required fire flows.
- 2. Ensure adequate fire access to all areas in accordance with the town's adopted fire code.

- a. Ensure that sites that have challenging access for fire suppression are required to provide reasonable, enhanced fire protection to the satisfaction of the town in consultation with the TFPD.

- b. Develop road and driveway standards in cooperation with the TFPD and the town's consulting engineer.

- c. Ensure future plaza areas are designed and constructed to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.

- d. Ensure existing plaza areas that are designated

as fire access routes are upgraded over time to be designed and constructed so as to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.

- 3. Provide certain referrals to the TFPD for new construction or substantial alteration of any multiunit, mixed-use or commercial building.
- 4. Work with the TFPD to determine how it can acquire specialized equipment for fighting fires in Mountain Village, such as a ladder truck with an approximate ladder height of 105 feet, wildland fire equipment, and a lower profile fire fighting unit with foam capability to fight a fire in a parking garage.

- 5. Develop a long-term capital plan for the Fire Station by cooperatively working with the TFPD.

- 6. Consider reserving the land in front of the Fire Station for a new and needed fire truck and emergency service vehicle garage with living facilities and/or offices located above, and converting the existing garage into other needed municipal, TFPD or community space.

- 7. Strive to provide integrated housing with any new fire station expansion.

- 8. Work with the TFPD to designate deed restricted housing for fire fighters as new projects are under consideration. Consider giving preference to fire fighters in the town's required lottery process as an alternative.

- 9. Work with the TFPD to implement and update as needed the *Community Wildfire Protection Plan* and the regional All Hazard Mitigation Plan.

## PARKING ①

D. Provide convenient, efficient and appropriately-priced parking to meet the parking needs of residents, visitors and employees.

1. Evaluate the parking requirements of the CDC by a detailed parking study that looks at parking supply and demand. Refer to “TMV Parking Needs Assessment” dated February 5th, 2021.
2. Evaluate all possibilities for expanding and/or improving employee parking options in the town and the Telluride Region.
3. Periodically update the town's Transportation Plan which includes a parking study to ensure an adequate and efficient supply of parking spaces is available.
4. Ensure resident parking needs are addressed.
5. Ensure all parking areas are constructed, maintained and improved in accordance with the Design Regulations.
6. Provide a bilateral courtesy referrals between the Town of Telluride and Mountain Village for any changes in a town parking policy to facilitate cooperative planning.
  - a. Evaluate the possibility of creating a Telluride Region parking policy to ensure adequate ski resort, special event and visitor parking.
7. Parking variance requests are discouraged for free market, large scale mixed use and hot bed development.
8. Any existing surface parking on undeveloped lots in the Village Center Subarea are expected to be provided as public parking within the development and not constitute a public benefit but a requirement.
9. Alternative parking solutions can be considered to minimize parking challenges with development such as shuttle services, the provision of off-site parking, valet parking or other alternative parking agreements, arrangements or considerations.

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

Source: Town of Mountain Village

## REVISIONS FOR PAGES 83-84

Intent: Elevate level of importance of transportation by including more clearly delineating transportation-related policies from other infrastructure policies.

① Edit: Add policies and existing parking table to Parking section.

② Edit: Add this background text under the header “**Gondola System**” on page 82.

② (Text for Edit #2 on Page 82)

The gondola system has been serving Telluride and Mountain Village for 25 years, since 1996. In 2015, a committee comprised of regional stakeholders began collaborating on a long-term strategic plan for the gondola given that the Operating Agreement expires at the end of 2027. In summary, the expiration of the agreement results in:

- Town of Mountain Village no longer must operate and maintain the gondola, as well as provide bus service during the normal gondola shutdown periods in the shoulder seasons
- TMVOA no longer must fund gondola operations, maintenance or capital
- TSG no longer must contribute 1% of lift ticket sales to fund the gondola

As of 2021, the gondola committee has made significant progress in methodically progressing through the strategic planning process.

- Phase 1 – Understanding the current system and its capabilities
- Phase 2 – Assessing future needs, defining and understanding system options
- Phase 3 – Plan for funding the gondola after 2027

The committee is targeting the end of 2022 to have a community wide approved plan.

# RESPONSIVE GOVERNANCE



Local governance is the primary means for a community to realize and protect its vision, express opinions, and protect the public interest, health, safety and welfare. Responsive governance is creating and maintaining a government that is responsive to the community's needs and desires. In the end, good, responsive governance makes great communities.

## I. Mountain Village Town Council, boards and employees fully embrace

In the end, good, responsive governance makes great communities.

and recognize the importance of being an excellent civil servant, with the primary goal of serving the public interest and the overall community.

- A. Establish a strong civil service culture and practice based on exceptional customer service.
- B. Continue to define and enhance customer service by all town employees through training and a

- commitment to a culture of excellence.
- C. Celebrate the value and virtue community service and highlight the contribution that public services makes to the development of a community.
- D. Maintain and enhance a high quality town employee workforce through training and a commitment to best practices.
- E. Train employees on proper safety protocols and best practices to protect residents, visitors, property owners and co-workers.

## II. Each Mountain Village governmental department is responsive, accountable and accessible to citizens, clients and visitors.

- A. Ensure all departments are accessible to citizens, clients and visitors from 8 a.m. to 5 p.m., Monday through Friday for administrative oriented departments; 24 hours a day for public safety departments; and during operational hours for the Transportation Department.
- B. Develop and maintain performance metrics with data on activities and accountability for each department.
- C. Improve public communication and information about town services, event policies, and other towns matters, and conduct ongoing feedback strategies with the Mountain Village community regarding communication and public outreach.
- D. Create department goals based on the Comprehensive Plan's related Vision Statements and the policies contained in the Comprehensive Plan.

## REVISIONS ON THIS PAGE

Intent: Town has a Code of Ethics that exceeds the expectations in this section.

Edit: Remove section.



## REVISIONS ON THIS PAGE

Intent: Town has a Code of Ethics that exceeds the expectations in this section.

Edit: Remove section.



- |   |   |  |
|---|---|--|
| <p><del>E. Require detailed, long term capital planning for all town owned, operated and maintained infrastructure and town facilities for sound fiscal planning and well maintained and safe infrastructure.</del></p> <p><del>F. Create an efficient, business-like town government that is fiscally responsible, with the most efficient use of limited tax and other revenue as a very important priority.</del></p> <p><del>1. Ensure adequate reserve funds for all town-owned, managed and maintained infrastructure through detailed capital planning.</del></p> <p><del>III. All town employees and representatives act with honesty, integrity, respect and professionalism.</del></p> <p><del>A. Maintain high ethical standards and respect in the conduct of all business.</del></p> <p><del>IV. Mountain Village takes a leadership role to develop partnerships with the Town of Telluride, San Miguel County, Montrose County and other local and</del></p> | <p><del>regional stakeholders to promote sustainable, well-planned communities.</del></p> <p><del>A. Work with the Town of Telluride, San Miguel County and regional stakeholders to create a plan that addresses regional issues such as transportation, parking, air, infrastructure, natural hazards, economic development and community facility needs.</del></p> <p><del>B. Foster inter-jurisdictional relationships, communication and planning.</del></p> <p><del>V. Mountain Village creates and instills a culture of community and community service that encourages more volunteerism and citizen participation in Mountain Village's town government.</del></p> <p><del>A. Create a better sense of community and civic vitality by improving the quality of the town's social infrastructure that consists of networks of organizations and institutions, community gathering places, bonds of friendship and</del></p> | <p><del>neighborliness, civility, access to information, opportunities for civic and electoral engagement and opportunities for philanthropic giving. Together, all of these elements create a welcoming, engaging, informed, and inclusive community where residents identify Mountain Village as their home and a place where they belong, feeling connected to friends and the community.</del></p> <p><del>B. Explore efficiencies with operations, information and services provided by the town government and the TMVOA.</del></p> <p><del>C. Encourage the TMVOA to revise its charter consistent with state law governing homeowners associations, particularly giving residents more representation on the board since residents provide 80% of the funding and the town is over 60% built out. Board representation for residents is currently 28% and should be increased to 57%.</del></p> <p><del>D. Encourage the elimination of the current veto power by one class of board members on TMVOA.</del></p> |
|---|---|--|

# IMPLEMENTATION OF THE COMPREHENSIVE PLAN

## REVISIONS ON THIS PAGE

As stated several times throughout the creation of the Comprehensive Plan, the Plan itself serves as an advisory document, formally adopted by Town Council in June 2011. The second phase of the process will involve updating the town's LUO and Design Regulations to conform to and implement the Comprehensive Plan by the creation and adoption of ordinances. After the LUO is amended, it is envisioned that certain development review applications will need to be found to be in general conformance with the Comprehensive Plan.

The third phase of the process, which will most likely take decades to fully implement, will be the voluntary submission of individual land use applications to the town by landowners or developers, to actually rezone and subdivide property, transfer density and to submit site-specific design applications for buildings. Last, it is envisioned that the Comprehensive Plan will be updated from time-to-time as needed, with annual

review by town staff to determine progress and issues with implementing the Comprehensive Plan.

### The Comprehensive Plan should be implemented as follows:

1. Amend the LUO and Design Regulations to implement the Comprehensive Plan with one or more ordinances.
2. Encourage the submission of development review applications consistent with the Comprehensive Plan and the LUO.
- ~~3. Create a task force to develop plan for the recreation center/multipurpose facility.~~
4. Create a task force to develop a plan for the Telluride Conference Center expansion.
5. Create a climate action plan.
6. Create an annual work program for on-going implementation of the Comprehensive Plan for Town Council review and approval.

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

- ①, ②, Edit: Change all instances of "LUO" or "LUO and Design Regulations" to "CDC"

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

- ⑤ Edit: Remove strikethrough text.

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan and utilizing an appendix for implementation actions.

- ⑥ Edit: Add text "See Appendix B: Implementation Strategies for more information on actions that can be considered to implement the Plan."

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

- ⑦ Edit: Remove photo.



## A RESOLUTION

### Adopting the Town of Mountain Village Comprehensive Plan

TOWN OF MOUNTAIN VILLAGE, COLORADO  
TOWN COUNCIL

RESOLUTION NO. 2011-0616-11

#### A RESOLUTION ADOPTING THE TOWN OF MOUNTAIN VILLAGE COMPREHENSIVE PLAN

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

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

WHEREAS, the Town Council, acting by ordinance, has adopted Section 2-2(N) of the Town's Land Use Ordinance, which designates the Town Council to act as the Town's Planning Commission; and

WHEREAS, on October 16, 2008, the Town Council appointed the Mountain Village Comprehensive Plan Task Force to hold public meetings and develop recommendations for a comprehensive (master) plan for the Town; and

WHEREAS, the Task Force held thirty-five (35) public meetings including six (6) joint Task Force/Town Council public meetings and developed detailed recommendations which were forwarded to the Town Council on December 28, 2010; and

WHEREAS, the Town Council has caused to be prepared, based on the Task Force recommendations, the "Mountain Village Comprehensive Plan" (the "Plan"); and

WHEREAS, the Town Council has held approximately fifteen (15) public hearings on the Plan, notice of which has been published in the Telluride Daily Planet and at which the Town Council has taken oral and written public comments on the proposed Plan; and

WHEREAS, the Town Council held an additional public hearing on the Plan on June 1, 2011, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town and the Norwood Post, the official newspaper of San Miguel County; and

WHEREAS, the Town Council continued the public hearing on the Plan from June 1, 2011 to June 16, 2011, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town and the Norwood Post, the official newspaper of San Miguel County; and

WHEREAS, the Plan has been prepared for the incorporated area of the Town; and

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

WHEREAS, the Town Council believes it is in the best interest of the Town that the Plan be adopted.

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

1. The Mountain Village Comprehensive Plan dated June 1, 2011, be and hereby is adopted by the Town Council, acting as the Planning Commission and also in its own right as the governing body of the Town pursuant to CRS 31-23-208. The Mountain Village Comprehensive Plan is hereby adopted as an advisory document pursuant to CRS 31-23-206(1).


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

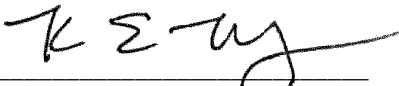
3. That the action of the Town Council adopting the Mountain Village Comprehensive Plan shall be recorded on the Plan by the identifying signature of the Town Clerk.

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

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

MOVED, SECONDED AND ADOPTED ON THE 16th DAY OF JUNE, 2011 BY THE AFFIRMATIVE VOTES OF NOT LESS THAN TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE COUNCIL BY A VOTE OF SEVEN AYES AND ZERO NAYES.

TOWN OF MOUNTAIN VILLAGE  
By   
Robert H. Delves, Mayor

ATTEST:  
  
Kim Montgomery, Town Clerk

## REVISIONS ON THIS PAGE

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

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

- ① Edit: Add to glossary: **“Community Development Code (CDC):** the Mountain Village Community Development Code.”

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

- ② Edit: Add to glossary: **“Community Housing:** a form of housing that is developed, subsidized, or otherwise supported by the Town and is intended to be attainable to those who work or desire to live in Mountain Village but may not be able to afford to do so within the free market. Community Housing can include deed restricted housing, employee housing, attainable housing, workforce housing, and non-deed restricted housing.”
- ③ Edit: Add to glossary: **“Community Housing Initiatives:** Programs, incentives, and other efforts undertaken by the Town in order to provide resources and further opportunities for Community Housing.”
- ④ Edit: Add to glossary: **“Deed Restricted Housing:** Deed Restricted Housing means housing that carries a covenant that restricts it minimally to deriving income from the R-1 School District boundary but could mean any form of covenant that achieves the aim of providing housing for employees to live and work in the same region.”
- ⑤ Edit: Revise to say “employee”
- ⑥ Edit: Revise to say: **“Density:** The number of people or population equivalents living a given area. See also: Density Bank and in Density Transfer.”
- ⑦ Edit: Add to glossary: **“Dispersed Hot Bed:** An accommodation unit used for guest rental located in a home, condo, or other residential setting that operates independently of an established lodging business and is unfixed, being subject to removal from the market per the discretion of the owner. This includes most of the rentals listed on Airbnb and VRBO.”

Intent: Maintain regulatory clarity by avoiding duplicating content in the Plan and CDC to remove risk of conflicting information.

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

## COMPREHENSIVE PLAN GLOSSARY

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

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

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

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

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

- ① **Community Facilities:** facilities that are intended to be used by the public or to serve public infrastructure needs, such as a recreation center, library, school and town hall.

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

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

- ⊗ **Condominium:** zoning designation that allows for the construction of an individual unit within a common interest community in which portions of the real estate are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of the separate ownership portions.

**Consent Decree:** see Wetland Management Plan.

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

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

density, open space and ridgeline developments, and also sets forth other conditions.

- ④ **Deed Restricted Unit (DRU):** a unit that is encumbered by a deed restriction that is designed to facilitate affordable housing.

- ⑤ **Density Bank:** holds reserved, previously approved and platted density until such time as that density is transferred onto a lot or conveyed to the town. Also refer to the Land Use Element, page 32.

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

- ⑥ **Density:** the population equivalents that have been established for each type of dwelling unit or zoning designation; maximum allowed within the boundaries of the original County PUD is 8,027. Also refer to the Land Use Element, page 32.

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

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

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

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

- ⑦ **Dwelling Unit:** a building or a portion of a building containing one or more rooms, a bathroom, and a kitchen, designed for occupancy for residential purposes.

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

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

- ⊗ **Efficiency Lodge Unit:** zoning designation that allows for the construction of a habitable one-room space, with separate bath and limited kitchen facilities, used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner, six-cubic foot (maximum) refrigerator, trash compactor and garbage disposal, may be condominiumized.

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

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

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

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

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

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

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

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

**Flagship Hotel:** a hotbed project that is managed and operated by a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

~~① Full Use Active Open Space: refer to the Active Open Space definition in the LUO.~~

① **General Conformance:** a suggested review criteria of the Comprehensive Plan that is intended to be applied to certain development review applications such as rezoning, density transfers and subdivisions. 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.

**Gondola Operating Agreement:** an agreement that requires the ongoing operation of the gondola system through December 31, 2027, as recorded at Reception Number 329093 and as part of the County Settlement Agreement.

**Gondola:** a free public transportation, supporting eight passenger cabins, connecting the towns of Mountain Village and Telluride; the first and only free public transportation of its kind in the United States.

**Hotbed:** a lodging/accommodation type unit that is available on a nightly basis or for short-term rentals; this would include hotel units, hotel efficiency units, lodge units and efficiency lodge units.

**Hotel Unit:** a one-room space with separate bath and limited kitchen facilities used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, and a maximum six cubic foot refrigerator. These units may be condominiumized.

**Infrastructure:** public facilities necessary to serve development including, but not limited to, roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities, and cable television facilities.

~~② Land Use Ordinance (LUO): the Mountain Village Land Use Ordinance.~~

~~③ Limited Use Golf Course Active Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

~~④ Limited Use Ski Resort Active Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

**Lodge Unit:** zoning designation that allows for the construction of a two- room space plus a mezzanine with up to two separate baths and a full kitchen; may be condominiumized.

~~⑤ Mixed Use Center: refer to the open space classifications in the Land Use Element, page 32.~~

**Neighborhood Park:** a developed area of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.

~~⑥ Open Space and Recreation Advisory Board: a board appointed by Town Council that is responsible for providing recommendations on open space and recreation.~~

~~⑦ Open Space Classifications: refer to the open space classifications in the Land Use Element, page 32.~~

~~⑧ Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

**Parcel Testing:** the parcel-specific process utilizing architects, designers and town planners to evaluate what land uses could “fit” onto a parcel given a broad range of considerations, such as surrounding development patterns, development constraints including wetlands and steep slopes, visual impacts, access, appropriate height, and pedestrian, vehicular and mass transit connections. Also refer to the Land Use Element, page 32.

~~⑨ Passive Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

**Planned Unit Development (PUD):** a development review process that allows for variations to the LUO and Design Regulations pursuant to criteria, such as provision of a public benefit, which results in a detailed development agreement.

**Pocket Park:** a small, locally-serving area typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.

④ **Public Benefits Table:** a table within the Land Use Element of the Comprehensive Plan, page 47, that provides the foundation for the upzoning and/or rezoning envisioned by the Comprehensive Plan whereby the development and density listed for each parcel in a Subarea Development Table may be requested based on the provision of the specific proposed benefits listed.

**Public Benefit:** a development improvement that provides for desired community facilities, amenities, deed restricted housing or land uses, such as deed restricted housing or hotbeds.

~~⑩ Resource Conservation Active Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

**Rezoning:** a development review process to change either the underlying zone district or the permitted density on a site or property.

**Ridgeline Development Regulations:** specific regulations in the LUO that are intended to limit visual impacts of a development project that are located on the northern ridge of town as seen from the San Miguel Canyon that are based on the requirements of the County Settlement Agreement.

~~⑪ Right of Way and Access Active Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

**Sales Tax Leakage:** the loss of potential sales tax revenue due to persons spending money in the Town of Telluride, the City of Montrose or other jurisdictions.

~~⑫ Single-Family Residential: zoning designation which allows for the construction of a single-family dwelling unit and no more than one accessory dwelling unit. This designation allows for detached condominiums.~~

**Ski Season:** typically Thanksgiving Day through the first weekend of April.

**Subarea:** one of the three subareas in the Comprehensive Plan, including Mountain Village Center Subarea, Town Hall Center Subarea and Meadows Subarea.

**Subdivision:** a development review process used to create new lots, re-subdivide existing lots and adjust lot lines, or amend an existing plat.

**Summer Season:** typically Memorial Day weekend through September, filled with festivals and outdoor recreational events.

⑤

**Telluride Region:** the area that is generally described as lying south of San Sophia Ridge, north of Lizard Head Pass, east of the State Highway 145-62 intersection and west of Black Bear Pass.

**TMVOA:** Telluride Mountain Village Owners Association.

**Town:** the incorporated area of the Town of Mountain Village.

**Town Council:** the Mountain Village Town Council.

**Town of Mountain Village Housing Authority:** the authority charged with overseeing the housing programs within the town’s boundary.

**TSG:** Telluride Ski & Golf Company, owner and operator of the ski and golf resort and facilities or successors and assigns.

**Mountain Village Vision:** series of 10 topics and statements developed and recommended by the Task Force and adopted by Town Council (June 2009) in order to drive the creation of the Comprehensive Plan. Refer to the Mountain Village Vision, page 14.

**Wetland:** jurisdictional wetlands as defined by the United States Army Corps of Engineers and Environmental Protection Agency definitions.

**Wetland Management Plan:** the Wetlands Management Plan for the Telluride Mountain Village, dated October 1996, that is shown as Exhibit 5 of the EPA Consent Decree under United States District Court for the District of Colorado, Civil Action No. 93-k-2181.

## REVISIONS ON THIS PAGE

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

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

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

① Edit: Add to glossary: “**Future Land Use:** A tool used to represent the community’s envisioned future through the land use palette. Future land use is a guiding tool, rather than a regulatory tool, which enables a property owner to seek zoning or entitlement changes that align with the future land use if desired.”

⑤ Edit: Add to glossary: “**Targeted Hot Beds:** Hot beds that the Town of Mountain Village believes are the most feasible and likely to develop, and that are beneficial to the economic vitality of the community.”

Intent: Maintain regulatory clarity by avoiding duplicating content in the Plan and CDC to remove risk of conflicting information.

② Edit: Revise **General Conformance** definition to say “See CDC for definition.”

③ Edit: Remove **Open Space and Recreation Advisory Board** from glossary.

④ Edit: Revise to say “**Public Benefits Table:** Location-specific benefits that should occur based on certain development and timing triggers. See Chapter 4: Public Benefits.”

~~⑥~~ Edit: Remove zone district definitions

## REVISIONS ON THIS PAGE

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

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

### ① Amendment to comp plan:

Amend paragraph 13 on page 59 of the Comprehensive Plan shall be amended as follows:

“13. Parcel M (a part of OS1AR-3 and Lot 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR-3); however, if Lot 30 is developed independently then the flagship hotel, flag hotel operator and flat hotel site designations shall not apply. Town Council may consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR-3 portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table (“Table 7”). Table 7, and its policies set forth in the Comprehensive Plan, shall only be applicable in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town’s Community Development Code to develop Lot 30 either independently from the OS1AR-3 portion of Parcel M or jointly with the OS1AR-3 portion of Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario of Lot 30, is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. The Town Council shall also consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.
- c. If an entire Parcel M development scenario is proposed, then an increase in hotbeds and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), OSP1AR-3 may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village

① Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.

## REVISIONS ON THIS PAGE

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

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



## REVISIONS ON THIS PAGE

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

① Edit: Update photo

Intent: Update Plan to reflect changes since 2008.

② Edit: Update email link



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② [townofmountainvillage.com/email](mailto:townofmountainvillage.com/email) • [facebook.com/townofmountainvillage](https://facebook.com/townofmountainvillage) • [twitter.com/mountainvillage](https://twitter.com/mountainvillage)

[townofmountainvillage.com](https://townofmountainvillage.com)

## NEW PAGE: ADDITIONS ON THIS PAGE

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

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate levels of detail in the Comprehensive Plan. An appendix can be amended by resolution, and does not require a full Comprehensive Plan Amendment to update.

Edit: Move all three Subarea Plans to Appendix A: Subarea Plans, including a copy of the overview pages.

## APPENDIX A: SUBAREA PLANS

ALL THREE SUBAREA PLANS TO BE MOVED TO THIS APPENDIX.

## NEW PAGE: ADDITIONS ON THIS PAGE

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

# APPENDIX B: IMPLEMENTATION STRATEGIES

## Land Use

- Consider creating new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.
- Consider establishing new standards for multiunit lots as needed and clarify current regulations.
- Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate and provide additional design considerations as needed.
- Support expanded conference capabilities.
- Consider creating design standards and guidelines for existing zone districts as needed.
- Consider the following criteria for a rezoning, PUD, subdivision or density transfer. Such criteria can be listed as specific PUD requirements or expanded as specific PUD design criteria for Design Review Board and Town Council approval.
  - Density fitting within the density cap
  - Provision of open space to replace any rezoned open space
  - Design standards to minimize and mitigate visual impacts on view corridors from existing development
  - Appropriate scale and mass
  - Avoiding, minimizing and mitigating environmental and geotechnical impacts
  - Site-specific issue such as the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.
  - Impacts to skier experience as a result of ski run width reductions or grade changes.
  - Community housing provisions
  - Separation and buffering from single-family lots.
  - Impacts from exterior lighting
  - Impacts from potential noise levels

- Monitor and maintain the town density bank based on the following policy:
  - Respect the free market dynamic of the density bank
- Establish requirements for dedication of property, easements and public improvements facilities necessary as a result of development approval.
- Provide regulations requiring screening for service areas, loading areas, trash collection facilities, utility boxes and pedestals, and similar site features with landscaping, screen walls, fences or other means. Screen all permitted outdoor storage from public view.
- Fire mitigation, landscaping and adequate easements for construction, project infrastructure, and skier ingress and egress may occur in the surrounding open space as required by the adopted town codes, with appropriate easements for such provided at the time of subdivision.
- Consider permitting hotbed combinations of lock-off units that include lodge and efficiency lodge units pursuant to the PUD process, with regulations to ensure such units remain hotbeds.
- Consider requiring sites identified by the Subarea Plans as a flagship hotel sites to be operated by and/or franchised as a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

## Community Housing

- Create community housing regulations and initiatives that implement the Comprehensive Plan.
- Adopt a community housing mitigation methodology.
- Such regulations may address the establishment of a town policy regarding the amount of housing mitigation, the provision of housing mitigation, housing needs, employee generation, the mix of housing, and other similar housing policies.
- Evaluate the possibility of creating a new person

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

equivalent percentage as a target for the provision of additional deed restricted housing units per the CDC.

- Clean up the current deed restricted housing requirements per the CDC and town-associated deed restrictions to make them clear, consistent and in conformance with the policies of the Comprehensive Plan.
- Consider establishing maximum homeowner association dues that can be paid by the owner of a deed restricted unit that is integrated into a free-market project to ensure affordability.
- Create a clear housing policy that establishes the preferred funding source for the development of housing, which is the private sector with limited taxpayer dollars used to subsidize deed restricted units.
- Identify funding sources for a housing program, especially funding to purchase deed restricted housing units, that are in the foreclosure process.
- Cooperate with the Town of Telluride and San Miguel County to provide deed restricted housing construction.

## Economic Development

- Diversify the retail base to include more locally-focused establishments. Recognizing the data that shows an increasingly homogenized retail base, invest funds that expand the commercial composition of Mountain Village.
- Form a policy framework in which the Town can leverage resources to support more local retail opportunity. Within this framework, include traditional and innovative sources of revenue, as noted below.
- Seek out opportunities to form partnerships with potential for philanthropic participation in supporting retail. Find ways to implement best practices from other municipalities in which they seek to underwrite the cost of attracting and curating retail. Recognize the unique composition of the Mountain Village community, and the potential for individuals or organizations with financial resources to fund economic development activities.

- Explore the formation of a Downtown Development Authority, a Business Improvement District, or an Urban Renewal Authority to support commercial vitality. Use the funding proceeds offered by these districts to expand the retail base, seeking primarily to offer better options for local-serving enterprises.
- Assess the alternative districts that could be formed. Identify criteria which can be used to evaluate options. With direction from this process, form the district that reflects the highest ranked option.

## Natural Environment

- **Review the wetland regulations periodically and determine whether a wetland buffer, not just avoidance of wetlands, is needed in the future as a CDC amendment.**
- **Update the Forest Management Plan every five years.**
- **Continue robust incentive programs to encourage replacement of cedar shake roofs and creation of defensible space around structures.**
- **Work with the forest service and other regional entities on joint programs related to regional wildfire mitigation programs.**

## Climate Action

- **Continue to find ways to reduce greenhouse gas emissions related to the built environment**
- **Continue to implement programs town-wide to reduce energy, enhance local transportation, create housing, and encourage renewable energy and waste reduction.**

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① Edit: Moved specific implementation-oriented projects and next steps from pages 75-79 to Appendix B: Implementation Strategies.

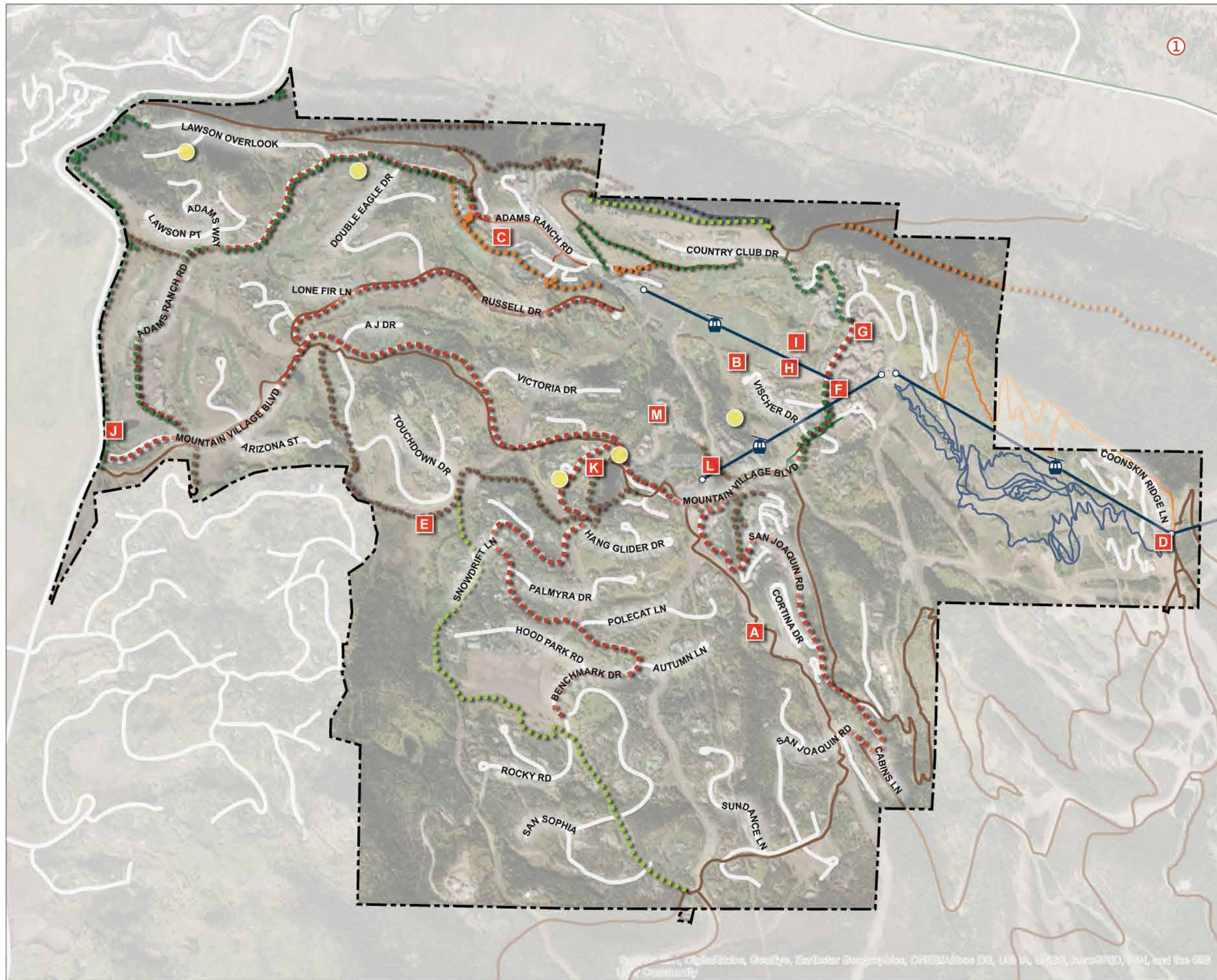
② Edit: Move “Table 11. Potential Recreation Plan Projects: Amenities” table from page 79 to Appendix B: Implementation Strategies.

## ① Open Space and Recreation

- Create a system of parks – pocket and neighborhood parks – and recreational facilities which allow for easy access and a number of amenities.
- Identify ongoing open space and recreational needs and issues.
- Diversify winter outdoor recreational amenities and programs to serve a broader range of visitors and residents such as a Nordic Center for cross-country skiing and snowshoeing, with a small event space for the community.
- Increase outdoor activity programming in the summer and shoulder seasons by building upon the town’s existing facilities and the growing demand for mountain biking, hiking, photography/interpretation, tennis, climbing, horseback riding, physical and mental health and wellness, and other activities.
- Explore expanding the pond in Conference Center Plaza per the Mountain Village Center Subarea to provide a new recreational and open space amenity that adds vibrancy to this plaza area.
- Explore expanding recreation opportunities at Elk Pond as provided for in the Town Hall Center Subarea.
- Strongly consider the creation of a lift-served alpine slide from Gorrone Ranch Restaurant area down to The Beach. This lift also may provide summer access to the Gorrone area for residents and visitors.
- Evaluate the installation of a zip line in the area of the proposed alpine slide.
- Encourage and promote recreational races and events in Mountain Village where and whenever possible.
- Implement the Potential Recreation Projects Plan

- Create neighborhood parks one- to two- acres in size with a primary focus on serving walk-to or bike-to recreational needs and, where possible, locate the parks adjacent to other neighborhood services such as day care, schools or retail areas. Neighborhood parks are generally developed areas of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.
- Construct and maintain pocket parks of less than one acre with the private sector while allowing public access. Pocket parks are small, locally-serving areas typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.
- Provide a high quality park in Mountain Village Center that acts as the central town park, understanding land limitations will drive park size and amenities. Obtain perpetual public easements or conveyance of land wherever possible.

②



## POTENTIAL RECREATION PROJECTS PLAN

### LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

### Recreation Projects

- Shared-Use Path
- On-Street Improvements
- Natural Surface Shared Use
- Uphill Bike/Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only
- Proposed Spot Improvement
- Potential Recreation Amenity

④ \*Refer to the Trails Master Plan for details about proposed trails and proposed spot improvements.

⑤ \*Additional potential projects should be explored under separate study, this map is not intended to be final.



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① Edit: Moved "Potential Recreation Projects" map to Appendix B: Implementation Strategies along with associated table.

Intent: Recreate the Potential Recreation Projects Plan Map for legibility and accuracy.

② Edit: Map created using GIS-based data, stylized, and exported at a high resolution

Intent: Update the Potential Recreation Projects Plan Map to reflect the Trails Master Plan, adopted in 2021.

③ Edit: Proposed trails shown on map now match the Trails Master Plan.

④ Edit: Add note to refer to Trails Master Plan for details about proposed trails and proposed spot improvements.

Intent: Consider a Parks and Recreation Needs Assessment or Parks and Recreation Master Plan to supplement the Trails Master Plan.

⑤ Edit: Add note about further study to identify new/confirm these projects.

# NEW PAGE: ADDITIONS ON THIS PAGE

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

## Cultural Enhancement

- Identify possible locations for an outdoor amphitheater that could be used as a permanent home for the Sunset Concert Series and would be able to serve as a complementary venue for the historic Telluride music festivals such as the Telluride Bluegrass Festival.
- Evaluate the feasibility of significantly improving the current venue with permanent improvements (terracing, permanent stage, etc.) prior to other sites since businesses in Sunset Plaza strongly depend on the Sunset Concert Series for economic activity throughout the summer months.
- Identify possible locations for a library and/or museum extension in Mountain Village.
  - Allow for smaller displays in key public facilities and spaces.
- Provide cultural events and educational outreach programs for youth, such as the Moab Musical Festival.
- Provide a small practice theater that also is required to provide performances that serve Mountain Village residents and visitors.
- Evaluate any Telluride Conference Center expansion or alternative project to determine if such change could provide a state-of-the-art movie theater and performing arts theater that is designed with telecommunications and recording technology.
- Provide small artist studios with gallery areas in appropriate venues, if possible, and consider such a public benefit for the creation or amendment of a PUD.
- Encourage and promote performing arts in Mountain Village, such as musicians or other artists that add animation and activity.
- Encourage and promote outdoor or indoor movies as a way to create interesting spaces, activity and vitality during peak times.
- Consider a location for performing arts events.
- Create outdoor spaces for public arts and cultural events to occur, such as a presentation area around the fire pit in Heritage Plaza, and display sites for public art.
- Create a musical arts park in Mountain Village Center in a location that is designed as an anchor to pull residents and visitors to a less utilized plaza area.
- Strive to provide a youth activity center and/or

children's museum-type facility that is utilized to educate and entertain residents and visitors.

- Strongly encourage any school district facility to function as a community college during evening, weekend and summer hours when the elementary school is not in use.
- Strongly encourage the school district library to function as a community library during evening, weekend and summer hours when the elementary school is not in use.

## Transportation and Infrastructure

- Comply with the Gondola Operating Agreement, as amended, for the Mountain Village-Telluride Gondola until such agreement expires on December 31, 2027.
- Establish a formal committee with the Town of Telluride and San Miguel County to explore the continued funding and operation of the gondola system such as the creation of a Telluride Region Transit Authority.
- Encourage and facilitate the addition of 21 gondola cabins to bring the gondola's capacity to 100%, with funding for such cabins provided by the Telluride Mountain Village Owners Association (TMVOA) and/or grants.
- Determine how the Station St. Sophia and Station Village Parking terminals can be expanded to include a storage room for gondola cabins when full capacity is not needed.
- Consider changing the name of Station Village Parking to an appropriate name to reflect the overall desired land use pattern in the Town Hall Center Subarea.
- Require all new hotbed site developments, or hotbed site developments that seek a PUD modification or a modification to a development agreement, to provide (i) van, bus or limousine service to pick up guests from the Telluride and Montrose airports; (ii) van or bus service for employees living in surrounding communities outside the Telluride Region; or (iii) provide equitable funds to the town, a transit district, or a cooperative of hotbed developments to the operate a regional transit services.
- Explore the feasibility of passenger rail service to Montrose from the main Amtrak line in Grand Junction, with the goal to provide an alternative means of transit to the region.

## NEW PAGE: ADDITIONS ON THIS PAGE

- Provide year-round bus service to Meadows until a year-round or seasonal tramway system is developed and operates on the same schedule as the gondola system.
- Require bus pullouts and bus shelters to be constructed by developers of projects where such stops are needed, and construct bus shelters.
- Require van or limousine service to Mountain Village Center and Town Hall Center Subareas if the hotbed site is located more than 1,000 feet from Mountain Village Center and bus mass transit service is not available, or provide equitable funds to the town, a transit district, or a cooperative of hotbed development to operate the transit services.
- Cooperatively work with the TMVOA to obtain the necessary funds to expand the Gondola Parking Garage, as necessary.
- Consider parking payment in-lieu for development that occurs in the Town Hall Center Subarea to locate required parking in the Gondola Parking Garage.
- Strive to minimize on-street parking to the maximum extent practical.
- Require on-site parking as set forth in the CDC where possible unless a payment in-lieu system is approved for a specific project or provide adequate off-site parking that is connected to the intended use.
- Build the additional parking levels that are vested on the Gondola Parking Garage.
- Ensure that sites that have challenging access for fire suppression are required to provide reasonable, enhanced fire protection to the satisfaction of the town in consultation with the TFPD.
- Ensure future plaza areas are designed and constructed to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.
- Ensure existing plaza areas that are designated as fire access routes are upgraded over time to be designed and constructed so as to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.
- Consider purchasing a ladder truck with an approximate ladder height of 105 feet, wildland fire equipment, and a lower profile fire fighting unit with foam capability to fight a fire in a parking garage.
- Consider reserving the land in front of the Fire Station for a new and needed fire truck and emergency service vehicle garage with living facilities and/or offices located above, and converting the existing garage into other needed municipal, TFPD or community space.
- Consider giving preference to fire fighters in the town's required lottery process as an alternative.

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

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

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



**TMV Comp Plan Amendment Process: Coded Public Comments 3.10.22**

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1. Occupancy Data

“Occupancy Data - In the Thursday, January 20th council meeting there was a question from one member of the council to gather more occupancy data. The Telluride Lodgers Association in partnership with Telluride Tourism Board uses a tool called Key Data which provides a deep dive of reported and scraped data on lodging in our region that can be highly filtered”

2. Hot Beds

“...pages 34-36 are certainly still not clear. One suggestion would be to skip paraphrasing and enter the counts based on what the product is: hotel rooms, condotel rooms, condos or single-family homes. All product types can be either corporate or private owned as well as corporate or private managed.”

“When you address hot beds and the need of an additional 501 hot beds, are you taking into consideration the hot beds that were created by VRBO, AIRBNB, etc., which came to market post the first edition of the Comprehensive Plan? I don’t see any mention about these hotbeds nor the important revenue they create for the town.

“I agree with the key changes in the plan except i am concerned about the reduction in hotbeds. What is the revised hotbed expansion goal now? I feel that at least 2 additional major luxury hotels, such as Four Seasons, Ritz Carlton, etc are essential to the further development of the community as well as attracting more visitors with the means to benefit the local economy. Thanks for your consideration.”

“1) The plan still does not explain how the proposed number of "hot beds" was determined. While the additional reduction is appreciated, it seems that the new number is the result of community pressure, rather than a true analysis of need. (see point 2) 2) The future development

plan starts with a comparison of "hot beds" with other ski resort communities. It does not attempt a similar analysis for the DSTR properties, and dismisses them as not as reliable as hot beds. While this is the conventional wisdom of 2021/22, there was no realization of this phenomenon of DSTR's in 2011 when the first plan was crafted. Conventional wisdom in 2025 may be quite different. In my experience, there is no other ski area with as many ski in-ski out, or short walk to, skiing, single family properties as Mountain Village. The convenience of our large number of such properties, combined with Dial-a-Ride, elevates our DSTR pool to a level very close to the beloved "hot beds", in my opinion. When combined with the intense usage that we see in our neighborhood (three families of 4 in a 3 or 4 bedroom house), it is not hard to see how our numbers of visitors have grown without a new hotel in many years. The revised plan does not seem to attempt to understand the DSTR phenomenon, and how it could impact our desire for economic and visitor growth, when determining a new "hot beds" target."

"In spite of the clear community survey guidance and the Town Councils direction it appears the drafters of the Comp Plan have comeback with another version that would still allow rezoning of "certain" open space for development and allow for additional 466 to 552 future High Priority Hotbeds (equivalent of adding ~3 new Peaks hotels)."

"Personally, I am not convinced we need any new hotbeds beyond development of a 5-star property on the Pond Lots/Lot 161CR/Gondola Station and Lot 109R. Although I have major concerns with current size/scope/fit of the initial proposal. Please keep in mind that the number of Short-Term Rentals (STRs) in MV has significantly increased over the past 10 years and this increase has compensated for the lack on new hotbed/hotel development. The Madeline was the last hotel development and that was over ~12 years ago. STRs will only increase going forward given all the new single-family home construction currently under way or planned in MV."

"The additional demand for more hot beds makes the BIG skier days even bigger. We are already at capacity or above during primetime holidays and weekends. Warm beds supplement the need for more hot beds and help in the shoulder seasons. Do we really need more hot beds? Large development requires 40% mitigation. The community's responsibility is 60%. Shouldn't all large new businesses be required to mitigate their employee housing?"

"The Mtn. Village residents have ALREADY voiced their opposition to the additional hotbed proposal based on the lack of infrastructure such as parking and available housing for the additional workforce which would be necessary for ANY additional hotbeds. Currently, including today, there are cars parked alongside the road getting tickets due to lack of available parking..... The number of short term rentals in Mtn Village has increased significantly over the past 10 years, and will most likely continue to increase given all the new single family homes under construction most of which are being built by 2nd or even 3rd homeowners. So, it is very

questionable that these proposed additional hotbeds are even needed. In order to maintain the quality of life currently enjoyed by the residents of Mtn Village (as well as visitors), I am ADAMANTLY opposed to ANY ZONING changes, especially ones that would remove ANY open space or allow for additional hotbeds. ANY FUTURE HOTBED DEVELOPMENT SHOULD ONLY BE DONE IN AREAS CURRENTLY ZONED FOR HOTBEDS, and must include fit with existing neighbors, additional workforce housing and parking and traffic mitigation plans. We cannot let Mtn Village become another Aspen, Vail, or Crested Butte. IT IS PARAMOUNT THAT THE 2021 COMP PLAN COMMUNITY SURVEY RESULTS BE RESPECTED. It is UNACCEPTABLE and extremely disappointing that even after 120+ public comments to the last draft and a strong Mtn Viillage Town Council rebuke to the draft during the December meeting that we once again need to organize and voice our strong opposition to the latest draft. WE ARE NOT GOING TO CHANGE OUR MINDS NO MATTER HOW MANY TIMES THESE PLANNERS TRY TO PUSH THIS THROUGH!!!! The residents of Mtn Village remain united in their opposition to plans which do not respect the results of the May 2021 survey.”

“I see that you have amended the latest draft of the Comprehensive Plan to significantly decrease the new allowed hotbeds. I disagree with this. We should be going the other direction. Mountain Village needs more hotel rooms, in my opinion. We need more beds so we can attract more groups, visitors and allow more businesses in mountain village to open and flourish”

“I am concerned that the Amended Comp plan still calls for over 900 new "hot beds". I do not believe we have enough restaurants or ski terrain to handle that many more visitors. I do not want to see Telluride become like Breckenridge or Vail, with the inability to eat in a restaurant without reservations made long in advance and long lift lines. Additionally, how will adding nearly 1000 new hot beds affect the owners of existing short term rental properties? I would like to see the hot bed language removed altogether as a guiding principal in the comp plan or at least the number of beds removed. To the extent that we need a "flagship" hotel, why couldnt the Peaks be renovated and licensed for this purpose?”

“I do not believe we need this vast amount of new hotbeds beyond development of one, new Five-Star hotel. I worry that adding hotbeds beyond a new Five-Star hotel will significantly add people/visitors at the already overcrowded peak times (instead of filling in during non-peak) and increase lines at the gondola, ski lifts, and make it impossible to get restaurant reservations and enjoy safe skiing on the mountain. Moreover, any new hotbed development should only be constructed in areas currently zoned for hotbeds and must include contemporaneous plans for housing workforce, sufficient parking, traffic mitigation, and utility infrastructure, all of which need to accommodate and respect existing neighbors in the area to maintain the unique community character we have in Mountain Village.”

“As the Town of Mountain Village looks to increase “hot beds” the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our community doesn’t have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you’re in one, stop digging.”

“Although I was happy to see that the number of proposed hotbeds has been reduced, I believe it is still too high. I think it is faulty reasoning to think that increasing the number of hotbeds will increase the financial gain of businesses. Maybe short term (but there is too much short term thinking going on in the world these days). The allure of Telluride is in its remoteness, "uncrowdedness" and the beautiful scenery. By overdevelopment to draw more and more visitors to the area you may very well have the reverse effect. Why bother coming here when you can go to many other ski resorts that focus on high volume of skiers and have the same experience of crowded ski slopes and too many buildings?”

“I am especially opposed to the proposed expansion of the Peaks and the proposed building of a hotel/TSG club between the gondola and lift 4. The proposed widening of Lost Creek Lane and the construction of a tunnel under the ski run seems truly ridiculous.”

“The family accommodations that I am building (as exemplified by Avventura and by Tramontana in 2007) are, in my opinion, an essential bridge to both visitor and community housing growth with an emphasis on the FAMILY rental accommodations that a condotel or its kind can effectively provide at any time of year with the effective rental management programs that are plentiful, easily flex with seasonal variation and bring in whole families at a time--the real future of TMV.”

“Our ski facilities, restaurants and transportation are already strained on peak holiday weeks. Adding a significant new amount of hotbeds will only diminish the quality of life in Mountain Village. Despite my concerns, I am in favor of adding one high-end hotel with proper review. Why not see how one large high-end facility is absorbed in the community before making potential irreversible zoning mistakes.”

“I support the development of hotels in the Mtn village core under lift 4 and the additions to The Peaks Hotel”

“Indeed, using the data that is provided (page 10) would lead to a different conclusion and policy priorities than to build new hotbeds. The occupancy provided for Mountain Village relative to the average summer and winter occupancy of other communities reflects that while MV’s winter

occupancy of 54% is 80% of the average of other communities, MV's summer occupancy of only 30% is about half that of the other communities. (Seven out of ten hotel beds are vacant for the entire summer and the proposal is to have a primary policy of building new hotbeds – this does not make any sense.) The data provided would lead to the conclusion that the biggest opportunity for “economic lift” is not building new hotbeds, but concentrating on increasing summer traffic. This would lead to policy statements on things like marketing (I've seen many winter advertisements for Telluride/MV but none for summer), concerts, festivals, transportation, conferences, improved medical and encouragement to refurbish existing, under-utilized accommodations so they are attractive to visitors. Why would you have a policy of encouraging new hotbeds with its negative implications on workforce housing, density, spoiling existing communities, etc. where there is much more opportunity and far less negative impact in improving what already exists?”

“With the aforementioned omissions of surveys and public comment, wrongheaded economic analysis and encouragement of hotbeds by policy, this document as currently written is clearly detrimental to residents. Not only does it encourage Town Council, DRB and staff to develop hotbeds and increase density contrary to what residents expressly said they do not want, it omits the very arguments the current Town Council leaned on to reduce the number of hotbeds.”

“Finally, the Town Council showed good, strong leadership and, indeed, courage in reducing the number of hotbeds. But this was a course correction which will be forgotten with the passage of time. Please take the next step and include the public feedback in the Comprehensive Plan. Without that, the many residents who made their comments will not be able enjoy their property, neighborhoods and community in peace.”

“I am NOT in favor of adding the number of hotbeds as proposed beyond that of the pond and gondola lots, 161CR & 109R. Any new hotbed development should only be done in areas currently zoned for hotbeds and must include: fit with existing neighbors, additional workforce housing, parking and traffic mitigation plans.”

“Still too much rabid focus on growth/hot beds vs preserving and improving what we have. For example, the Peaks (including its units) should be renovated and upgraded before more hotel rooms can be built.”

“Any new hotbed development should only be done in areas currently hotbed zoned and must include: fit with existing neighbors, additional workforce housing, parking and traffic mitigation plans. I am not convinced we need significant new hotbeds beyond development of a 5 star hotel

on the Pond Lots/Lot 161CR/Gondola Station and Lot 109R. We can not let MV become another Aspen or Crested. Overdeveloped resulting in loss of a community feeling.”

“If you look at the survey boards, that I attended, well less than 28 percent of the community wanted additional hotbeds (as defined by boutique hotels, large hotels and Airbnb units). Almost no one wanted to see more Airbnb units We want a community for the residents and not a community focused on just adding more tourists to the region.”

“While I think the changes made since the last draft are good, I am still concerned about the emphasis on so many additional hotbeds. We need more restaurants, not more hot beds.”

### 3. Parking/Traffic

“I haven't seen any mention yet of a parking structure, employee housing, and where their employees are coming from at all?”

“how about parking which we all know is critically short already for peak periods; how much traffic can we reasonably stuff into the Core before all we have is an endless line of cars?”

“It seems like the prudent course of action is to maintain and increase/upgrade the infrastructure for the Mt. Village. Increase parking so that residents and visitors don't have to park illegally on the roads and find alternative locations for deed restricted housing other than piling everyone into The Meadows. We're full to the brim already.”

“I also must add that serious consideration needs to be given to the road and traffic impact that A PROJECT LIKE 161 & POND LOTS\* or similar will have on the daily ambience of the Village Center in general and MV Blvd. in particular over a long period of time unless materials and supply transit can be diverted away from the only main artery to a major degree by establishing alternate route(s) for materiel and machinery, even if only temporarily. Even the Peaks extension will cause major problems unless a trans-Meadows summer route is feasible and the fact that the idea of a tunnel under Misty Maiden had already been considered for development of Lot G reveals concern other than mine in this regard . . . . and that is NOT a good solution.”

“I am concerned about evacuation routes from the meadows which is why I DO NOT support the 100+ new units above Parker Ridge. I would be in favor of less than 40.”

“Much of this has been discussed, but I'd like to reaffirm priorities:

- Chondola improvements, and continuing our free public transportation system.
- Value existing trails, which are widely used, and beautiful. Rerouting trails should not be taken lightly! Trails need to continue to provide solitude and natural beauty.
- Create biking/walking lanes the full length on Adams Ranch and Country Club Drive.
- Strive for sidewalk development - many of our residents are 60-75. These folks need safe, paved places to walk.”

#### 4. Public Benefits

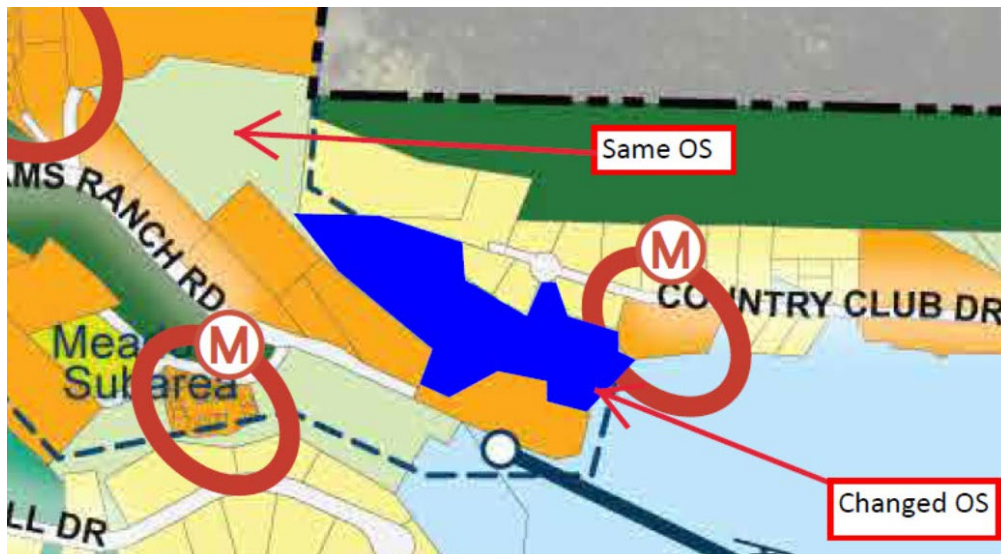
“The attempt to simplify the Community/Public Benefits table has made good progress. One thing I think that is missing, is to identify the development parcels as (A)existing use by right (i.e. in existence prior to the 2011 plan) and (B) newly created (i.e.converted from open space with no existing development rights).”

“I believe the plan should guide future Councils to treat the public benefit requirements for (B) parcels as much more onerous than for (A) parcels, as (B) parcels are essentially gifts of significant up zoning.”

“I have looked over the Public Benefits table but I don’t know why many of them are being eliminated. I would like to know the reasons why, other than they are too prescriptive for the developer. I sent this question to Michelle Haynes and was told that Public Benefits/ Community Benefits will be discussed in an upcoming meeting. I look forward to this meeting and learning more about why some public benefits are being removed. I would also like to know what removing the trigger components of the public benefits means.”

“I am against removing the table of triggering events for development of open space as this removal would remove protections and leave the loss of this important open space to the whims of the then elected officials. Please do not remove this table, and please reconsider allowing more hotbeds and the loss of open space.”

#### 5. Open Space



The focus of this email is the area I have highlighted in blue that I have labeled “Changed OS”. The Future Land Use Map in the existing Comp Plan identifies the Changed OS as Resource Conservation Active Open Space; in the existing Comp Plan Future Land Use Map both the Changed OS and “Same OS” are designated as Resource Conservation Active Open Space. The

Future Land Use Map in the current redlined draft of the Comp Plan changes the Changed OS to Limited Use Ski Resort Active Open Space. What in the world is going on? Would you please answer the following questions: 1. Who requested this change? 2. Who authorized this change? 3. What is the basis for this change? 4. What has changed in the neighborhood that justifies such a change? 5. In view of Tami's, Joan's, Heather's and my clear interest and concern about this area, why weren't we notified of this change? 6. What other open space areas have had their designations changed? 7. Why do members of this community have to discover these sorts of things in this manner? I am in the process of preparing my comments on the current redlined draft and I need these answers to enable me to prepare my comments. The Town has provided a very small comment window and, consequently, I'd appreciate a prompt response to these questions. For your reference, the definitions for these two types of open space are provided below."

"Despite the feedback to the Comp Plan Amendment in December 2021, the consultants have returned with a plan that would allow rezoning of certain open space for development, which according to the May 2021 survey was opposed by the residents of Mtn Village, and to allow for ADDITIONAL ~500 High Priority hotbeds and 306 FUTURE OTHER HOTBEDS which is the equivalent of about 4-5 new Peaks Hotels – AND these proposed additional hotbeds are in addition to the 5 star hotel on the Pond Lots."

"I am totally against rezoning open space for additional hotbeds. Open space gives us quality of life and gives visitors a quality experience. Once gone, it is gone forever."

"Dear Town Council, We have reviewed the recent revisions to the proposed comprehensive plan amendments. We remain opposed to the modification and reclassification of open space. We are also opposed to the attempt to increase density. The recent survey of Mountain Village residents found that not increasing density and keeping our community character by preserving neighborhoods and open space are two of our highest priorities. Reclassifying open space so that density can be increased will change our community character. There were good reasons why the 2011 plan set aside parcels for open space and put them in certain categories. We, as a community, would like to keep our open space open. Part of the intent of the 2011 Comprehensive Plan was to enable "land owners to better understand what is possible for areas near to them". Homeowners have relied on the "existing" classifications in choosing Mountain Village and their home. Neighborhoods have expectations and do not want areas getting a new land use approval. We ask that you honor the expectations of the 2011 Comprehensive Plan."

"Regarding the "Active Open Space" the intent of this designation was to lay out where the activities of skiing and golf activities could occur and the maintenance thereof. Pursuant to the recorded "Consent Decree" the implementation of the Wetland Mitigation Plan was based on this type of use. To change the use of "Active Open Space" by allowing mixed use development on it



would be a serious environmental hazard to the community. Hydrologists, soils experts and the EPA can explain this in great detail. Lots in Comprehensive Plan such as Magic Carpet, Parcel O, Gondola Station possibly Parcel D should not be viable lots for mixed use development and removed from Plan.”

“If we add this many hotbeds to the village we will increase congestion on the roads, trails, and gondola. These are already over taxed in our village. The addition of that many hotbeds will mean we could add over 3000 visitors in these accommodations. If you look at the survey boards, that I attended, well less than 28 percent of the community wanted additional hotbeds (as defined by boutique hotels, large hotels and Airbnb units). The vast majority of citizens who wrote previously, requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows. The Meadows and Country Club Drive residents lives truly will be degraded significantly with decreased quality life if you continue to expand into both those areas. The prior survey data was extremely clear that full time and part time residents all want continued growth to be centered around the Mountain Village Center but not in our neighborhoods or reducing or encroaching on our open spaces.”

“The new language leaves open the question of future development of designated open space, i.e: to “allow rezoning of CERTAIN active open space in areas that are APPROPRIATE for development.” Any language about future open space revision needs to be specific: which open spaces and why some open spaces may be appropriate for development while others are not. Property owners next to open spaces deserve to know if the adjacent open space can be developed and how that decision will be made. And what kind of development? There is language alluding to rezoning these open spaces into 5 types which should to be clarified now. What guidelines will be used in the rezoning process?”

“Page 50 includes language "the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space." This idea is elsewhere in the Plan and is a disaster waiting to happen. One cannot know if they will be next to an active open space that suddenly gets rezoned for development. Impacts = random and grossly unfair erosion of property values since people can't know its coming and loss of piece of mind. There must be certainty on this issue.”

## 6. Deed Restricted Housing

“where will the work housing come from given that we do not have enough housing to support our current development.”

“I urge you to work toward creating more affordable housing.”

“I believe it will be a positive to outline the current thinking on our affordable housing plans

VCA IV

Apartments

42

Town

2023

Lot 644	Condos / Townhomes	40 – 45	PPP	2024
Norwood	Single family homes	~ 100	PPP	2024 – 26
Parcel B	Apartments / Townhomes	~40	PPP	2024 – 25”

“I am writing to stress the importance of workforce housing in the area. In my opinion what I see over and over again is talk about the issue, and what needs to happen is action. The entire working community is exhausted mentally and physically from the lack of quality employees, which stems from lack of quality housing. We are perpetually short staffed and need you to understand that building more housing will only help to "catch us up" and not get us ahead. Whatever plans you are making, You need to double them. In terms of creating an actual community, this is the way. People need to live where they work in order to build bonds. When you finish work and one coworker heads off to Dolores, another Montrose, another Norwood, another Ridgway and another Down Valley, that does not create community. These people are the backbone of this town and have no community network to fall back on. Each season its 80-90 percent new people, and then out they go and next season a new crop and the reason for this is that the way this town is built is that the only way for working class to grow is to leave. Until you fix that simple issue, there will be no community. Your report gives warning of yellowstone club, well the truth of the matter is we are already there.”

#### 7. Meadows

“I’ve lived in Mountain Village for 10 years. I appreciate the challenges of guiding and stewarding any community into the future, but especially one like Mountain Village where the balance is so delicate, and so easily destroyed. This is not an easy job, and I appreciate those who’ve taken it up. That said, I am extremely concerned about the proposed addition of hot beds, even with the reduced numbers. Development is a vicious cycle. More beds means demand for more services. Which means demand for more of the workers we already struggle to house. Which means more stress on infrastructure (roads, gondola, etc). Say we achieve the goals of the Comprehensive Plan. Things don’t stop there. More development only begets more development. It never, ever ends. It only ends when we decide, as a community, to say enough is enough, and we’ve got to work with what we have and refine within that context. Adding 500 hot beds (not to mention warm beds) will only accelerate the destruction of this place we all love. On a fundamental level, in the grand scope of things, we gain nothing. Absolutely nothing. We only lose culture, beauty, peace, and contribute to the accelerating destruction of what makes this place special. To benefit who? Tourists? Telski? I’ve lived a lot of places, in multiple countries, and I’ve seen this kind of pressure to grow again and again. It never leads anywhere good. I’ve never heard a single person say, "I like Denver (or Austin or Aspen or wherever) better now with more people." It just doesn’t happen. So, while I appreciate the challenges of serving the public, I just believe there is no way this plan can come to fruition without greatly contributing to the destruction of what makes MV and Telluride special.”

“The proposed plan includes excessive density for the Meadows. Having been in the Meadows for 25 years, I can fully appreciate the negative impacts of the huge increase in density for this small area - the traffic, pollution, loss of open spaces, cramped living, etc. The Council should definitely reduce the huge increase in density for the Meadows. The people living there deserve a good standard of living - please don't ruin that. Thank you for your attention to our concerns.”

“The Meadows deserves as much respect as any other area in Mountain Village. This area is targeted for too much density because it is the path of least resistance. A majority of people that live here are busy with families and jobs and rely on the Town and their community to look out for their best interests. It is okay to put community housing in the Meadows but ‘not next to me,’ in the vast majority of Mountain Village. Quality of life and property values affect us in the Meadows as much as anywhere in the MV. It is as viable to build in Hood Park or other areas appropriate for development (rezone open space) as it is in the Meadows.”

“The recent revision of the Comprehensive Plan has reduced planned density in the Meadows but it continues to lack clarity as to the potential density that might be reached if the maximum planned housing units are developed. What is the present population of the Meadows? Based on the number of units planned how many more people will it add to this subarea? I have been unable to correlate units described in the CP and the CDC units/people per unit to determine this number.”

“The recent revision of the Comprehensive Plan has reduced planned density in the Meadows but it continues to lack clarity as to the potential density that might be reached if the maximum planned housing units are developed. What is the present population of the Meadows? Based on the number of units planned how many more people will it add to this subarea? I have been unable to correlate units described in the CP and the CDC units/people per unit to determine this number.”

“Commercial development in the Meadows should consider the year round needs of this community. Has there been consideration of a co-op market and restaurant that could offer potential local employment and profit return to the participants?”

“Where the plan becomes detrimental, is mainly around economic development. It calls out increased visitation, more hot beds, enhanced marketing, and branded hotels. We should all be asking ourselves, “why?” Why does the town need to continue building and expanding as opposed to addressing the current situation in town? When do preservation and sustainability make their way to the forefront?”

“Thank you for all the time and effort put in to this document. My greatest concern is the density proposed for Parcel C Lot 644, and Parcel D lot 651-A. At 53 units a piece, this does not match the current density of any established condominium complexes in the neighborhood. Its almost the equivalent of putting a Village Court or Shandoka in the Meadows. I understand the need for community housing, yet a more appropriate density that matches the rest of the neighborhood should be considered. This is just too big! And once again, it makes the already densest neighborhood in all of Mountain Village, more dense! Realistically, that would be at least 200 more cars coming down Adams Ranch Rd. Please consider lowering the density on those two parcels by 50%.”

“Development of 30 - 70 units on lot 644 does not meet the guiding principle of “development fitting in with the character of the community” All condominium complexes in the Meadows are between 20-25 units or in some cases even less. Lot 644 is 1.6 acres. North Star, for example, is 3+ acres. On a lot that is half of the size of many of the Meadows lots, why would the Town of Mountain Village double or triple density for a condominium development on lot 644?”

“Hi, I live in the Meadows and am concerned that buildout of deed restricted housing in Parcels C & D would have a negative impact to: density/traffic (there’s only one road in/out of meadows and adding a lot of people to an already dense area seems like a bad idea for noise and traffic), open space ((the hill/path behind outlaws/Parker ridge is one of the few open areas to walk in and losing this piece of nature would be sad), potential valuations (my bldg is not deed restricted and it’s possible that adding more deed restricted units could negatively impact value, wondering if that has been explored). Thank you for the opportunity to comment and considering my concerns .”

“I am in support of the lowering the density in the Meadows. The lack of access by cars or trails in essentially a boxed environment.. We have visitors and homeowners regularly. It would be a nice additive to see duplexes for families to be able to live and sustain a lifestyle here. It would mean less impact on the roads verses a community building. The meadows has always been a home base for the workers in and around Telluride. I would like to see it maintain with real open space for children and gatherings. 106 new units on lots 651 and 644, which are adjacent and directly behind Parker Ridge This will impact the already existing problem with the water pipes under the fragile slope we have. Please heed the water flow when snow making season is on; I would vote no for that 106 units on this site”

“Schedule C - This hotbed page is not supported by the community. I believe we should support the

development of 161 CR and the pond lots for a flagship hotel and lot 109 with a flagship hotel and reevaluate further expansion and ensure that the enablers above ( 5 bullets) are completed. To me this will likely take 7 years.”

“Schedule E – This page fails to recognize this new form of lodging. Airbnb grew 78% in 2021 in the middle of Covid. I believe there is a growing group of travelers who want a more relaxed stay environment that can easily access the amenities the area has to offer. We have ~75 new homes in various stages of development some of which will likely go into the DSTR pool. Even the proposed Four Seasons has 60% of the rooms as owner condos (warm beds). I agree, we need to ensure the guest has a good experience, so we need to police this through customer experience ratings or working with the VRBO’s / Airbnb’s of the world.”

“While Council gave verbal support to removing much of the density in the Meadows at the December (or January?) council meeting, inappropriate density still exists in the draft plan, and we ask that you remove the 70 housing units envisioned for the shops area, the 10-20 units for the Meadows Parking Lot, the total of 45 units at Prospect Plaza, and the 15 additional units at Mountain View.”

“Of particular concern to us, is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows. We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for Infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.”

“The traffic within The Meadows has increased in the number of vehicles as well as the hours that the people are coming and going. This is at a manageable level now, what will it become with the increase in density? We did not intend to live in an environment the density of the Core. As it is, more and more units are able to short term rent or long term rent rooms or portions of their homes and the density has increased without measurable new structures being built.”

“Please continue to improve The Meadows for yearround residents. Consider a ban/prohibition on short-term rentals to maintain the neighborhood/local resident integrity. There are plenty of other places for short-term visitors to stay, and they do not need to stay in the Meadows.”

“It is important to build housing for locals; the Meadows is a great place to live and offers quick access to so many trails and to the highway. It really is a gem that more local people should be able to experience with the addition of affordable housing units.”

“In my opinion there should be no more additional units built in the meadows area. It is already too densely populated. It is increasingly difficult to find areas to even walk my dog. The traffic increase with just the 30 telluride apartments now being occupied is dramatic. Adding any additional housing to this area is a mistake.”

“Specifically, I support residential development in the meadows at the existing parking lot that develops OWNER OCCUPIED residences. I feel like that is the best way to enhance the existing community, create management level housing, and limit the density, congestion, noise and light pollution created by larger developments.”

“While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. We ask that you reflect Council's intention that the following be removed from the Comp Plan: 70 housing units envisioned for the shops area, 10-20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, 15 additional units at Mountain View. Please remove these from the Comp Plan. Of particular concern to us is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows and Mountain Village.”

“Given all of these factors, it is frustrating to be told that “Lot 651C-R was “always envisioned as a luxury hotel site”, and “Lot 644 was always envisioned as a large scale deed-restricted housing development”. It was envisioned in 2011, but that does not mean the 644 vision is suitable today. It certainly should not trump community input gained from the MV survey, as well as 100+ public comments submitted in the first revision to the Comprehensive Plan.”

“I was relieved, in the January council meeting, to hear overwhelming support by council for the requests from residents to the Comp Plan revision. I particularly appreciated Mayor Benitez’s remarks that additional Meadows development of lot 640, the Meadows Parking lot, and the shops area for housing, and Big Billie’s for a hotel, should be taken off the table. Unfortunately, with the exception of Big Billie’s, that direction doesn’t seem to be reflected in the current version of the Comp Plan revision, and I ask that you correct the Plan to reflect that direction. Specifically, please remove the 70 housing units envisioned for the shops area, the 10- 20 units for the Meadows Parking Lot, new units at Prospect Plaza, and the 15 additional units at Mountain View, and please reserve the field/park at Mountain View as a park, as it is the only field in Mountain Village and is treasured as such. Meadows Residents deserve certainty in what to expect in the future. Thank you!”

“My neighbors and I were shocked to see, after the 2011 Comp Plan was adopted, that the density on lots 644/651A was changed, from 59 to 108 units. (41 units on 644 and 17 units on 651A.) This change was made sometime after the public sessions ended but appeared in the final Comprehensive Plan.”

“106 new units on Lots 644 and Lot 651A is way too much density vs the surrounding Meadows community. Impacts will be severe and negative for nearby residents and trails. It makes more sense for workforce housing to be part of new hotels vs forced into existing neighborhoods”

“Meadows is already a very dense area if one looks at the number of units. Adding more units to this area will be deleterious to their quality of life. Adding very large and dense units to this area is totally wrong if we are going to maintain the tranquility and views of the Meadows. Lots 644/651C are immediately adjacent to Country Club Dr. which is a neighborhood of single-family homes (and 2 duplexes) and it needs to be consistent with that neighborhood. Lot 126 lies in a single-family neighborhood and a mixed-use commercial development on Lot 126 does not

respect or preserve this single-family well-established neighborhood. The survey data is clear that full time and part time residents all want continued growth to be centered around the Mountain Village Center but not in our neighborhoods or reducing or encroaching on our open spaces.”

“The comp draft plan still shows bigger density amounts in the Meadows area than seems reasonable. When Meadows residents mentioned that the proposed density is the equivalent of five Parker Ridges, that is alarming. That is a lot of cars, noise, dogs, kids and the whole charcuterie of a bunch of people/families crammed into a relatively small area. It would be a bit more palatable if there was a deliberate requirement for significantly increased cable car transportation there. Even then, less density is appropriate. While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. Please remove or seriously reduce the following from the Comp Plan: 70 housing units envisioned for the shops area, 10- 20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, 15 additional units at Mountain View.”

“However, I feel like the input from the Meadows residents has not been heard. Why is all of the affordable housing being put into the Meadows? The Meadows is already dense and border line overpopulated. When the Chondola is not running the bus is beyond capacity. There is not enough parking as is. There are already a ton of dogs. While there has been some reduction in planned housing, there are still way to many units proposed. What about the existing quality of life in the Meadows? When the additional units at the Telski apartments came online that was a palpable change in the dynamics of the Meadows.”

“Where are the improvements for the current residents? The proposed relocation of the Chondola to Chair 10 is a great idea but does very little to improve the actual living standards. Regardless of any expansion in the Meadows, this year road Chondola should be installed.”

#### 8. Emergency Access

“EMERGENCY ACCESS AND EVACUATION; Fire season is now a year round risk in Colorado. The recent Marshall Fire has demonstrated the risk of conflagration within high density communities such as the Meadows. Both the Meadows and Village Core have only one paved access at this time! In the event of a wildfire blocking Adams Ranch Road before Double Eagle there is no alternative evacuation route or access for emergency vehicles. Likewise for the Village Core and other areas if Mountain Village Road is blocked. This is another justification for a paved connection between Adams Ranch and Country Club Drive. Is the Town not possibly liable for loss of life and property for not addressing this issue? My residence is at risk for this.”

“Seeing footage of the recent wildfire in Boulder makes it imperative that we plan for fire or other natural disasters. We need to develop an Emergency Plan and communicate it to all residents.

Here are some things I would like to see:

- A wild fire risk assessment study needs to be completed. It should address fuels and fire behavior in our landscape. It should also identify fire breaks and safety zones, such as portions of the golf course, where residents can reasonably take cover.
- The Meadows is a dense population center. Besides Adams Ranch Road, the Meadows needs an alternate egress route. The egress route I suggest is up the Golf maintenance road, and then connect with Russel drive. It is close to our major population center, and it provides an easy connection to MV Boulevard.
- The Emergency Plan should address ways that immediate evacuation is communicated to all residents, and which roads fire trucks will be using to access the Meadows neighborhood. Is there a way to widen Adams to provide 2 right lanes, if needed, during an emergency?
- Overall there is not enough parking in the Meadows, so many residents have to park in the fire lanes. Parking was not prioritized in previous plans/developments. On busy weekends I see visitor's vehicles spill out of our parking lot, and park up the fire lane up Adams Ranch. We need to figure out additional parking solutions."

## 9. Climate Change

"While the document speaks to the impact of climate change in several sub-sections, I believe this needs more attention in future planning and a separate section of the document. Climate change is threatening our winters, increasing our fire risk, and diminishing our access to water. Water is a major concern given the mega-drought and the impending re-negotiation of Colorado River rights. Is the community's water allocation independent of Telluride Ski and Golf? What steps are being taken in this community to institute best practice water conservation, xeriscaping, and gray water reuse? Along the lines of wildfire risk there is a need for addressing external construction materials and their flammability risk. There is a need for more emergency escape routes, public knowledge of evacuation plans, and community practice drills."

## 10. Misc

"COMMUNITY 2010 CENSUS POPULATION\* SQUARE MILES NEAREST METROPOLITAN AREA SKIER VISITS OCCUPANCY % (WINTER/ SUMMER) PILLOWS\* Mountain Village, CO 1,429 3.3 Denver (330 miles) 420,000 54/30 3,800 08/09 4,500 09/10 Telluride, CO 2,348 0.7 Albuquerque (330 miles). *Given that TMV and Telluride are at the same distance from Denver and Albuquerque, why was Albuquerque designated the nearest metropolitan area?*"

"Page 25: High quality medical, recreational, cultural, educational facilities and early childhood educational facilities meet the needs of Mountain Village and maintain the quality of life for full-time and part-time residents and visitors of Mountain Village. *I would suggest clarifying that TMV has access to High quality medical, recreational, cultural....."*

"I think a skatepark would Benefit the local community most if it was close to the neighborhoods people live in full time removed from the hype of the village core. Elks Pond would be a great



location as it is close to transportation, restrooms, fire department, market, etc. Wherever there is a sliver of town owned land it could be built there!! The footprint of a concrete skate park can be designed to fit anywhere and be aesthetically pleasing as well. I'll put together a mock up on a signature/support sheet and run it by you. Thanks!"

"The comprehensive plan makes assumptions about future revenues, occupancy, etc. by extrapolating trends from the past. But in the last few years our world has radically changed. 1. The sudden increase in new home building is "off trend" and will surely increase the number of people spending time in MV; 2. The ease in renting one's home (due to on-line sites) has been increased and is surely "off trend" with the same above result; 3. Point #1 coupled with #2 exponentially increases the number of people spending time in MV; 4. The ability to work remotely will result in increased days for residents and non-residents to spend in MV. If forecasts are trended on a changing base, and each change results in under estimating the people/traffic/days etc. the future projections have less credibility. And then the resulting actions regarding hot beds, parking, employee housing needs, water needs, electrical generation, sewer capacities, etc. etc. are wrong and all in the same direction. And there are only so many trails to ski or hike."

**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, March 9, 2022 1:47:57 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/09/22 3:47 PM

<b>Name:</b>	Louis Alaia
<b>Email:</b>	lcalaiamd@gmail.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our</b>	<p>While I, as a developer, have not agreed with the CMP's past emphasis on a plethora of "hotbeds" in Mountain Village because I have believed that the numbers are grandiose given the cost(s) of operating hotel facilities year-round when the resort is essentially a bi-seasonal one, I don't agree with the need for so many more--perhaps a medium between the prior vision of some 2000 of them to closer to 14-1500. The family accommodations that I am building (as exemplified by Avventura and by Tramontana in 2007) are, in my opinion, an essential bridge to both visitor and community housing growth with an emphasis on the FAMILY rental accommodations that a condotel or its kind can effectively provide at any time of year with the effective rental management programs that are plentiful, easily flex with seasonal variation and bring in whole families at a time--the real future of TMV.</p> <p>I also must add that serious consideration needs to be given to the road and traffic impact that A PROJECT LIKE 161 &amp; POND LOTS* or similar will have on the daily ambience of the Village Center in general and MV Blvd. in particular over a</p>

**consultants):**

long period of time unless materials and supply transit can be diverted away from the only main artery to a major degree by establishing alternate route(s) for materiel and machinery, even if only temporarily. Even the Peaks extension will cause major problems unless a trans-Meadows summer route is feasible and the fact that the idea of a tunnel under Misty Maiden had already been considered for development of Lot G reveals concern other than mine in this regard . . . and that is NOT a good solution.

\*\* The development presented to DRB on 2/17/22 is too MASSIVE and out of character for the VC.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**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, March 9, 2022 7:10:44 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/09/22 9:10 PM

**Name:** Rhonda Barkan

**Email:** gialan@aol.com

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

If we add this many hotbeds to the village we will increase congestion on the roads, trails, and gondola. These are already over taxed in our village. The addition of that many hotbeds will mean we could add over 3000 visitors in these accommodations. If you look at the survey boards, that I attended, well less than 28 percent of the community wanted additional hotbeds (as defined by boutique hotels, large hotels and Airbnb units).

The vast majority of citizens who wrote previously, requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows. The Meadows and Country Club Drive residents lives truly will be degraded significantly with decreased quality life if you continue to expand into both those areas. The prior survey data was extremely clear that full time and part time residents all want continued growth to be centered around the Mountain Village Center but not in our neighborhoods or reducing or encroaching on our open spaces.

**From:** [bmbdds](#)  
**To:** [cd](#)  
**Subject:** CP Revision Comments  
**Date:** Wednesday, March 9, 2022 10:52:35 AM

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Thank-you all for listening to our community's concerns relating to the proposed revisions to our Comprehensive Plan. You all are our representatives and our community has effectively communicated our priorities to you:

1. Preservation of open space
2. Maintaining our unique community character
3. Careful consideration of new development

After reading the new proposed language revisions we feel compelled to communicate our concerns.

#### 1. Open Spaces

The new language leaves open the question of future development of designated open space, i.e: to "allow rezoning of CERTAIN active open space in areas that are APPROPRIATE for development." Any language about future open space revision needs to be specific: which open spaces and why some open spaces may be appropriate for development while others are not. Property owners next to open spaces deserve to know if the adjacent open space can be developed and how that decision will be made. And what kind of development? There is language alluding to rezoning these open spaces into 5 types which should be clarified now. What guidelines will be used in the rezoning process? Everyone who invested in property here deserves that clarification.

New language also includes to "consider incentives for community housing development such as TALLER buildings, REDUCED parking, and LIMITING public benefit requirements." While we support providing additional workforce housing our support does come without limitations. Workforce or community housing should be developed on lots currently zoned for that kind of development and should be built to existing height, parking and density requirements.

We do not support rezoning open spaces for either community housing or hotbed developments. And what exactly does "limiting public benefit requirements" mean? Who will decide what that means? This language is much too vague.

#### 2. Hot Beds

We are confused as to just how many total hot beds are being considered for future development in the new revision. One section refers to 466-552 hot beds in the Village Core which includes development of the pond area. Finishing out that section makes sense. And we are not opposed to expansion of the conference center. Increasing the economic viability of the village core makes sense but we are opposed to language which makes continual hot bed development a priority.

Another section refers to over 900 hot beds. Where will those beds be built? Please clarify if the number of hot beds is 466-552? 900? 1452?

#### 3. Employee Housing

We are currently in a crisis due to lack of affordable housing. However, it is not the responsibility of Mt Village homeowners to subsidize employee housing indefinitely. If a developer builds a new hotel then it is up to that developer/hotel owner to provide adequate housing alternatives for his/her employees. It is not the responsibility of Mt Village homeowners.

Previous council discussion focused on only 40% of housing needs being the responsibility of the developer. What

are the plans for covering the remaining 60%?Future development requires workforce housing to support it. Our community deserves to know who will pay for it and where it will be built.

Our Comprehensive Plan needs clear, precise language. Please do not allow vague language that subverts the community's loud and clear communication of our main concerns: preserving open space and our unique community character. It is these two things above all else that make Mt Village a desirable place to live and a very special place to visit. Preservation of both will assure our success as a community in the future.

Again, thank-you for your time. We look forward to having our concerns clarified.

Respectfully,  
Bonnie Beamer and Richard Young

Sent from my iPad

To the Town Council  
re Comprehensive Plan Review

3/10/2022

Gondola Lot

Other than the peaks, the development on parcel G will probably be the most visible in the Core. The Town Council and DRB should maintain the character of the Town of Mountain Village especially in the Core. Any proposal should be allowed only with a minimum of minor variances. We do not want flat roofs, excessive heights or rectangular boxes in the town of Mountain Village. The inclusion of hotbeds and maintaining the existing development standards can both be accomplished as shown by the excellent projects already completed.



Stuart Dingham  
741 Mtn Village Blvd

**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, March 9, 2022 4:43:21 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/09/22 6:43 PM

**Name:** Jack Chernus

**Email:** Jack.Chernus@gmail.com

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

I believe the Town of Mountain Village has the obligation to preserve natural areas and protected open spaces and should only grant variances/modifications in very select cases. It is distressing to witness the rush to approve multiple hotbed sites without fully understanding the effects on traffic, workforce housing, etc.

Our ski facilities, restaurants and transportation are already strained on peak holiday weeks. Adding a significant new amount of hotbeds will only diminish the quality of life in Mountain Village. Despite my concerns, I am in favor of adding one high-end hotel with proper review. Why not see how one large high-end facility is absorbed in the community before making potential irreversible zoning mistakes.

We moved here for the quality of life and I highly recommend a go slow approach.



**From:** [Jim Cisarik](#)  
**To:** [cd](#)  
**Subject:** Comments to 2nd Draft of Comprehensive Plan Amendment  
**Date:** Monday, March 7, 2022 4:16:21 PM

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Dear Town Council & Design Review Board: Please accept the following as my comments to the second draft of the proposed Mountain Village Comprehensive Plan Amendment filed as a Public Review Draft on January 26, 2022. Since my wife and I are second homeowners, we do not have the day-to-day breadth to respond to all of the proposed amendments (I will trust the full-time residents with those details), but instead I will focus on a few concerns which are outlined below.

The first draft proposed major rezoning changes as well as a requirement for ~5000 new hotbeds. Though both of these changes were rejected using the public comments from the 2021 Comprehensive Plan Community Survey, the second draft still allows for (i) rezoning of certain open space for development and (ii) an additional 466 to 552 future *High Priority Hotbeds* (my calculations indicate that this would be similar to ~3 new Peaks Hotels), and 306 future *Other Potential Hotbeds* (similar to almost 2 additional Peaks Hotels). I do not believe we need this vast amount of new hotbeds beyond development of one, new Five-Star hotel. I worry that adding hotbeds beyond a new Five-Star hotel will significantly add people/visitors at the already overcrowded peak times (instead of filling in during non-peak) and increase lines at the gondola, ski lifts, and make it impossible to get restaurant reservations and enjoy safe skiing on the mountain. Moreover, any new hotbed development should only be constructed in areas currently zoned for hotbeds and must include contemporaneous plans for housing workforce, sufficient parking, traffic mitigation, and utility infrastructure, all of which need to accommodate and respect existing neighbors in the area to maintain the unique community character we have in Mountain Village.

My wife and I purchased our home in 2012 and have been enjoying the uniqueness of Telluride as part-time residents ever since. In my 40 years of traveling to alpine resorts, I have spent extended time in high-end resorts like Vail, Aspen, Snowmass, Deer Valley, Park City and Big Sky. However, we chose to make a major investment in Mountain Village; it is unlike any other mountain recreational community I have ever been to, with attributes having no parallel. Bad decision making in this Comprehensive Plan amendment process could very well make us look like another Vail or the other similarly overcrowded alpine areas. That is not what Telluride is or who we want to ever resemble.

In closing, I believe it is critical to listen to all public comments so that we as a community preserve all of the essential attributes of Mountain Village as an appropriately-scaled, unique, mountain community.

Sincerely,

James A. Cisarik  
115 Rocky Road

**COLEMAN & QUIGLEY, LLC**  
**Attorneys at Law**

Joseph Coleman  
Isaiah Quigley  
Timothy E. Foster  
Stuart R. Foster

2454 Patterson Road, Suite 200  
Grand Junction, CO 81505  
Telephone: (970) 242-3311  
Facsimile: (970) 242-1893

March 10, 2022

Via Email: *council@mtnvillage.org*  
Town Council Members, Town of Mountain Village

Via Email: *cd@mtnvillage.org*  
Design Review Board Members, Town of Mountain Village

Re: Lot Owner Comments re: "January 26, 2022 Comprehensive Plan Amendment"

Dear Council and Board Members:

Thank you for accepting and considering comments (from owners of homes and lots located in the Town) concerning the Comprehensive Plan Amendment (the "CPA"). Such a process is an essential step in achieving the difficult but necessary task of implementing amendments that both supplement omissions in the current Plan while also recognizing the success the Town has achieved and taking care not to allow changes that harm prior successes. Finally, the consideration of community input is essential if the Community is to support the CPA.

Because of my unique history with the Town, I was retained by 4 Town lot owners (Lot 102, Lot 104, Lot 89 2B, and Lot 89 2C) to review the CPA. I was requested to present their concerns to you with the hope that their concerns would be considered before any final Comprehensive Plan Amendment was finalized.

My history with the Town predates the Town (and even the Mountain Village Metro District). In 1976, I represented the ski company (Telco) when it was owned by Joe Zoline and the company year-round employees numbered in the single digit. The "Town of Mountain Village" was a wonderful dream that was at best outlined on paper. I later had the good fortune of working for the real founding fathers of the Town of Mountain Village, Ron Allred and Jim Wells. They, with the aid of many dedicated employees, turned a dream into a spectacular reality. First the Metro District and later the Town of Mountain Village grew into a Town worthy of its world renown reputation. This transition was not by chance; it was planned; the early and then later buyers learned they could rely on zoning to first create and then preserve neighborhood and location for residential density and commercial activity. Stability of uses not only preserved value for all its greatly multiplied the values. I lived through and can see the wisdom of planning, both the exclusion of developments that did not fit the Town planning (and appearance) and the stability of zoning that has fostered many multiples of past residential lot values.

The Town has achieved spectacular success. However, preserving and expanding that success is not more difficult. You currently face the reality (and near impossible task) of being expected to always please the Town's residential population, the Town's large ski and tourist visitors, diverse commercial interests and large and often demanding "never stop growing" developers. You owe the owners of land within the Town a fiduciary duty to act in their best interest, even where you face conflicting interests. The best possible CPA provides you guideposts to follow and thus "cover" from third-party (often self-interest motivated) criticism where you are simply implementing the CPA. Adopting the best possible CPA at this time will result in the 2050 Council and Board Members looking back and appreciating your 2022 services as much as you owe a debt of gratitude to those who planned the Town during those early days in the 1980's.

The Town's current spectacular success was achieved by respecting the promises and certainty of zoning districts that protected neighborhoods. Now, mass and size of new developments must be considered where higher density adjoins single-family zoning. Owners of single-family residential lots, that have for decades been adjacent to open space or relied on planning and zoning to provide a reasonable "transmission" to higher density now need more clarity as to the appropriate "size and mass" of new projects and if a project respects the particular unique community that was planned for the area (concerns identified in the May 20, 2021 Community Survey Comprehensive Plan Survey Results). Open space, single family residences are building blocks of the current Town of Mountain Village, characteristics that most towns wish for but will never attain and which the CPA can and should preserve and improve on by only changing the land planning for issues that in 1980 were not pressing or identified.

No one who has a right to vote for Council members has a right to impose their will onto you; to expect you to violate your fiduciary duty. Similarly, you must not let your personal preferences (or even the wishes of the ski company) and clearly not the financial interests of non-resident developers control your decisions on any CPA issue. Rather, you owe a fiduciary duty to act in the best interest of the Town voters, whether they voted for you or not. You have a difficult job which the CPA can make more manageable, if it contains actual parameters that can guide your decision. For this reason, the lot owners I represent request that I submit the following issues on their behalf.

**I. Summary Comment to Comp Plan Amendment:** The Town is what it is, and the Town will remain a world class ski/resort community, because earlier Council and Board members followed and hopefully this board will include in the CPA the following guiding zoning and planning concepts.

***The Town should and must grow. The Comp Plan, in the past, and the CPA into the future, provide guidance to developers and protection to existing residential lot owners. Owners of single family lots relied on existing zoning when purchasing their lots. Future development must respect existing neighborhoods that the earlier Comp Plan authorized. Planned Single family neighborhoods are the foundation of the Town. Such neighborhoods have the right to build out consistent with the zoning. Adjacent areas with different***

*zoning need to transition to the different use by placing abutting structures that are of similar size and mass as residences so as not to ‘wall in the resident’ or destroy views or residential privacy.*

Zoning has a beneficial purpose, preserves value and should only be changed when long-standing circumstances prove that the existing zoning is now inappropriate.

## **II. Specific Comp Plan Amendment Comments**

**A. Short Term Rentals (“STR”) vs “hotbeds”.** The Comp Plan Amendment proves an opportunity to clarify the Town’s position on the comparatively new STR arrangements. The current draft of the Amendment potentially leaves confusion between STR and hotbeds

Travelers understand what a hotel provides, e.g., regular maid, cleaning services, change of sheets and towels, 24-hour desk services, and various other amenities, depending on the branding and classification of the hotel. Guests generally stay a day or a few days. Hotels provide what is understood as “hotbeds.”

STRs are condos or house rentals where the owners rent entire homes for a few days or longer to one or upwards of a large group of renters. However, the owners provided few “guest services” and do not offer (or are expected to provide) standard hotel services. Rather STRs provide full sleeping and kitchen facilities of a home and the renter provides his own service and thus STRs do not afford restaurants or bars the level of business a hotel would generate. Condo and house STRs do not replace hotels; STRs usually command a higher daily rate than hotels because they include full kitchen, often laundry facilities, and allow occupancy greater than hotel occupancy limits. They should not be equated to “hotbeds”. This conclusion is demonstrated by the opening of a new (and first) general hotel in Copper Mountain. For years, Copper Mountain offered condo and home rentals and that practice continues as STRs. If STRs and hotbeds were synonymous lodging options, the large STR offerings at Copper would have limited the demand for hotbed hotel rooms. However, when a hotel did open this ski season at Copper, the occupancy rate has been great. STR’s did not fill the need for hotel hotbeds. Certain people want hotels because they either need or want amenities beyond what a STR offers.

Yes, true hotbeds can aid the ski company and other businesses; a good thing (to the degree the other businesses can locate staff to serve the added customers). Whether the CPA is correct in planning for 466 to 552 additional hotbeds is beyond the scope of this comment letter. However, the lot owners who authorized this letter seek CPA clarity that recognizes that STRs (or units deed restricted to STRs) are not substitutes or for hotbeds. Conversely, if condo and home STRs are considered hotbeds, an accounting of such STRs is needed and the 466 to 552 of planned hotbeds should be reduced accordingly. Finally, because both hotels and STRs are “here to stay”, if the CPA is to rely on STRS, they need to be deed restricted for STR use so the Town is not left with all owner occupied STRs over holiday, resulting in inadequate hotbeds to meet the demand precisely when the demand is known to be the highest.

**B. Future Development Must Fit In With the Surrounding Neighborhood.**

My clients are lot owners and applaud the CPA, sheet 45, quoted in part below.  
8. APPROPRIATENESS AND FIT OF LAND USES. Land uses envisioned by the Comprehensive Plan are designed to ‘fit’ into the surrounding neighborhood to **ensure appropriate scale and context to the surrounding natural and built environments.**

Enforcement of this provision is a great start at insuring, for example, that single-family home is not “dwarfed” or majestic views are not blocked by a developer consumed by a desire for extra profits by building a massive structure, at the cost of a neighbor losing privacy and views. Commendably, the CPA directs consideration of the “appropriate scale and context” of a new development to the “surrounding natural and build environments”. Unless clearly advised before-hand, developers will seek to maximize profits by maximizing lot coverage, mass and height, arguing that the projects “fit” the neighborhood. Conversely, the existing neighborhood will oppose anything but a “mirror image” of the neighborhood, claiming the proposed development does not “fit”. Ambiguity leads to disputes which lead to protracted hearing and ultimately risk litigation. Reasonable CPA guidelines (not mandates) as to what “fit”, “appropriate scale” and “context” means (and what would be an “acceptable”) will forestall many disputed hearing and risk of costly delays that litigation would cause. Better to address such issues not, rather than some court stepping in to define such terms. What would be an unacceptable deviation from the neighborhood is a serious omission from the CPA.

The CPA should seek to eliminate ambiguity wherever possible. Parameters for the concepts “fit”, “scale” and “context” need only be guidelines but, as written, the CPA provides no guidelines to help the homeowner or the developer. With no standards the Town staff may devise its own standards and as staff changes the standards could change. Such issues are best left to Council in the first instance.

My residential lot owner clients believe that quantifiable standards governing “fit”, “mass”, and “scale” are some of the most important provisions needed for a viable CPA. As others have noted, even the necessary and admirable supplying of workforce housing must satisfy the “fit” the “scale” and context of “surrounding natural and built environments”. The current CPA should include such clarification.

### **C. Workforce Housing.**

Despite past good intentions, workforce housing is inadequate, and the problem continues to grow as the Town prospers. Absent a clear mandate in the CPA that requires each commercial development include workforce housing for ALL workers needed for operating the development, the existing workforce problems will increase. The CPA should stop pretending the problem will go away; the problem only gets worse with each new commercial development that fails to house its entire workforce. This problem cannot be allowed to continue for the next 30 years. Why should a developer be able to complete a development, reap a current profit, (usually) take the profits out of the community, and leave the community without adequate housing for the development’s workers? The CPA must clearly state, no development will be considered without a viable plan for housing the entire workforce needed to service the development (or for

projects and adequate cash payment to a workforce housing fund). It is unfair to take Town funds to help uncooperative developments.

If workforce housing is proposed outside of the Town limits, the developer should be required to include a mass transit plan, so the commuting workforce does not overwhelm an already existing lack of adequate parking spaces for cars (e.g., consider parking at the Peaks). Properly handled, a workforce community will evolve, containing both owner occupied and rentals homes (and at least essential needs close by supplies). Your predecessors planned and oversaw the construction of a world class ski/resort Town; the CPA affords you the opportunity and imposes a duty that your final CPA implement a successful, nationally recognized workforce housing community.

### III. Conclusion

The Council and Board took on a difficult task that requires consideration of why certain problems (and need for change) exist and how to achieve the near impossible resolution of competing interests to the satisfaction of all parties. While total success often in an unattainable goal, the comments in this letter provide suggestions for bettering the current CPA. The more Council and the Board consider the community comments, the more community support the final CPA will have. Such support is essential to the success of the CPA and the long-term success of the Town.

Neither you, nor especially me, as a representative of 4 lot owners, have all the answers. However, consideration of the issues raised in this letter create an opportunity to make the CPA and your job function better.

I wish you the best of luck in completing the CPA and thank you and the staff for your time in considering the contents of this letter.

Sincerely,  
COLEMAN & QUIGLEY, LLC



Joseph Coleman  
joe@cqlawfirm.net

xc: Owners of Lots 102, 104, 89 2B, and 89 2C

**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](#)  
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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/05/22 1:19 PM

<b>Name:</b>	Rosalea Davis
<b>Email:</b>	Rosalea_Davis@hotmail.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	<p>I am in support of the lowering the density in the Meadows. The lack of access by cars or trails in essentially a boxed environment.. We have visitors and homeowners regularly.</p> <p>It would be a nice additive to see duplexes for families to be able to live and sustain a lifestyle here. It would mean less impact on the roads verses a community building. The meadows has always been a home base for the workers in and around Telluride. I would like to see it maintain with real open space for children and gatherings.</p> <p>106 new units on lots 651 and 644, which are adjacent and directly behind Parker Ridge This will impact the already existing problem with the water pipes under the fragile slope we have. Please heed the water flow when</p>

snow making season is on;

I would vote no for that 106 units  
on this site.

Thank you  
Rosa Lea Davis

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**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](#)  
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**Formstack Submission For: [Comprehensive Plan Amendment Contact Form](#)**  
Submitted at 03/10/22 5:56 PM

<b>Name:</b>	William and Cari Davis
<b>Email:</b>	billdavishome@hotmail.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	Thanks for the opportunity to comment. Ours are as follows: Page 57, Parcel J: Given the growing popularity of pickleball and the increasing number of residents in MV, we'd like to see at least four courts on this parcel. Page 56: To stay in character with the surrounding structures, we would hope that the maximum height of the proposed hotel would not exceed the height that is allowed for the Gondola Station. Page 52: We would hope to limit the maximum building height for Lot 161CR to the same as the Gondola Station. Regards, Bill Davis

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**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](#)  
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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/09/22 8:38 AM

**Name:** Dave Doemland

**Email:** dave@doemland.com

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

In my opinion there should be no more additional units built in the meadows area. It is already too densely populated. It is increasingly difficult to find areas to even walk my dog. The traffic increase with just the 30 telluride apartments now being occupied is dramatic. Adding any additional housing to this area is a mistake.

There are plenty of other areas in Mountain Village which could handle more housing. I've lived here 21 years now and enjoyed the meadows and my neighbors. Packing in more people to this area will make this a unpleasant place to live and that would be a tragedy. Property values will decline with increased density. This is also a major concern for me. I didn't spend the past 21 years paying for my house just to have the town rezone to their liking and make my property worth less. This is just not right.

Build additional housing somewhere else! How many times do we have to say it?

## Comments on the Comp Plan

General Comment – This plan is so focused on hotbeds we seemed to have lost our way. With an occupancy rate of 38% no one has been able to explain why we need more hotbeds. To me, our focus should be how do we fill the beds we have, with better targeted business development.

### Page 4 Executive Summary

I believe the Executive summary should outline the 3 main takeaways that came out of the May 2021 Survey results:

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

These 3 bullets, I believe summarize the vast majority of the residents of TMV and should be highlighted in greater detail than hotbeds which most people including myself, still don't understand why hotbeds are so important to this plan.

I believe the plan should discuss the phasing of certain aspects that are imperative to the success of the plan. They are:

- Development of affordable housing of approximately 300 units
- Broadening of the economy to shorten the off season through targeted marketing, expanding, and improving the Conference Center, and developing a new recreation center for residents and guests.
- Development of a globally recognized five-star hotel which will enhance the marketing of the resort.
- Expansion of the Gondola, in order to increase capacity, reduce wait times, and improve the guest experience
- Expand parking capacity to accommodate the increase in visits.

Page 16 doesn't reflect the 3 bullets noted above

I don't understand the purpose of 4-5 pages entitled **Universal Vision Statement**. Why don't we agree on one vision statement?

Page 28 Hotbeds – I believe we are trying to talk ourselves into believing this. We need 1-2 flagship hotels. But more importantly, we need to diversify the economy to have activity 12 months a year.

Schedule C – This hotbed page is not supported by the community. I believe we should support the development of 161 CR and the pond lots for a flagship hotel and lot 109 with a flagship hotel and re-evaluate further expansion and ensure that the enablers above ( 5 bullets) are completed. To me this will likely take 7 years.

Schedule E – This page fails to recognize this new form of lodging. Airbnb grew 78% in 2021 in the middle of Covid. I believe there is a growing group of travelers who want a more relaxed stay environment that can easily access the amenities the area has to offer. We have ~75 new homes in

various stages of development some of which will likely go into the DSTR pool. Even the proposed Four Seasons has 60% of the rooms as owner condos (warm beds). I agree, we need to ensure the guest has a good experience, so we need to police this through customer experience ratings or working with the VRBO's / Airbnb's of the world.

**Affordable Housing**

I believe it will be a positive to outline the current thinking on our affordable housing plans

VCA IV	Apartments	42	Town	2023
Lot 644	Condos / Townhomes	40 – 45	PPP	2024
Norwood	Single family homes	~ 100	PPP	2024 – 26
Parcel B	Apartments / Townhomes	~40	PPP	2024 - 25

**Open Space**

Through this process, there have been some pretty unconventional proposals, such as a hotel on Gorrano's. There have been a lot of comments by the residents about preserving open space. As part of this revision, we should highlight what open space could be developed and which cannot, so that there is no question going forward. There is little land left to develop so open space is the next alternative. We are getting close to our 60% threshold, so this needs to be managed carefully.

**From:** [Sally Field](#)  
**To:** [cd](#)  
**Subject:** Comments on Comprehensive Plan  
**Date:** Monday, March 7, 2022 11:21:25 AM

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Town Council-

Below please find a few changes to the Comprehensive Plan I feel would be beneficial for the town of Mountain Village going forward:

\* Regarding the "Active Open Space" the intent of this designation was to lay out where the activities of skiing and golf activities could occur and the maintenance thereof. Pursuant to the recorded "Consent Decree" the implementation of the Wetland Mitigation Plan was based on this type of use. To change the use of "Active Open Space" by allowing mixed use development on it would be a serious environmental hazard to the community. Hydrologists, soils experts and the EPA can explain this in great detail. Lots in Comprehensive Plan such as Magic Carpet, Parcel O, Gondola Station possibly Parcel D should not be viable lots for mixed use development and removed from Plan.

\* With Lot 161CR and "Pond Lots" ( next to mitigation pond and if developed ) are uniquely situated where they are directly contiguous with residential property. The residential properties overlook Lot 161CR and Pond Lots rather than being behind them. Given this, it would appear keeping elevation of any mixed use on Lot 161CR or Pond Lots at lowest possible height as it transitions directly into residential neighborhood. Excessive mass, scale, height in this type of transition area could be quite ugly, have negative impacts on the residential areas, affect views/light from the Plaza areas and nearby condominium complexes.

Thank you for your attention to my input and for your time.  
Sally Field

**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](#)  
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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 5:30 PM

**Name:** Nancy Fishering

**Email:** nancyfishering@gmail.com

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council,**

Thanks for the improvements to the plan made to-date. Many of my questions and concerns have been addressed. My remaining comment is the attention needed to the safety and wildfire risks present in that 60% of open space so important in the MV. Many HOAs have conducted wildfire risk assessments (Site Visit Summary Reports conducted by the West Region Wildfire council- WRWC)) and find that much of the risk to our properties comes from surrounding open space. I am aware of the Upper San Miguel River Watershed effort, San Miguel Power wildfire risk mitigation, and other efforts by the WRWC. I know that we have a TMV forester, and emergency managers for San Miguel county, but believe that the Comp plan could have laid the groundwork and supported the social license needed to cut trees and remove excess woody biomass. Please raise the connections between this risk and communities like ours that is built in this forested ecosystem. Further, climate change is a big topic these days, but has the MV identified the risks and forest condition that affects the water supplies for TMV? I asked this question in a public meeting and heard that AFTER the plan is adopted then the water engineers would review. At least a cursory

**staff and our consultants):**

evaluation and mention that mountain towns have unique risks should be part of updating visions and community expectations. We own a property budgeting and investing to replace a shake shingle roof, I would very much like to be assured that the MV is seriously considering the costly effects that a mega fire could have in San Miguel County and particularly in TMV. Thus efforts to strategize and implement defensible space principles in the plan should be loud and clear somewhere in the document. We need to support the emergency manager by identifying this risk to mountain property.

Thanks again for all the opportunities for public input and the receptiveness to adapt to these ideas.

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 11:23 AM

<b>Name:</b>	Larry Forsythe
<b>Email:</b>	lforsythe@mtnvillage.org
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	<p>Thank you for hearing my opinions on these matters of our community's future. I support most of the the changes, and the grand scope of the mountain village.</p> <p>Specifically, I support residential development in the meadows at the existing parking lot that develops OWNER OCCUPIED residences. I feel like that is the best way to enhance the existing community, create management level housing, and limit the density, congestion, noise and light pollution created by larger developments.</p> <p>I support the development of hotels in the Mtn village core under lift 4 and the additions to The Peaks Hotel.</p> <p>I am concerned about evacuation routes from the meadows which is why I DO NOT support the 100+ new units above Parker Ridge. I would be in favor of less than 40.</p>



Thank you again,

Larry Forsythe

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**Subject:** Thank you for submitting your feedback  
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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 10:03 PM

**Name:** Baker Gentry

**Email:** bakergentry@gmail.com

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

Page 52- Reduce Target Maximum Building Height for Lot 161CR to 68 feet, same as Parcel G Gondola Station. Given the higher elevation of parts of Lot 161CR, a building taller than this will not be in character with the other buildings in the Mountain Village Core, and will block views, cast shadows, and otherwise negatively impact surrounding properties.

Page 56- To stay in character with the buildings in the Mountain Village Center and minimize negative impact on surrounding properties, ensure that the maximum roof ridge height of buildings on Lot 161CR does not exceed an elevation of 9,610, the same height as is prescribed on neighboring Parcel G Gondola Station.

Page 57, Parcel J - Provide at least 4 pickleball courts to accommodate growing demand and interest.

**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](#)  
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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/04/22 2:03 PM

**Name:** William Goldberg

**Email:** williamgoldberg54@gmail.com

Dear Mountain Village Town Council,

Thank you for addressing some of the concerns expressed in the 130+ comments on the Mountain Village Comp Plan amendment that were submitted prior to the December 9, 2021 MV Comprehensive Plan Town Council Worksession. We appreciate that you took the concept of a hotel at Big Billie's out of the Comp Plan.

The vast majority of citizens who wrote, requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows.

Additionally, in March, 2021, Mountain Village conducted a community survey aimed to direct revisions to the Comprehensive Plan. The results from the survey were released in June, 2021, and showed overwhelmingly support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development focused in the Mountain Village Core, and the Town Hall subarea - not in the Meadows. We ask the Town Council to value and follow the

**Comments /  
Questions  
regarding the  
proposed  
amendments to  
the  
Comprehensive  
Plan.  
(Comments  
will be shared  
with council,  
staff and our  
consultants):**

direction that the survey along with the initial and current Comp Plan Amendment comments.

While Council gave verbal support to removing much of the density in the Meadows at the December (or January?) council meeting, inappropriate density still exists in the draft plan, and we ask that you remove the 70 housing units envisioned for the shops area, the 10-20 units for the Meadows Parking Lot, the total of 45 units at Prospect Plaza, and the 15 additional units at Mountain View.

Of particular concern to us, is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows.

We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for Infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.

As the Town of Mountain Village looks to increase “hot beds” the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our community doesn’t have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you’re in one, stop digging.

Please make known when and where you will publicly address the issues that have been submitted by Mountain Village residents through the December Comp Plan revision process, and those submitted in this current phase of Comp Plan Revision.

Finally, we encourage you to finalize the Comp Plan revision with full public participation, before considering any new development in Mountain Village.

Sincerely,

Bill Goldberg and Elena Dorie  
114 Palmyra Drive  
Mountain Village, CO 81435  
908-229-3377

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**Date:** Monday, March 7, 2022 10:52:28 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/07/22 12:52 PM

<b>Name:</b>	Ruth Hensen
<b>Email:</b>	hensen0056@hotmail.com
<p>To: Town Council, Town of Mountain Village Design Review Board, Town of Mountain Village From: Ruth Hensen Date: March 6, 2022 Re: Comprehensive Plan Amendment</p> <p>I am writing my letter in response to the plans to dramatically increase the density of The Meadows neighborhood. We have been working in the Telluride region since 1996 and purchased property in The Meadows in 1998. In 2001 our first home in the Spring Creek subdivision was completed and we moved our family into the community. In 2001, when we moved into our home, we appreciated the soft sounds of Prospect Creek, the nice buffer of aspen trees between our home and the homes on the other side of the Creek and the quiet neighborhood where our children grew up. Now, we no longer hear the Creek as the beavers have destroyed the flow of the water, (and created a mosquito problem because of the standing water), the tree buffer is all but gone due to snowplows pushing snow off the road and into the trees and the beavers taking down most of the remaining trees. The neighborhood has been neglected in so far as</p>	

**Comments /  
Questions  
regarding the  
proposed  
amendments to  
the  
Comprehensive  
Plan.  
(Comments  
will be shared  
with council,  
staff and our  
consultants):**

keeping up with the infrastructure, especially during peak seasons. Our water pressure has been diminished, internet is inadequate, cell phone service is unreliable, and parking is unavailable, (We were told that Big Billie's residents obtained over 75 parking permits). There are not enough mailboxes for the current residents. When we sold our home and moved into a rental in the same subdivision, we were told we could not have a mailbox as no more were available and we had to rent a box in Telluride.

1

Today we moved our two vehicles from our outside parking spaces into The Meadows parking lot so our snowplow crew could clear our parking spaces. At about 11:30 am we moved the vehicles back to our home spaces. The two spaces we vacated were immediately taken by vehicles waiting to park, there were no other empty spaces in the lot. Most of the vehicles parked in the lot were there long term, the tell-tale sign was the snow piled up on and around the vehicles from several days of snowfall.

The traffic within The Meadows has increased in the number of vehicles as well as the hours that the people are coming and going. This is at a manageable level now, what will it become with the increase in density? We did not intend to live in an environment the density of the Core. As it is, more and more units are able to short term rent or long term rent rooms or portions of their homes and the density has increased without measurable new structures being built.

The other problem with living in this fast growing community is that we are forced to find healthcare outside of the Telluride region. I was in need of a blood test last week and was told that the Med Center could not get me in for at least a week. How will basic healthcare needs of the current residents be met if we add 100's more employees and 100-'s more visitors? We need to address the desires of the current residents as stated in the survey. No more density in The Meadows, preserve open space and upgrade what we have before we add more density. If we continue to add more density (anywhere in the Village) before we upgrade our infrastructure to support it, we will end up with an undesirable environment to live in and invest in. If we only take care of the large developers and not the residents,

what kind of community will be have?

It seems like the prudent course of action is to maintain and increase/upgrade the infrastructure for the Mt. Village. Increase parking so that residents and visitors don't have to park illegally on the roads and find alternative locations for deed restricted housing other than piling everyone into The Meadows. We're full to the brim already.

I agree with everything John Horn has said in his 21page response and simply want to reiterate that we are emotionally and financially invested in the Mtn. Village and ask you to be ethical and honor the opinions of your constituents before considering the desires of hotbed developers. Please don't add any more density to The Meadows, add deed restricted density to the Core and the Town Hall Subarea. Take care of our community and its residents. We moved here for a reason, don't take that away for the benefit of out-of-town developers.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038



**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:** Thursday, March 10, 2022 8:33:24 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 10:33 AM

**Name:** Frank Hensen

**Email:** hensen0056@hotmail.com

TO: Town of Mountain Village Town Council and Town Staff  
RE: MV Comp Plan Comments from a Spring Creek resident

Note: This is not a form letter, please read all the important points listed below.

The vast majority of citizens who wrote, requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows.

March, 2021, Mountain Village conducted a community survey aimed to direct revisions to the Comprehensive Plan. The results from the survey were released in June, 2021, and showed overwhelmingly support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development focused in the Mountain Village Core, and the Town Hall subarea - not in the Meadows. The Town Council needs to value and follow the direction the survey results and follow the desires of the residents. No more density in the Meadows. Just take a walk

through the meadows parking lot and you will see that over 95% of the parking spaces are filled with cars that have been parked overnight and have many days of snow on them demonstrating they have not been moved since the last plow day. This is not because of visitors in hot beds. This is because we are already at maximum capacity for density and parking is one of the indicators.

While Council gave verbal support to removing much of the density in the Meadows at the December (or January?) council meeting, inappropriate density still exists in the draft plan, and we ask that you remove the 70 housing units envisioned for the shops area, the 10-20 units for the Meadows Parking Lot, the total of 45 units at Prospect Plaza, and the 15 additional units at Mountain View.

Of particular concern to us, is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows.

**Comments /  
Questions  
regarding the  
proposed  
amendments to  
the  
Comprehensive  
Plan.  
(Comments  
will be shared  
with council,  
staff and our  
consultants):**

We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for Infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development. It should be the responsibility of the Town Council to insure the infrastructure is in place before any new density is added. In particular this applies to the new housing planned for Lot 644. Currently, we experience low water pressure barley suitable for taking a shower during holidays and festivals when the MV is crowded. We experience the same with internet and cable service. Furthermore, the new high speed fiber optic lines installed in the last 2 years have failed on Friday nights on more weekends than any paying customer should experience. You need to fix the current problems and install infrastructure for the future before adding any more density to the town, and especially the Meadows.

As the Town of Mountain Village looks to increase “hot beds” the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our community doesn’t have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you’re in one, stop digging.

Please make known when and where you will take and answer questions and publicly address the issues that have been submitted by Mountain Village residents through the December Comp Plan revision process, and those submitted in this current phase of Comp Plan Revision.

Finally, we encourage you to finalize the Comp Plan revision with full public participation, before considering any new development in Mountain Village. This includes posting in a public forum all the comments of the public related to the Comp Plan so we can hold your feet to the fire. IF you are unable to listen to the people that elected you, then it is time for a change in the leadership to get a council that will act per the wishes of the voters.

Sincerely,  
Frank Hensen  
13 Spring Creek Drive  
Mountain Village, CO 81435

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

March 1, 2022

Dear Mountain Village Council Members,

Thank you for this opportunity to provide more feedback on the Comp plan. As fellow residents we appreciate your taking a hard look at balancing the pressures of the future with successes of the past.

I feel like you have been responsive to the many voices you heard in regards to the first Comp Plan revision. I appreciate your more realistic projection on the number of hotbeds and the elimination of them in the Meadows area.

You listened to the plea of Country Club Dr. residents to maintain our neighborhood as residential, not allowing a huge project be approved at the end of the road. Hopefully this new Comp Plan will continue to be instrumental in allowing residential neighborhoods to remain places people want to live.

My last comment addresses employ housing. With some development of more hotbeds inevitable, there needs to be close consideration of where additional employees will be housed. Ideally no new hotbeds should be built without the assurance that there is housing for additional workers. I can't imagine that a developer would even consider building a multi-million dollar hotel without knowing where their employees will live.

Thank you again for all the time and energy you have all put in to this revised Comp Plan which will help guide us in to the future. And thank you for listening to your constituency, who call our beautiful place home.

Sincerely,

Carlotta Horn

**From:** [Paul Wisor](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Cc:** [mvclerk](#)  
**Subject:** FW: Comprehensive Plan  
**Date:** Thursday, March 10, 2022 10:41:29 PM  
**Attachments:** [image001.png](#)

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Sam,

See public comment below.

Thanks,

Paul

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**From:** Paul Wisor  
**Sent:** Thursday, March 10, 2022 5:06 PM  
**To:** Horning, Chuck <[chuck@telski.com](mailto:chuck@telski.com)>; Laila Benitez <[LailaBenitez@mtnvillage.org](mailto:LailaBenitez@mtnvillage.org)>; Dan Caton <[DCaton@mtnvillage.org](mailto:DCaton@mtnvillage.org)>; Patrick Berry <[PBerry@mtnvillage.org](mailto:PBerry@mtnvillage.org)>; Pete Duprey <[pduprey@mtnvillage.org](mailto:pduprey@mtnvillage.org)>; Jack Gilbride <[JGilbride@mtnvillage.org](mailto:JGilbride@mtnvillage.org)>; Harvey Mogenson <[hmogenson@mtnvillage.org](mailto:hmogenson@mtnvillage.org)>; Marti Prohaska <[mprohaska@mtnvillage.org](mailto:mprohaska@mtnvillage.org)>  
**Subject:** RE: Comprehensive Plan

Mr. Horning,

Thank you for your communication. This email confirms Town Council has received your email and will review it, along with all other public comment on this topic.

Thanks,

Paul

Paul F. Wisor  
Town Manager  
Town of Mountain Village  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435  
C :: 970.729.2654



**From:** Horning, Chuck <[chuck@telski.com](mailto:chuck@telski.com)>

**Sent:** Thursday, March 10, 2022 5:00 PM

**To:** Paul Wisor <[pwisor@mtnvillage.org](mailto:pwisor@mtnvillage.org)>; Laila Benitez <[LailaBenitez@mtnvillage.org](mailto:LailaBenitez@mtnvillage.org)>; Dan Caton <[DCaton@mtnvillage.org](mailto:DCaton@mtnvillage.org)>; Patrick Berry <[PBerry@mtnvillage.org](mailto:PBerry@mtnvillage.org)>; Pete Duprey <[pduprey@mtnvillage.org](mailto:pduprey@mtnvillage.org)>; Jack Gilbride <[JGilbride@mtnvillage.org](mailto:JGilbride@mtnvillage.org)>; Harvey Mogenson <[hmogenson@mtnvillage.org](mailto:hmogenson@mtnvillage.org)>; Marti Prohaska <[mprohaska@mtnvillage.org](mailto:mprohaska@mtnvillage.org)>

**Subject:** Comprehensive Plan

Thank you for the opportunity to provide this input.

The ski company is concerned that the Town's process to amend its Comprehensive Plan, the advisory road map for our long-term future, really needs a community education undertaking, following a thorough review of the studies and efforts that informed the original Comprehensive Plan. That plan was driven by the recognition that the challenges of being a remote ski community with extreme scarcity and unique challenges relating to the nature of us being a PUD, which is more of a real estate development than a normal town. This is not a small technical difference, and the risks and challenges were and are very real and very complex.

The original Plan, unanimously adopted by the then-Town Council, was the product of a years-long intensive process guided by comprehensive studies and recommendations involving top industry consultants. A task force consisting of fifteen community and business leaders including Ron Allred, John Horn, Chris Laukenmann, Tom Kennedy, Scott Brown, former Chairman of the County Board of Supervisors, and others, was appointed, dozens of public hearings were held. Millions of dollars were expended to understand and quantify the challenges we would face as a remote resort community and what needed to be done, opening up and considering issues that weren't visible to the rest of us. To Ron Allred and many others at the time, the hotels issue was very significant.

This is far too complicated to simply survey the public, including us, without first understanding and communicating the underlying issues.

We're accepting of whatever an informed public wants to do. However, let's educate ourselves and the public before we engage in surveys. Suffice to say, our plan for improving the mountain, including snowmaking, is dependent on a certain level of vibrancy on the community, as is any other business. A key goal is to have adequate housing for the full-time employees providing services to this community.

What today is the Town of Mountain Village was approved by San Miguel County in 1981 as the Mountain Village Planned Unit Development. A "PUD" is essentially a real estate development. Despite our incorporation as a town in 1995, we have always remained a PUD, subject to the constraints of Colorado law governing PUDs and the original development agreement with the County.

PUDs contain specific limitations on land usage and growth. An ordinary town or city can vote to expand its boundaries as needed or desired to meet community needs, including affordable housing and guest accommodations. Mountain Village cannot. We're limited to the boundaries of the PUD.

Once we're fully built out, and we're almost there (we were almost there in 2011 which was the primary reason the Comprehensive Plan was drafted and adopted), we're done. The reference to being a remote community has to do with our extreme distance from large airports and population centers and limited air access during the ski season. Being a remote community presents challenges that were attempted to be understood and intensely reviewed by the original Comprehensive Plan and should be again today as part of this process. Things may have changed.

Today, we don't understand some of the changes and evolution going on in our Country, and how the challenges considered in the initial 30-year vision were developed. Clearly things have changed since the Comp Plan/30-year vision was developed by Mayor Delves and the community at that time.

Many will recall the enormous community opposition to the development of Lots 50 and 51. "NO ON 50/51" hats and t-shirts circulated. Lawsuits were filed. Today everyone loves what is now the Madeline. Had that project's fate been decided based on community surveys, it almost certainly would not have happened. Yes, it was a disruptive. In hindsight, it was a vital piece of the village core's buildout.

The Town Council in 2011 understood this. They also knew getting hotels built would require immense support from the Town. Building hotels is not profitable. Building homes and condos (what the resort industry calls "cold beds") is where the money is.

The approximately \$140 million loan for the construction of the Peaks (originally Doral) was foreclosed by the lender shortly after the project opened, ultimately selling for about \$28 million. Ron Allred gave the developer the land free and provided other incentives to get that project built. A similar outcome happened with the Capella (Madeline) shortly after it was completed. The construction loan of about \$146 million was foreclosed and the project sold for less than \$50 million.

EcoSign, probably the foremost experts on remote ski areas and the purveyor of studies and conclusions that helped guide the Comp Plan, still maintains the need for us to set aside our even scarcer land today for hotel accommodations and housing to ensure our economic vitality long-term. They also dispute the notion that a few hundred airbnb- and Vrbo-type vacation rentals are adequate surrogates for dedicated, pedestrian-friendly, guest lodging. These vacation rental platforms might be phased out by referendum or votes of future town councils as we've seen happen throughout the country. We recently saw this almost happen in Telluride.

The experts we talk to, specialists dealing with remote ski communities, say the need for more guest accommodations has not meaningfully changed since 2011. Let's at least talk to those who did all that work and make sure we aren't making a major and irreversible mistake planning what to do with our little remaining land.

The ski company's plans, including major capital improvements on the Mountain, were *expressly* intended to go hand-in-hand with the Town's Comprehensive Plan. If our community is informed and still wants to constrain the number of visitors to our area at the expense of tourism, that's fine.

The ski company will adapt and scale down its operations and capital improvement ambitions to whatever these new realities will support.

Our plans, including major capital improvements on the Mountain, were, and remain, *expressly* tied to the fundamental understandings in the Town's Comprehensive Plan. It has been suggested that the original 30-year vision was tied to a recession and perhaps is not applicable today. We don't think that was the case. It is healthy to review the considerations created in the initial Delves Plan, but the matters are complex beyond simply polling preferences. We suggest and support a deeper preview of the initial assumptions and considerations of the initial vision, and allowing the public to see this information, before providing further input or making changes to the plan.

We request that the Town allow time to gather the information and educate the community, and to work more directly with the stakeholders to fully understand the impacts of the major changes being considered. This will also provide the ski company time to reevaluate its capital plans for the ski area, determine the impact of these changes to the ski area, and communicate this to the Town and the Community as part of this process.

We have found dozens of large binders, scores of files, filled with the work product associated with the original Comprehensive. We are happy to forward to you a summary of the notes we have from reviewing the studies and work from the original plan. We think this is important to understanding the significance of that plan which was clearly related to the goal of long-term economic sustainability for the Town. That undertaking is a work in progress.

We're prepared to discuss with you and share the research we're coming up with as to the unique factors which gave rise to that original plan. Many of which are applicable today.

Thank you for your consideration.

[DICTATED WITHOUT PROOF READING]

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**From:** [Cath Jett](#)  
**To:** [cd](#)  
**Subject:** Comprehensive Plan Comments  
**Date:** Thursday, March 10, 2022 9:54:10 AM

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Dear Mountain Village Town Council,

Thank you for addressing some of the concerns expressed in the 130+ comments on the Mountain Village Comp Plan amendment that were submitted prior to the December 9, 2021 MV Comprehensive Plan Town Council Worksession. We appreciate that you took the concept of a hotel at Big Billie's out of the Comp Plan.

The vast majority of citizens who wrote requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows.

Additionally, in March, 2021, Mountain Village conducted a community survey aimed to direct revisions to the Comprehensive Plan. The results from the survey were released in June, 2021, and showed overwhelming support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development focused in the Mountain Village Core, and the Town Hall subarea -- not in the Meadows. We ask the Town Council to value and follow the direction the survey results along with the initial and current Comp Plan Amendment comments.

While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. We ask that you reflect Council's intention that the following be removed from the Comp Plan: 70 housing units envisioned for the shops area, 10-20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, 15 additional units at Mountain View. Please remove these from the Comp Plan.

Of particular concern to us is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows and Mountain Village.

**This could result in a population increase of upwards of 700 people in The Meadows.** This number is based on using the current condominium and employee apartment [density graphic](#) found on the town's website.

We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.

As the Town of Mountain Village looks to increase "hot beds" the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our

community doesn't have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you're in one, stop digging.

Sincerely,

--

**Cath Jett**  
**Climate Reality Leadership 2020**  
**m: 970.708.0830**  
**h: 970.728.9899**  
*Pronouns: she/her/hers*



**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](#)  
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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 8:13 PM

**Name:** KC Kaissi

**Email:** kckaissi@aol.com

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

Subject: Lot 161 CR Four Seasons Hotel Development

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.
- We bought our house in Dec 2020 on the basis that we will have walking access to the Gondola, the new hotel design should have access like the Madeline, and the Franz Klammer.
- 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. Iconic design does not mean placing Miami style buildings in the middle of a charming ski resort, Mountain Village is not a museum like the Louvre Museum where an iconic glass pyramid structure was built,

please keep the European Charm. Imagine the opposite placing a European Ski Chalet style building on Miami Shores that does not work either.

- The elevation must be compatible with other heights of other structures around.
- There should not be any balconies overlooking the residences.

Please take the above into consideration.

Sincerely yours

KC Kaissi

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**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:** Thursday, March 10, 2022 4:53:29 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 6:53 PM

**Name:** Winston Kelly

**Email:** winstonkelly@gmail.com

Hello,

My concerns are that the majority of these changes and redlined items are not for the benefit of the community, instead it seems that TSG has the red pen and is manipulating the comprehensive plan in their own favor for development of their own interests. Since I believe this to be the case, outside investigation will be continued for conflicts by TSG if this comprehensive plan is approved as redlined.

I find that the comprehensive plan update is in complete favorable agreement to the current development application on lots 161CR and the pond lots. This should not and will be tolerated.

I do agree with the reduction in hotbeds across the board. Mountain Village has proven to be successful without additional hotbeds. Since more home rentals have come on the market, Mountain Village has seen a major increase of visitor capacity. Hotbeds are only beneficial to the owners of TSG, not the greater community or residents.

We are in a crisis, a housing crisis, and this needs to

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(Comments  
will be shared  
with council,  
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consultants):**

be number one on everyone's list. If the housing crisis is not solved first, then we do not need to waste our time with any further plans for development. Housing needs to be Tier 1.

I believe consideration needs to be focused on parcel C-3, which are single family lots. These single family lots do not need to be transitional, as the pushed the problem up the hill, where will it stop?. The transition should be on the pond lots with maximum height not exceeding current average village height at 48', maximum 60'. It is important protect current home owners and neighborhoods from obtrusive development.

Page 48 Public Benefit Table: Point 12, 13, 14, 16, 17, etc - I find that public benefits are being diminished and being lets up to future councils in a grey area without direction.

I do not see a reason for TSG to cut off pedestrian access and vehicle easements to the gondola plaza or village center. That would be a permanent hindrance to all.

Page 50: Who and Why has suggested the removal of a recreation center? This is downright offensive.

Page 54, 55: I disagree that the pond lot development should not coincide with the Chamonix or Westmere. Any and all future development should try to adhere to current development.

As I read more and learn more about what has been redlined in this amendment, I cannot see the good in the majority of it. Mountain Village has the potential to remain a world class destination and with the post covid world we now live in things have changed. More people now call this wonderful place home. We no longer need to prove ourselves by building major hotel developments and adding hotbeds. We need to come together and focus on our new community and residents. We need to foster on building a healthy, sustainable community, where residents and home owners come first, not outside developers or TSG. The visitors will continue to come as they always have, and visitors will appreciate the environment of a real functioning

community.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**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:** Thursday, March 10, 2022 2:54:29 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 4:54 PM

<b>Name:</b>	Karen Kirby
<b>Email:</b>	kmk604@comcast.net
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	<p>My husband, Jeff and I have been homeowners in Mountain Village since 2005. We love Telluride (and MV). In the section “How Mountain Village Stacks Up”...I feel comparing us to Breckinridge, Vail, Aspen, Park City, etc...is not what we should be doing. I think most of us are here because it’s not “Breckinridge, Vail, Aspen...etc.” We are a very special town and resort. We chose not to go to those other places. I completely support being a sustainable mountain community, but hope we never try to be like those other resorts. We have a community feeling here...let’s not lose that.</p> <p>Respectfully, Karen Kirby</p>

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**From:** [Herman KLEMICK](#)  
**To:** [cd](#)  
**Cc:** [Rick Greubel](#); [James Royer](#)  
**Subject:** Revisions to Town Comp Plan  
**Date:** Monday, March 7, 2022 2:12:01 PM

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Diane and I previously sent you our objections to the original proposed changes. Once again we oppose the revised plan. It appears the the proposals are driven by the idea we need significant mor development and hot beds. We do not agree. The proposed 4 seasons is adding and additional 100 or so. We were apposed to that. We do not need 3 new Peaks in the village nor do we need to rezone/designate the density of any lots/sites. This will only benefit the developers and Telski, not the residents. As to the issue of work force housing there is plenty of it in Norwood, Ridgeway and Montrose. In the Miami Coral Gables our work force comes from Broward County, Homestead and Florida CIty. They all have between 45 and 90 minute commutes by car everyday. The proposals will only interrupt the life style an peaceful life we have in the village. The proposals do not address the issues that the additional construction, dirt, noice and traffic they would add for long periods of time. We support John Horns' objections and adopt them too. Herman and Diane Klemick, 100 Aspen Ridge #23.

Sent from my iPad

To the honorable Mountain Village Town Council,

Let's create a Comprehensive plan that we look back on and say:

"Wow! We planned well for our future!"

- We have neighborhoods that our residents are happy to live in, and, in turn, take care of our public spaces.
- Our infrastructure planning will meet our needs over the next 2 years, 5 years, 10 years, and beyond.
- Our Comprehensive plan values our residents' feedback provided through both the Mountain Village survey, and by listening to the input through public comment letters.

Mountain Village has many stated goals. Let us focus on working towards current goals such as: safety, green living, and supporting multi modal transit. Additionally, I would like to see revitalization of certain MV facilities, and most importantly **smart** development.

### **Emergency Preparation**

Seeing footage of the recent wildfire in Boulder makes it imperative that we plan for fire or other natural disasters. We need to develop an Emergency Plan and communicate it to all residents. Here are some things I would like to see:

- A wild fire risk assessment study needs to be completed. It should address fuels and fire behavior in our landscape. It should also identify fire breaks and safety zones, such as portions of the golf course, where residents can reasonably take cover.
- The Meadows is a dense population center. Besides Adams Ranch Road, the Meadows needs an alternate egress route. The egress route I suggest is up the Golf maintenance road, and then connect with Russel drive. It is close to our major population center, and it provides an easy connection to MV Boulevard.
- The Emergency Plan should address ways that immediate evacuation is communicated to all residents, and which roads fire trucks will be using to access the Meadows neighborhood. Is there a way to widen Adams to provide 2 right lanes, if needed, during an emergency?
- Overall there is not enough parking in the Meadows, so many residents have to park in the fire lanes. Parking was not prioritized in previous plans/developments. On busy weekends I see visitor's vehicles spill out of our parking lot, and park up the fire lane up Adams Ranch. We need to figure out additional parking solutions.

### **Green Living**

Mountain Village has a Zero Waste goal; let's actively work toward this goal!

- Our year round population center in the Meadows, would likely commit to a Composting system if it was available in a central location. Purchase equipment to make central composting easy for residents.

- Offer Plastic Film recycling in the Meadows as well as at another location in the Town Hall subarea.
- Provide access to proper disposal of large items (monthly?)
- Please provide incentives for golf maintenance, and other small vehicles and equipment to **switch to electric**, in order to reduce emissions, with the added benefit of quiet engines.
- Ensure all businesses have access to recycling and are using it! I know a number of businesses in MV buildings are not able to recycle because the HOA does not pay for recycling services, or the HOA doesn't provide space for recycled material to be collected. Our largest hotel only recycles cardboard, even though they have recycling bins in the rooms and throughout the public spaces. The recycling gets thrown in the trash, because it is considered to be too much of a hassle to actually have it recycled. Actively work with businesses to ensure access to recycling and compliance.
- Require hotels and new developments to provide 100% of housing on site. New developments should not expect the town of Mountain Village to build housing, nor should they rely on employees commuting long distances; it increases emissions, and is dangerous for the employees.
- Mountain Village is going through a huge construction boom; please consider methods for construction recycling.
- Prioritize green development, and sustainability in building, through the use of recycled materials and engineered lumber created from dead standing pine. Additionally, continue to incentivize use of solar, as Mountain Village has been a leader in this effort.

#### **Multimodal transit/safety:**

Much of this has been discussed, but I'd like to reaffirm priorities:

- Chondola improvements, and continuing our free public transportation system.
- Value existing trails, which are widely used, and beautiful. Rerouting trails should not be taken lightly! Trails need to continue to provide solitude and natural beauty.
- Create biking/walking lanes the full length on Adams Ranch and Country Club Drive.
- Strive for sidewalk development - many of our residents are 60-75. These folks need safe, paved places to walk.

#### **Rebranding the Telluride Conference Center**

Perhaps it is due to Covid and the ease of Zoom meetings, but large scale conferences and trade shows have diminished. Our Telluride Conference Center is now used primarily for festivals and events: Mountain Film, Bluegrass late night, Ride late night, Blues and Brews late night, Telluride Film Festival, Telluride AIDS Benefit, etc. Let's embrace this and grow it!

~~Telluride Conference Center~~ = **Mountain Village Arts & Events Center**

Do not pigeon hole this valuable town asset as just a Conference Center. Build new and existing partnerships: TCAH to bring arts and music events, possibly partner with the Nugget to bring first run movies up to Mountain Village, be open to new ideas to have this facility used as often as possible and not left standing empty. Surrounding hotels have their own conference spaces, and they typically require use of their conference space/food and beverage, as part of a group room rate. Are large scale conferences dead, like Block Buster Video stores? Time will

tell, but we want to figure out new uses of our valuable town owned facility. We will continue to have the equipment and assets to hold conferences, but that should not be the name/focus of the facility.

### **New Development**

Slow down! There are three major projects that will dramatically affect the future of Mountain Village, all happening simultaneously:

- Revisions to the Comprehensive Plan
- RFP for development of Lot 644
- DRB application for a gargantuan, luxury hotel on lot 161-CR

**These projects should not be happening simultaneously.** The Comprehensive Plan should be completed, and it should direct all future development. If not, why are we bothering to update the Comprehensive Plan?

Mountain Village conducted a survey intended to direct the Revisions to the Comprehensive Plan. The results were released in June, 2021. The survey showed what our residents value: high quality of life, preserving open space, natural beauty, trail access, lack of crowds. It also pinpointed where residents want to see future development: Mountain Village Core, and the Town Hall subarea. Please respect what our community wants. If our residents' desires are not valued, why did Mountain Village spend money and time conducting the survey?

Please remember that the 2011 Comprehensive plan was in process beginning in 2009, and developed over 2 years. These were years that MV was slowly climbing out of the Great Recession. Prior, and continuing through 2011 (and beyond), Mountain Village's economy was based on real estate. Showing as much density available for the real estate market seemed reasonable and beneficial for the MV economy. There was also limited population in the Mountain Village at that time, so residents likely did not have a grasp on the densities shown, and therefore were not actively involved in the process.

Given all of these factors, it is frustrating to be told that "Lot 651C-R was "always envisioned as a luxury hotel site", and "Lot 644 was always envisioned as a large scale deed-restricted housing development". It was envisioned in 2011, but that does not mean the 644 vision is suitable today. It certainly should not trump community input gained from the MV survey, as well as 100+ public comments submitted in the first revision to the Comprehensive Plan.

Telluride Ski and Golf will be proposing a housing development on 651-A in the Meadows. It is essential for TSG to build housing for their employees. 651-A has significant density, and likely variances will be requested to increase the density. The Town of MV should see the 651-A application moving ahead before development of 644, so we know what the buildout of these two lots looks like together, before decisions are made on 644. 644 is the last Town of MV owned lot in the Meadows. We want to make sure that development here makes sense, and honors the character of the community.

And let's talk about the elephant in the room: Currently TSG is an independently owned ski area. There are no assurances that will be the case in a year, 2 or 3 years from now. A giant luxury hotel makes Telluride more desirable to purchase by a ski conglomerate. Do we actually want/need another giant hotel that won't be able to be staffed because there is no housing for their employees? The vision of a luxury hotel in 2011 on lot 161C-R did not grasp the difficulties we now face: lack of employees, and lack of housing. If this hotel moves forward, the hotel needs to have a combination of housing for their employees, and additional community housing to off-set the strain on our schools, transit, and medical center. Following the results from the survey, development should be focused in the MV Core or Town Hall subarea - this includes community housing. Residents did not show the Meadows as a place they wanted additional development. The Meadows cannot be the dumping ground to house employees for all companies. The residents have spoken. Why is it being ignored?

Lot 161C-R was recently purchased by TMVOA. I recognize that the town "wants to work well with our partners" but TMVOA and TSG should not be able to twist the arm of the town at the expense of our residents' needs and values.

Of course a new property on 161C-R is desirable to any developer because they can sell penthouses, and all of the hotel rooms that owners can use when they visit, but keep in the rental pool when they are not occupying the unit. Why would our town prioritize a rich developer getting richer at the expense of our community?

The Comprehensive Plan should drive development, and not the other way around. The Comprehensive Plan needs to be well thought out for the future of Mountain Village. Please slow down, and listen to your residents to keep Mountain Village on a positive path for the next 10 years and beyond.

Thank you,

Heather Knox  
327 Adams Ranch Road #402  
(970) 729-3362  
Hknox9500@gmail.com

**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](#)  
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**Date:** Friday, March 4, 2022 1:19:42 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/04/22 3:19 PM

<b>Name:</b>	Sarah Landeryou
<b>Email:</b>	slanderyou@telluridelibrary.org
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	Hi, Speaking as the Director of the Wilkinson Public Library, I'd like to discuss possibilities of outreach and access to Public Library Services in Mountain Village. I see that there are mentions of a library throughout the Plan document. Thank you! Sarah 970-728-4519 ext. 111 slanderyou@telluridelibrary.org

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**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](#)  
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**Date:** Friday, March 4, 2022 1:17:33 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/04/22 3:17 PM

**Name:** Sarah Landeryou

**Email:** salanderyou@gmail.com

Please continue to improve The Meadows for year-round residents. Consider a ban/prohibition on short-term rentals to maintain the neighborhood/local resident integrity. There are plenty of other places for short-term visitors to stay, and they do not need to stay in the Meadows.

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

In all, I agree with the following: \*Improve connection to Mountain Village Center and/or Town Hall Center Subareas with a year-round chondola and/or pulse gondola; \*Provide a paved trail for pedestrians and cyclists from the Meadows Subarea to the Mountain Village Center Subarea. • \*Provide multifamily residential dwellings, protected as deed restricted units, for year-round residents. \*Provide an amenity for the neighborhood, such as a day care and/or public Library. • \*Eliminate light industrial uses at Prospect Plaza and replace with deed restricted housing.

It is important to build housing for locals; the Meadows is a great place to live and offers quick access to so many trails and to the highway. It really is a gem that more local people should be able to experience with the addition of affordable housing units.

Also, please protect the natural beaver habitat, as these animals are an important part of the ecosystem and bring a lot of value to the Meadows. I understand some people do not like the beavers, but I think that they are vital to maintaining a true mountain living experience. The natural wetland they have created is amazing.

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**Date:** Tuesday, March 8, 2022 12:54:15 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/08/22 2:54 PM

**Name:** Jim Lord

**Email:** jim@jameswlord.com

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

Thank you for requesting additional comments on the towns comprehensive plan. I believe the key takeaway's from the May 20 community survey of 1) preserve natural areas and protect open space 2) Maintain unique community character and 3) development and growth should be done carefully should drive all future development. Unfortunately, when I look at the most recent draft of the MV Comprehensive Plan I see huge areas of development that ignore community input. I especially believe that new hotel development projections are substantially overblown and can't imagine how they plan on staffing these projects other than stealing staff from existing properties. I think there is a place for a higher end project near the gondola but the current size, scope, and initial design of the Four Season Project seems overblown and not in the character and design of the local community. Telluride and Mountain Villiage are very special communities that are desirable because they haven't been over built. It seems the first part of any plan needs to address the shortage of employees and local housing before moving into any major development. Ignoring this reality will only continue to exacerbate issues that are growing in our

community and likely lead to lower quality of life  
and lowering the overall value of existing properties.

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**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:** Thursday, March 10, 2022 8:24:20 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 10:24 AM

**Name:** Joan May

**Email:** joan@joanmay.org

Dear Mountain Village Town Council, March 10, 2022

Thank you for your hard work on this important Comp Plan revision and for extending the comment period and encouraging more public input.

I was relieved, in the January council meeting, to hear overwhelming support by council for the requests from residents to the Comp Plan revision. I particularly appreciated Mayor Benitez's remarks that additional Meadows development of lot 640, the Meadows Parking lot, and the shops area for housing, and Big Billie's for a hotel, should be taken off the table. Unfortunately, with the exception of Big Billie's, that direction doesn't seem to be reflected in the current version of the Comp Plan revision, and I ask that you correct the Plan to reflect that direction. Specifically, please remove the 70 housing units envisioned for the shops area, the 10-20 units for the Meadows Parking Lot, new units at Prospect Plaza, and the 15 additional units at Mountain View, and please reserve the field/park at Mountain View as a park, as it is the only field in Mountain Village and is treasured as such. Meadows

Residents deserve certainty in what to expect in the future. Thank you!

I applaud Councilmember Berry's commitment to improved infrastructure before more development occurs.

I also very much appreciated Councilmember Prohaska's observation that since the original Comprehensive Plan was adopted 11 years ago, no new hotels have been built, yet by every measure of economic vitality, Mt. Village's economics are excellent. Maybe we don't need a new hotel!

If a new hotel is considered, please heed the requests by many of your constituents that a location for housing for the 200+ new employees such a project would create, be determined and secured before any such project is approved, and that employee housing must be included in the hotel project and dispersed throughout the Mountain Village, not just in the Meadows, after a full public discussion. We are all well aware that there is not enough housing for workers for the many existing businesses. So let's not add to that problem. Maybe one of the hotel sites would be appropriately rezoned for deed restricted housing. Each hotel site should include onsite employee housing.

The original Comprehensive Plan, created from 2009-2011 and adopted in 2011 was written during the worst recession since the Great Depression and reflects the desperation felt at the time for new-visitor economic stimulation. That is no longer our situation and the revised Comp Plan should reflect current-day reality.

The densities proposed in the original Comp Plan seemed astronomical to citizens in 2011, but we were assured that density increases envisioned in the Comp Plan were the outside limits of capacity: the idea was to put everything possible in the Plan, with the knowledge (restated in this current Amendment process, and again at the December Council Meeting) that a Plan is not zoning—it's conceptual and each new proposal will be thoroughly vetted for appropriateness and specifics.

My neighbors and I were shocked to see, after the 2011 Comp Plan was adopted, that the density on

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

lots 644/651A was changed, from 59 to 108 units. (41 units on 644 and 17 units on 651A.) This change was made sometime after the public sessions ended but appeared in the final Comprehensive Plan.

Public comments to the 2021 version of the comp plan were overwhelmingly in support of rethinking and revisiting Mt Village's 2011 post-recession Comp Plan. We are no longer in that time period, and residents have clearly asked that the revised Comp Plan emphasize maintaining what Mt. Village is, rather than continuing the growth-mode that we were in for the first 25 years of Mt Village's existence.

In 2015 during the citizen's-initiated ballot measure discussions, Mt Village Planners assured Meadows residents that Lot 644 would never be built because the rocky hillside wouldn't be feasible for construction. Now the 108-density number for the hillside is presented as "this has always been the plan." (These are the words of the Planners at the Jan 20 Council meeting.) This is simply not so! It was not as such in the original Plat and it was not in the discussions during the 2011 Comp Plan, and even in the final Comp Plan it was inferred as an outside limit of density.

I am also troubled that there is quite a bit of development already in the works at the same time as you are revising the Comp Plan. A new hotel that might add hundreds of new employees, an RFP for Lot 644 that was released with no public vote or public discussion by council, consideration of ADU'S with no deed restriction requirement. All of these should be considered within the scope of your Comprehensive Plan Amendment process.

Personally, I have benefitted greatly from Mt Village's Deed Restricted Housing program, as have my neighbors. I have worked hard in our region for deed restricted housing and will continue to do so, and I've supported every new development in the Meadows, even the ones that weren't in the initial Plat Map (including The Boulders) because it helps the overall housing shortage. But there are limits to everything, and there have to be solutions in addition to the Meadows for affordable housing. Any new development of the Meadows should be at the scale of what the Meadows has grown into over

the last 30 years. The current proposed densities for Lots 644 and 651A would radically and negatively change the character of the Meadows.

Any new development must be preceded by adequately improved infrastructure, including improved transit, parking, walkways, recreation trails, internet, and noise and light mitigation.

I hope the new Meadows Committee will discuss whether appropriate density in the Meadows has already been met, or what infrastructure would be needed to comfortably accommodate growth, before moving forward with any development in the Meadows. I hope that any new hotel will have dedicated housing for all its new employees. Most of all, I hope that there will be thorough public discussion in a public forum of the pros and cons of these projects.

I do hope that those who are commenting will have an opportunity to have specific questions answered in a public meeting with Council and staff. Town Council specifically solicited comments and questions on this, however, to date Town Council has not addressed or detailed how public comments are reviewed, analyzed and taken into consideration in this Comp Plan amendment process.

Thank you for your hard work and dedication to our community, and for taking constituent views into consideration in planning the future and Quality of Life in Mountain Village.

Sincerely,

Joan May | 308 Adams Ranch Road #12

3/9/2022

We'd first like to recognize and commend the Town Council for listening to the feedback in the Comprehensive Community Plan Survey and the public comments on the first draft of the Comprehensive Plan.

In response to this feedback, the Town Council commendably and appropriately reduced the number of hotbeds, decreased density and maintained open space designations. Well done!

My comments on the revised draft are as follows:

#### 1. Omissions/Misrepresentations

The revised draft of the Comprehensive Plan does nothing to memorialize the feedback from the recent survey or the public comments to the first draft of the Comprehensive Plan. That feedback clearly indicated residents' primary concerns were the increased density, more people in the town, impact on the mountain and trails and negative impact of density on community character. This sentiment was also reflected in the public comments to the Comprehensive Plan, where fully 131 of the 136 comments expressed concern about increased density in one form or another. The Town Council clearly took this feedback into account in making its decision to reduce the number of hotbeds – yet there is no reference whatsoever to this overwhelming feedback in the current draft. Bizarrely however, the current draft does reference the 2010 survey!

This omission is significant because the Town Council took it into account in making its reductions. Additionally, on page 4 of the current draft it states, "Most importantly, the citizens of Mountain Village shaped the Comprehensive Plan by attending public meetings and sharing constructive, helpful thoughtful perspectives on the various issues". However, there is no reference or inclusion

of this very clear input in the current draft, yet on page 27 it states the “Comprehensive Plan... represent(s) how the community wants to move forward.” No it doesn’t! And it would be misleading and misrepresenting the residents to say that it does.

As a stand-alone document, without the benefit of the feedback citizens took an extraordinary amount of time and thought to provide, the plan revision reads like its title should be “The Comprehensive Hotbed Plan” (just count the number of pages on hotbeds, or the number of times the word hotbed occurs, or the pages dedicated to the adverse impact of hotbeds on the community).

And, as it “provides a policy guide for the Town Council, DRB and staff” (page 27), the guidance it is clearly providing them is YOUR JOB TO FACILTATE BUILDING MORE HOTBEDS. Yet the community has clearly expressed its concerns, the Town Council has reacted to that, but there is almost no mention of these concerns in the current draft.

## 2. Economic Case for Hotbeds

There may a good economic case for hotbeds, but it’s not reflected in this current draft. Certainly, through the verbal comments the consultants MIG provided to the Town Council, MIG are hotbed-true-believers. Perhaps they don’t believe they need to make a convincing case?

For example, page 34 of the revised draft contains the very good question, “why should we plan for more hotbeds when we have so many rooms to fill?”. The answer to this very specific question could not be more vague; “lies in historic trends and in the long-term picture.” No details on trends or description of the long-term picture are provided.



Indeed, using the data that is provided (page 10) would lead to a different conclusion and policy priorities than to build new hotbeds. The occupancy provided for Mountain Village relative to the average summer and winter occupancy of other communities reflects that while MV's winter occupancy of 54% is 80% of the average of other communities, MV's summer occupancy of only 30% is about half that of the other communities. (Seven out of ten hotel beds are vacant for the entire summer and the proposal is to have a primary policy of building new hotbeds – this does not make any sense.)

The data provided would lead to the conclusion that the biggest opportunity for “economic lift” is not building new hotbeds, but concentrating on increasing summer traffic. This would lead to policy statements on things like marketing (I've seen many winter advertisements for Telluride/MV but none for summer), concerts, festivals, transportation, conferences, improved medical and encouragement to refurbish existing, under-utilized accommodations so they are attractive to visitors. Why would you have a policy of encouraging new hotbeds with its negative implications on workforce housing, density, spoiling existing communities, etc. where there is much more opportunity and far less negative impact in improving what already exists?

Perhaps because true-believers don't adapt their cookie cutter solutions to the specific issues Mountain Village faces? The economic case provided is not only wholly inadequate, it's dangerous; it would lead Town Councils, DRBs and staff to focus on encouraging new hotbeds, whereas there is a far bigger gain and far less downside and exposure if their attention was spent on increasing summer traffic with attractions and refurbished accommodations. Saying the safety net is that the free market won't develop new hotbeds unless it makes economic sense should be true (but not always – for example, La Montagne) but meantime there are large, more easily captured economic opportunities being missed.

### 3. No Peaceful Enjoyment

With the aforementioned omissions of surveys and public comment, wrong-headed economic analysis and encouragement of hotbeds by policy, this document as currently written is clearly detrimental to residents. Not only does it encourage Town Council, DRB and staff to develop hotbeds and increase density contrary to what residents expressly said they do not want, it omits the very arguments the current Town Council leaned on to reduce the number of hotbeds.

If residents are not able to rely on the Comprehensive Plan to provide any guidance on quality of life as was clearly stated in the survey and public comments, they will always have to be vigilant about any development proposal; what extreme densities are being proposed in existing neighborhoods, what open land is being destroyed, what building codes are being waived, what access roads are being developed, what safety hazards are being created, etc., etc., etc.?

We want the Comprehensive Plan to provide guidance and policy on the peaceful enjoyment of my property, neighborhood and community. We don't want to be in the position of constantly monitoring the implications of a wrong-headed hotbed policy.

#### 4. Requests to Council

- Include a summary of the recent Comprehensive Community Plan Survey and public comments in the revised comprehensive plan. Future Town Councils, DRBs and staff should benefit from residents' feedback and residents should be able to refer to this feedback in the Comprehensive Plan when commenting on future developments.
- Challenge the MIG-provided case for hotbeds before making this the primary focus of economic development. There probably is a case for some new hotbeds, but by risking all the policy eggs in this one basket while there is so much more opportunity elsewhere (without all the downsides of increased density) seems like a giant policy commitment and distraction in

the wrong direction and significant exposure to another failed development.

Finally, the Town Council showed good, strong leadership and, indeed, courage in reducing the number of hotbeds. But this was a course correction which will be forgotten with the passage of time. Please take the next step and include the public feedback in the Comprehensive Plan. Without that, the many residents who made their comments will not be able enjoy their property, neighborhoods and community in peace.

James & Cindy McMorran  
256 Country Club Drive  
Mountain Village

**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](#)  
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**Date:** Tuesday, March 8, 2022 11:07:41 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/08/22 1:07 PM

<b>Name:</b>	Nancy Wagner
<b>Email:</b>	lnancy.wagner@gmail.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	<p>I am NOT in favor of adding the number of hotbeds as proposed beyond that of the pond and gondola lots, 161CR &amp; 109R. Any new hotbed development should only be done in areas currently zoned for hotbeds and must include: fit with existing neighbors, additional workforce housing, parking and traffic mitigation plans.</p> <p>It is paramount that the 2021 Comp Plan Community Survey results be respected.</p>

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**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:** Thursday, March 10, 2022 8:51:49 AM

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**Formstack Submission For: [Comprehensive Plan Amendment Contact Form](#)**  
Submitted at 03/10/22 10:51 AM

<b>Name:</b>	Amy Olivier
<b>Email:</b>	mtnlouise@gmail.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	Thank you for making the changes and keeping the Meadows for long term residents. Please help us get rid of the random open market unit in Parker Ridge. Too much unnecessary conflict between tourist and working locals. Thank you for listening.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**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:** Friday, March 4, 2022 2:11:41 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/04/22 4:11 PM

**Name:** Robert and Susan St.Onge

**Email:** sstonge1@hotmail.com

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared**

We have strong concerns about the overpopulation and sustainability of our Telluride/Mt Village/Down Valley region.

Specifically we are concerned that changes to the well-thought out Comprehensive Plan for 30 years will be changed to increase density, allow less infrastructure and Mt. Village amenities for the neighborhoods. Please consider that the plan was created to "both encourage future development while controlling unbridled growth under the guidance of the Comprehensive Plan". Exactly. Leave it as is. It was 'planned' for 30 years for this very reason! The 'prescriptions' you want to dissolve were there for good reason: to guide the Town to provide niceties and necessities and to control the growth. Instead of removing the prescriptions for town amenities-prescribe them. Keep the density down within the Mountain Village TO ENHANCE QUALITY OF LIFE, AND TO PREVENT OVERPOPULATION, OVERCROWDING AND INFRASTRUCTURE STRAINS. Please remember this and remember the survey responses that requested less density.

We are 49 year residents in the Telluride region; and we feel the density construction impacts in all area

**with council,  
staff and our  
consultants):**

towns, on our roads and within our trails and town systems. I am on the San Miguel County Open Space Commission and the Town of Telluride Open Space Commission and I urge you to add as much Open Space as you can to enhance quality of Life in the future. Specifically please do not add density to one neighborhood like Meadows. Lesson the numbers you are considering. Create more Open Spaces in each neighborhood and fewer houses or apts. Do not increase the #s of density. Less is more and Quality of Life is more valuable than any density that may make developers or realtors happy. We all know this in our hearts; please act with integrity and foresight for a better future for Mountain Village and our region. Thank you for considering our thoughts and for acting on public opinion of the survey.  
Susan and Robert St.Onge

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**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:** Thursday, March 10, 2022 9:07:36 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 11:07 AM

<b>Name:</b>	Frost Prioleau
<b>Email:</b>	frost@prioleau.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	<p>Page 52- Reduce Target Maximum Building Height for Lot 161CR to 68 feet, same as Parcel G Gondola Station. Given the higher elevation of parts of Lot 161CR, a building taller than this will not be in character with the other buildings in the Mountain Village Core, and will block views, cast shadows, and otherwise negatively impact surrounding properties.</p> <p>Page 56- To stay in character with the buildings in the Mountain Village Center and minimize negative impact on surrounding properties, ensure that the maximum roof ridge height of buildings on Lot 161CR does not exceed an elevation of 9,610, the same height as is prescribed on neighboring Parcel G Gondola Station.</p> <p>Page 57, Parcel J - Provide at least 4 pickleball courts to accommodate growing demand and interest.</p>



**COLEMAN & QUIGLEY, LLC**  
**Attorneys at Law**

Joseph Coleman  
Isaiah Quigley  
Timothy E. Foster  
Stuart R. Foster

2454 Patterson Road, Suite 200  
Grand Junction, CO 81505  
Telephone: (970) 242-3311  
Facsimile: (970) 242-1893

March 10, 2022

Via Email: *council@mtnvillage.org*  
Town Council Members, Town of Mountain Village

Via Email: *cd@mtnvillage.org*  
Design Review Board Members, Town of Mountain Village

Re: Lot Owner Comments re: "January 26, 2022 Comprehensive Plan Amendment"

Dear Council and Board Members:

Thank you for accepting and considering comments (from owners of homes and lots located in the Town) concerning the Comprehensive Plan Amendment (the "CPA"). Such a process is an essential step in achieving the difficult but necessary task of implementing amendments that both supplement omissions in the current Plan while also recognizing the success the Town has achieved and taking care not to allow changes that harm prior successes. Finally, the consideration of community input is essential if the Community is to support the CPA.

Because of my unique history with the Town, I was retained by 4 Town lot owners (Lot 102, Lot 104, Lot 89 2B, and Lot 89 2C) to review the CPA. I was requested to present their concerns to you with the hope that their concerns would be considered before any final Comprehensive Plan Amendment was finalized.

My history with the Town predates the Town (and even the Mountain Village Metro District). In 1976, I represented the ski company (Telco) when it was owned by Joe Zoline and the company year-round employees numbered in the single digit. The "Town of Mountain Village" was a wonderful dream that was at best outlined on paper. I later had the good fortune of working for the real founding fathers of the Town of Mountain Village, Ron Allred and Jim Wells. They, with the aid of many dedicated employees, turned a dream into a spectacular reality. First the Metro District and later the Town of Mountain Village grew into a Town worthy of its world renown reputation. This transition was not by chance; it was planned; the early and then later buyers learned they could rely on zoning to first create and then preserve neighborhood and location for residential density and commercial activity. Stability of uses not only preserved value for all its greatly multiplied the values. I lived through and can see the wisdom of planning, both the exclusion of developments that did not fit the Town planning (and appearance) and the stability of zoning that has fostered many multiples of past residential lot values.

The Town has achieved spectacular success. However, preserving and expanding that success is not more difficult. You currently face the reality (and near impossible task) of being expected to always please the Town's residential population, the Town's large ski and tourist visitors, diverse commercial interests and large and often demanding "never stop growing" developers. You owe the owners of land within the Town a fiduciary duty to act in their best interest, even where you face conflicting interests. The best possible CPA provides you guideposts to follow and thus "cover" from third-party (often self-interest motivated) criticism where you are simply implementing the CPA. Adopting the best possible CPA at this time will result in the 2050 Council and Board Members looking back and appreciating your 2022 services as much as you owe a debt of gratitude to those who planned the Town during those early days in the 1980's.

The Town's current spectacular success was achieved by respecting the promises and certainty of zoning districts that protected neighborhoods. Now, mass and size of new developments must be considered where higher density adjoins single-family zoning. Owners of single-family residential lots, that have for decades been adjacent to open space or relied on planning and zoning to provide a reasonable "transmission" to higher density now need more clarity as to the appropriate "size and mass" of new projects and if a project respects the particular unique community that was planned for the area (concerns identified in the May 20, 2021 Community Survey Comprehensive Plan Survey Results). Open space, single family residences are building blocks of the current Town of Mountain Village, characteristics that most towns wish for but will never attain and which the CPA can and should preserve and improve on by only changing the land planning for issues that in 1980 were not pressing or identified.

No one who has a right to vote for Council members has a right to impose their will onto you; to expect you to violate your fiduciary duty. Similarly, you must not let your personal preferences (or even the wishes of the ski company) and clearly not the financial interests of non-resident developers control your decisions on any CPA issue. Rather, you owe a fiduciary duty to act in the best interest of the Town voters, whether they voted for you or not. You have a difficult job which the CPA can make more manageable, if it contains actual parameters that can guide your decision. For this reason, the lot owners I represent request that I submit the following issues on their behalf.

**I. Summary Comment to Comp Plan Amendment:** The Town is what it is, and the Town will remain a world class ski/resort community, because earlier Council and Board members followed and hopefully this board will include in the CPA the following guiding zoning and planning concepts.

***The Town should and must grow. The Comp Plan, in the past, and the CPA into the future, provide guidance to developers and protection to existing residential lot owners. Owners of single family lots relied on existing zoning when purchasing their lots. Future development must respect existing neighborhoods that the earlier Comp Plan authorized. Planned Single family neighborhoods are the foundation of the Town. Such neighborhoods have the right to build out consistent with the zoning. Adjacent areas with different***

*zoning need to transition to the different use by placing abutting structures that are of similar size and mass as residences so as not to 'wall in the resident' or destroy views or residential privacy.*

Zoning has a beneficial purpose, preserves value and should only be changed when long-standing circumstances prove that the existing zoning is now inappropriate.

## **II. Specific Comp Plan Amendment Comments**

**A. Short Term Rentals (“STR”) vs “hotbeds”.** The Comp Plan Amendment proves an opportunity to clarify the Town’s position on the comparatively new STR arrangements. The current draft of the Amendment potentially leaves confusion between STR and hotbeds

Travelers understand what a hotel provides, e.g., regular maid, cleaning services, change of sheets and towels, 24-hour desk services, and various other amenities, depending on the branding and classification of the hotel. Guests generally stay a day or a few days. Hotels provide what is understood as “hotbeds.”

STRs are condos or house rentals where the owners rent entire homes for a few days or longer to one or upwards of a large group of renters. However, the owners provided few “guest services” and do not offer (or are expected to provide) standard hotel services. Rather STRs provide full sleeping and kitchen facilities of a home and the renter provides his own service and thus STRs do not afford restaurants or bars the level of business a hotel would generate. Condo and house STRs do not replace hotels; STRs usually command a higher daily rate than hotels because they include full kitchen, often laundry facilities, and allow occupancy greater than hotel occupancy limits. They should not be equated to “hotbeds”. This conclusion is demonstrated by the opening of a new (and first) general hotel in Copper Mountain. For years, Copper Mountain offered condo and home rentals and that practice continues as STRs. If STRs and hotbeds were synonymous lodging options, the large STR offerings at Copper would have limited the demand for hotbed hotel rooms. However, when a hotel did open this ski season at Copper, the occupancy rate has been great. STR’s did not fill the need for hotel hotbeds. Certain people want hotels because they either need or want amenities beyond what a STR offers.

Yes, true hotbeds can aid the ski company and other businesses; a good thing (to the degree the other businesses can locate staff to serve the added customers). Whether the CPA is correct in planning for 466 to 552 additional hotbeds is beyond the scope of this comment letter. However, the lot owners who authorized this letter seek CPA clarity that recognizes that STRs (or units deed restricted to STRs) are not substitutes or for hotbeds. Conversely, if condo and home STRs are considered hotbeds, an accounting of such STRs is needed and the 466 to 552 of planned hotbeds should be reduced accordingly. Finally, because both hotels and STRs are “here to stay”, if the CPA is to rely on STRS, they need to be deed restricted for STR use so the Town is not left with all owner occupied STRs over holiday, resulting in inadequate hotbeds to meet the demand precisely when the demand is known to be the highest.

**B. Future Development Must Fit In With the Surrounding Neighborhood.**

My clients are lot owners and applaud the CPA, sheet 45, quoted in part below.  
8. APPROPRIATENESS AND FIT OF LAND USES. Land uses envisioned by the Comprehensive Plan are designed to ‘fit’ into the surrounding neighborhood to **ensure appropriate scale and context to the surrounding natural and built environments.**

Enforcement of this provision is a great start at insuring, for example, that single-family home is not “dwarfed” or majestic views are not blocked by a developer consumed by a desire for extra profits by building a massive structure, at the cost of a neighbor losing privacy and views. Commendably, the CPA directs consideration of the “appropriate scale and context” of a new development to the “surrounding natural and build environments”. Unless clearly advised before-hand, developers will seek to maximize profits by maximizing lot coverage, mass and height, arguing that the projects “fit” the neighborhood. Conversely, the existing neighborhood will oppose anything but a “mirror image” of the neighborhood, claiming the proposed development does not “fit”. Ambiguity leads to disputes which lead to protracted hearing and ultimately risk litigation. Reasonable CPA guidelines (not mandates) as to what “fit”, “appropriate scale” and “context” means (and what would be an “acceptable”) will forestall many disputed hearing and risk of costly delays that litigation would cause. Better to address such issues not, rather than some court stepping in to define such terms. What would be an unacceptable deviation from the neighborhood is a serious omission from the CPA.

The CPA should seek to eliminate ambiguity wherever possible. Parameters for the concepts “fit”, “scale” and “context” need only be guidelines but, as written, the CPA provides no guidelines to help the homeowner or the developer. With no standards the Town staff may devise its own standards and as staff changes the standards could change. Such issues are best left to Council in the first instance.

My residential lot owner clients believe that quantifiable standards governing “fit”, “mass”, and “scale” are some of the most important provisions needed for a viable CPA. As others have noted, even the necessary and admirable supplying of workforce housing must satisfy the “fit” the “scale” and context of “surrounding natural and built environments”. The current CPA should include such clarification.

### **C. Workforce Housing.**

Despite past good intentions, workforce housing is inadequate, and the problem continues to grow as the Town prospers. Absent a clear mandate in the CPA that requires each commercial development include workforce housing for ALL workers needed for operating the development, the existing workforce problems will increase The CPA should stop pretending the problem will go away; the problem only gets worse with each new commercial development that fails to house its entire workforce. This problem cannot be allowed to continue for the next 30 years. Why should a developer be able to complete a development, reap a current profit, (usually) take the profits out of the community, and leave the community without adequate housing for the development’s workers? The CPA must clearly state, no development will be considered without a viable plan for housing the entire workforce needed to service the development (or for

projects and adequate cash payment to a workforce housing fund). It is unfair to take Town funds to help uncooperative developments.

If workforce housing is proposed outside of the Town limits, the developer should be required to include a mass transit plan, so the commuting workforce does not overwhelm an already existing lack of adequate parking spaces for cars (e.g., consider parking at the Peaks). Properly handled, a workforce community will evolve, containing both owner occupied and rentals homes (and at least essential needs close by supplies). Your predecessors planned and oversaw the construction of a world class ski/resort Town; the CPA affords you the opportunity and imposes a duty that your final CPA implement a successful, nationally recognized workforce housing community.

### **III. Conclusion**

The Council and Board took on a difficult task that requires consideration of why certain problems (and need for change) exist and how to achieve the near impossible resolution of competing interests to the satisfaction of all parties. While total success often in an unattainable goal, the comments in this letter provide suggestions for bettering the current CPA. The more Council and the Board consider the community comments, the more community support the final CPA will have. Such support is essential to the success of the CPA and the long-term success of the Town.

Neither you, nor especially me, as a representative of 4 lot owners, have all the answers. However, consideration of the issues raised in this letter create an opportunity to make the CPA and your job function better.

I wish you the best of luck in completing the CPA and thank you and the staff for your time in considering the contents of this letter.

Sincerely,  
COLEMAN & QUIGLEY, LLC



Joseph Coleman  
joe@cqlawfirm.net

xc: Owners of Lots 102, 104, 89 2B, and 89 2C

**From:** [yvette.rauff](#)  
**To:** [cd](#)  
**Subject:** comprehensive plan amendment comment round 2  
**Date:** Friday, March 4, 2022 10:25:36 AM

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Hello,

My comments are similar to the ones I made the first time around.

I think it is critical to the survival of the Telluride/MV community to concentrate on maintaining open space, and protecting the environment, rather than overdevelopment.

Although I was happy to see that the number of proposed hotbeds has been reduced, I believe it is still too high.

I think it is faulty reasoning to think that increasing the number of hotbeds will increase the financial gain of businesses. Maybe short term (but there is too much short term thinking going on in the world these days). The allure of Telluride is in its remoteness, "uncrowdedness" and the beautiful scenery. By overdevelopment to draw more and more visitors to the area you may very well have the reverse effect. Why bother coming here when you can go to many other ski resorts that focus on high volume of skiers and have the same experience of crowded ski slopes and too many buildings?

Also, may I suggest that TSG concentrate on improving the ski resort infrastructure before they even think of building any more hotbeds. I understand that there have been improvements made (snow making, glading etc), however the lift system, one of the important upgrades necessary for a successful ski resort (with happy customers which does not translate necessarily as MORE customers), have been largely ignored and desperately need attention.

I am especially opposed to the proposed expansion of the Peaks and the proposed building of a hotel/TSG club between the gondola and lift 4. The proposed widening of Lost Creek Lane and the construction of a tunnel under the ski run seems truly ridiculous.

I think the wording of the comp plan is so loose that it invites the rezoning of open space whenever the owner of the developments wants to make a little more money.

I ask the people of this community to recall the coal mines of old when the owner of the coal mine owned the mine, the town, the local government and the people. Whatever changes were made were not done to benefit the people of the community and certainly not the environment. I am concerned that we may be heading in that direction: TSG has already managed to gain control of the TMVOA Board. What happens when they similarly gain control of the Town Council and Design Review Board? Any "discussions" about rezoning open spaces, building, etc then will be moot - TSG will own everything and do whatever they choose to do.....and I'm throwing out there for consideration that choices most likely won't be made to keep Telluride/MV the special place that it is now, but rather to increase the wealth of the the owners of TSG.....in the short term, before they bail and leave us with an overdeveloped place where we can only talk about how we wish we would have done more to save the open space when we had the chance.

Sincerely  
Yvette Rauff

**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, March 9, 2022 1:05:30 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/09/22 3:05 PM

<b>Name:</b>	Deanna Rhodes-Tanner
<b>Email:</b>	deanna@foodpartners.net
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	<p>Points I like are (1) encouraging alternate forms of transportation; not driving a car everywhere you need to be, and (2) focusing on deed restricted housing. Item #2 needs specific attention in my opinion; hotels moving into the area should provide solutions on where to house their staff as part of the “package.” The issue of affordable housing for those who support the tourism industry in Mountain Village is not going away. I believe this issue requires as much attention as the items which enhance the lives of owners and vacationers who can easily afford to invest in Mountain Village, Telluride and the surrounding communities.</p> <p>Lastly, I think viable retail should be more creative than souvenir shops; we can do better.</p>

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**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:** Thursday, March 10, 2022 9:23:17 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 11:23 AM

**Name:** Casey Rosen

**Email:** caseycrosen@yahoo.com

I will try to be succinct.

1) Still too much rabid focus on growth/hot beds vs preserving and improving what we have. For example, the Peaks (including its units) should be renovated and upgraded before more hotel rooms can be built.

2) 106 new units on Lots 644 and Lot 651A is way too much density vs the surrounding Meadows community. Impacts will be severe and negative for nearby residents and trails. It makes more sense for workforce housing to be part of new hotels vs forced into existing neighborhoods.

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

3) Page 50 includes language "the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space." This idea is elsewhere in the Plan and is a disaster waiting to happen. One cannot know if they will be next to an active open space that suddenly gets rezoned for development. Impacts = random and grossly unfair erosion of property values since people can't know its coming and loss of piece of mind. There must be



certainty on this issue.

4) Growth without sufficient capacity - the plan provides for a large increase in the number of hotel rooms and other housing units without a corresponding increase in the capacity of the ski mountain, employees to service everything and infrastructure such as parking. Growth without capacity to handle the traffic will cause the opposite of what people want - over crowded slopes with long lines, parking problems, insufficient staff to service the new hotels, restaurants, etc.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**From:** [Diane Klemick](#)  
**To:** [cd](#)  
**Subject:** Guiding Principles  
**Date:** Thursday, March 10, 2022 3:44:50 PM  
**Importance:** High

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The statement below was written by Jim Royer. We are very much in agreement with Jim's three guiding principles.

Regards,  
Diane and Herman Klemick,  
Aspen Ridge, #23

*I recommend 3 guiding principles when ever the Town Council and DRB are considering modifications or implementation of the Mountian Village Comprehensive Plan:*

*There should be no project or program which changes the uniqueness or character of Mountian Village. The property owners in Mountian Village invested in this community for what is, not for what any special interest thinks it should be.*

*Rezoning of any Open Space should be done with extreme care and public review and comment. The Open Spaces of our community are community property and any noticeable change should require maximum public scrutiny and the impacted neighborhood approval. A procedure that assures this scrutiny should be incorporated in the Comp Plan and CDC.*

*All forms of hot and gray bed development and permitting should be done incrementally so that a project's impact is realized and reviewed before additional permits are issued to assure that our village continues to be in "balance"; considering resort facilities, resident and visitor experience, traffic impacts, economic activity and the community's tranquility.*

**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:** Tuesday, March 8, 2022 11:01:38 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/08/22 1:01 PM

<b>Name:</b>	Stephen Wagner
<b>Email:</b>	steve.wags@sbcglobal.net
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	<p>I think we need to be very careful about how we approach any zoning changes and hotbed approvals going forward to ensure we don't lose quality of life in MV we all have come to love. Any new hotbed development should only be done in areas currently hotbed zoned and must include: fit with existing neighbors, additional workforce housing, parking and traffic mitigation plans. I am not convinced we need significant new hotbeds beyond development of a 5 star hotel on the Pond Lots/Lot 161CR/Gondola Station and Lot 109R. We can not let MV become another Aspen or Crested. Overdeveloped resulting in loss of a community feeling.</p> <p>It is paramount that the 2021 Comp Plan Community Survey results be respected.</p>

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**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, March 9, 2022 6:54:34 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/09/22 8:54 PM

<b>Name:</b>	Alan Safdi
<b>Email:</b>	alansafdi@gmail.com
<b>Comments / Questions regarding the proposed amendments to</b>	<p>We came to Mountain Village in the 80s and immediately fell in love. Back then we needed to embrace the growth at any cost philosophy. That time in our history is now gone. We are going to continue taxing our trails, gondola, Ski Mountain, and our neighborhoods by continuing to expand relentlessly. We no longer need growth and significant expansion to keep our community vital. We have to maintain our residential neighborhoods, tranquility, views, and lifestyle we all cherish. We do not want another large resort community with a primary focus on tourists and forget the residents. Nothing in this report addresses the real problem of increasing visits during the off season however if we adopt some of these changes, we will exacerbate the overcrowding in the Village during Peak seasons. We need to protect all neighborhoods in the village and expand and protect our open space. There are already a lot of ski areas similar to Vail and do we want to be another one?</p> <p>The dramatic increase in hotbeds into already crowded areas is going to have a long-term negative impact on the entire village. The land use decisions you make will have far reaching consequences that can never be undone if we continue to expand. The</p>

**the  
Comprehensive  
Plan.  
(Comments  
will be shared  
with council,  
staff and our  
consultants):**

Meadows is already a very dense area if one looks at the number of units. Adding more units to this area will be deleterious to their quality of life. Adding very large and dense units to this area is totally wrong if we are going to maintain the tranquility and views of the Meadows. Lots 644/651C are immediately adjacent to Country Club Dr. which is a neighborhood of single-family homes (and 2 duplexes) and it needs to be consistent with that neighborhood. Lot 126 lies in a single-family neighborhood and a mixed-use commercial development on Lot 126 does not respect or preserve this single-family well-established neighborhood. The survey data is clear that full time and part time residents all want continued growth to be centered around the Mountain Village Center but not in our neighborhoods or reducing or encroaching on our open spaces.

If you look at the survey boards, that I attended, well less than 28 percent of the community wanted additional hotbeds (as defined by boutique hotels, large hotels and Airbnb units). Almost no one wanted to see more Airbnb units  
We want a community for the residents and not a community focused on just adding more tourists to the region.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**From:** [msanders0423@gmail.com](mailto:msanders0423@gmail.com)  
**To:** [cd](#)  
**Subject:** Comprehensive Plan Comment  
**Date:** Friday, March 4, 2022 1:08:27 PM

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I am a full time resident, along with my wife, of Mountain Village. We live on Snowfield Drive. We have come to appreciate the open nature of Mountain Village, its access to a lot of recreational amenities beyond skiing and the overall relaxed lifestyle of our community. As the Town Council considers the amended Comprehensive Plan I would ask that much more consideration be given to the needs of current and future residents, beyond the commercial considerations of TSG. I can appreciate their desire to maximize their opportunities but considering a doubling of the hotbed base seems excessive. I can read from the existing plan that they are asking for less than what was envisioned in the prior plan but the prior plan also didn't envision the addition of 400+ short term rental beds plus the accompanying issues of employee housing, parking/traffic issues that exist with today's infrastructure (parking at the Village Market, anyone?) much less what the impact would be with a doubling of beds.

Wouldn't it seem appropriate to take a more incremental approach since we haven't solved the issues of employee housing, environmental impact and preservation of open spaces that are so important to Mountain Village lifestyle? The prior plan lasted for 13 years and was predictably off on so many fronts. It feels like this plan is a commitment to potential over development without having resolved some meaningful issues. I note that the term "land use" appears 196 times in the second draft so how the land is used MUST be important. A lot of ink is also spilled comparing our shortfall of hotbeds vs Vail, Aspen and Breckenridge (Breck, really?). As a resident, I can't think of many things more aspirational than having fewer hotel beds than those resorts.

I would ask that the Town Council consider a more measured plan that allows for assessment of impact to current and future residents. Why not plan and build out the necessary infrastructure for 33%-50% of what is asked for? TSG isn't going to immediately plan and fund all they desire. Why not hold them accountable and see if they deserve to build out the full plan so we aren't on the hook in years 5-15 of this current plan for something that may be less than optimal?

Regards,  
Mike Sanders

**J. Michael Sanders**  
[msanders0423@gmail.com](mailto:msanders0423@gmail.com)  
781.760.2783

**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, March 9, 2022 4:53:07 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/09/22 6:53 PM

**Name:** Mike Shimkonis

**Email:** shimmytelluride@gmail.com

Dear Mountain Village Town Council,

Thank you for taking the concept of a hotel at Big Billie's out of the draft Comp Plan. The vast majority of citizens who wrote requested that Mountain Village prioritize the high quality of life, open space, and limiting additional density, particularly in the Meadows.

Recent Mountain Village surveys showed overwhelming support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development increases focused in the Mountain Village Core, and the Town Hall subarea -- not in the Meadows. The comp draft plan still shows bigger density amounts in the Meadows area than seems reasonable. When Meadows residents mentioned that the proposed density is the equivalent of five Parker Ridges, that is alarming. That is a lot of cars, noise, dogs, kids and the whole charcuterie of a bunch of people/families crammed into a relatively small area. It would be a bit more palatable if there was a deliberate requirement for significantly increased cable car transportation there. Even then, less

**Comments /  
Questions  
regarding the  
proposed  
amendments to  
the  
Comprehensive  
Plan.  
(Comments  
will be shared  
with council,  
staff and our  
consultants):**

density is appropriate.

While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. Please remove or seriously reduce the following from the Comp Plan: 70 housing units envisioned for the shops area, 10-20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, 15 additional units at Mountain View.

It is also critical that significant infrastructure improvements are made prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.

As the Town of Mountain Village looks to increase “hotbeds” the Meadows cannot be expected to be the only area within Mountain Village to house the hundreds of new employees needed for such projects. Our community doesn’t have enough housing for our existing employees. Thank you for taking our collective community comments to heart, to date.

Sincerely,

Mike Shimkonis  
111 Double Eagle Way  
Mountain Village, CO 81435

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038



**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, March 9, 2022 7:29:55 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/09/22 9:29 PM

**Name:** Emory Smith

**Email:** edwardemorysmith@gmail.com

Thank you for this process. I am in general support of all the Town Hall Center planning.

However, I feel like the input from the Meadows residents has not been heard. Why is all of the affordable housing being put into the Meadows? The Meadows is already dense and border line overpopulated. When the Chondola is not running the bus is beyond capacity. There is not enough parking as is. There are already a ton of dogs. While there has been some reduction in planned housing, there are still way to many units proposed. What about the existing quality of life in the Meadows? When the additional units at the Telski apartments came online that was a palpable change in the dynamics of the Meadows.

Where are the improvements for the current residents? The proposed relocation of the Chondola to Chair 10 is a great idea but does very little to improve the actual living standards. Regardless of any expansion in the Meadows, this year road Chondola should be installed. It seems like there is actually very little public benefit to the Meadows. I have seen many proposed improvements to the

Meadows in the last ten years; zero have come to fruition! The open space needs to be maintained at they very minimum and should be expanded. Note the only location to expand is the Post Office parking lot which in turn gets rid of the parking. I highly doubt that Mountain Village would really every pursue underground or above grade parking with a green space above, that is just too much money to be realistic.

I am in full support of all the comments in the form letter below. The comments from the public have been completed ignored.

"Dear Mountain Village Town Council,

Thank you for addressing some of the concerns expressed in the 130+ comments on the Mountain Village Comp Plan amendment that were submitted prior to the December 9, 2021 MV Comprehensive Plan Town Council Worksession. We appreciate that you took the concept of a hotel at Big Billie's out of the Comp Plan.

The vast majority of citizens who wrote requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows.

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

Additionally, in March, 2021, Mountain Village conducted a community survey aimed to direct revisions to the Comprehensive Plan. The results from the survey were released in June, 2021, and showed overwhelming support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development focused in the Mountain Village Core, and the Town Hall subarea -- not in the Meadows. We ask the Town Council to value and follow the direction the survey results along with the initial and current Comp Plan Amendment comments.

While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. We ask that you reflect Council's intention that following be removed from the Comp Plan: 70 housing units envisioned for the shops area, 10-20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, 15

additional units at Mountain View. Please remove these from the Comp Plan.

Of particular concern to us is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows and Mountain Village.

We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.

As the Town of Mountain Village looks to increase "hot beds" the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our community doesn't have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you're in one, stop digging.

Please make known when and where you will take and answer questions and publicly address the issues that have been submitted by Mountain Village residents through the December Comp Plan revision process, and those submitted in this current phase of Comp Plan Revision.

Finally, we encourage you to finalize the Comp Plan revision with full public participation, before considering any new development in Mountain Village. "

I end this letter asking why the existing residents of the Meadows must bare the full burden of the lack of foresight from Mountain Village.

Thank you for this process ~ Emory Smith

**From:** [Gary Sowyrda](#)  
**To:** [cd](#)  
**Subject:** Public Review...Comprehensive Plan  
**Date:** Sunday, March 6, 2022 6:31:31 AM

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I am Gary Sowyrda and we have owned a home in MV since 2011. My wife and I have 3 married children and 6 grandchildren. We bought in MV because of what the area was already...not hoping/expecting it would materially change (i.e. to be more urban, more crowded, or have more shops and restaurants). I have read and re-read the various drafts, talked with a number of other residents, and was fortunate to have John Horn's "treatise" shared with me. A very thoughtful and extremely well written communication that I COMPLETELY agree with. One comment that particularly stands out to me is "What has already been "built" in our community must dictate what and where future development can occur". In the beginning it was the developer's property but it is now "our" community.

I want to add a few comments from a different perspective. I am an engineer by education and practice and to that end "numbers and trends" are important to me. The comprehensive plan makes assumptions about future revenues, occupancy, etc. by extrapolating trends from the past. But in the last few years our world has radically changed.

1. The sudden increase in new home building is "off trend" and will surely increase the number of people spending time in MV;
2. The ease in renting one's home (due to on-line sites) has been increased and is surely "off trend" with the same above result;
3. Point #1 coupled with #2 exponentially increases the number of people spending time in MV;
4. The ability to work remotely will result in increased days for residents and non-residents to spend in MV.

If forecasts are trended on a changing base, and each change results in under estimating the people/traffic/days etc. the future projections have less credibility. And then the resulting actions regarding hot beds, parking, employee housing needs, water needs, electrical generation, sewer capacities, etc. etc. are wrong and all in the same direction. And there are only so many trails to ski or hike.

Thank you for your time and effort in trying to do what is in the best interests of the community.

gary & susan sowyrda

**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:** Thursday, March 10, 2022 11:47:25 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 1:47 PM

<b>Name:</b>	Rosamond Strong
<b>Email:</b>	rosamond56@gmail.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	Dear Neighbors, Please excuse any typos on my previous submission.  Thank you for your time and service. Rosamond (Roz) Strong Prospect Creek unit #1401 Mountain Village, CO

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**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:** Thursday, March 10, 2022 11:37:06 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 1:37 PM

**Name:** Rosamond Strong

**Email:** rosamond56@gmail.com

Dear Neighbors:

The current version of the Comprehensive Plan addresses some of the Meadows residents concerns, including removing the Big Billie's Hotel concept off the table. Thank you very much. I suggest building a round about at the entrance to Big Billie's for skier drop off and access.

I am still very concerned about the overall density that is still on the books for the Meadows area of Town of Mountain Village.

At this time, my greatest concern is the targeted lot 651 and 644 developments. While I do support community housing, please think long and hard about an additional 106 units being built on the proposed hillside above Parker Ridge. Parker Ridge has 21 units. Parker Ridge has 21 units and the proposed development for lots 651 and 644 above Parker Ridge is 5 times that size. That would be like constructing a building the size of the PEAKS on the hillside in the Meadows subarea. Can you imagine the impact of an additional 351 people, 299 cars and 106 dogs? This is a serious issue and deserves great consideration and thought.

**Comments /  
Questions  
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Comprehensive  
Plan.  
(Comments  
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with council,  
staff and our  
consultants):**

What would you say if The Town of Mountain Village asked to build a building of this size in your back yard?

Adams Ranch Rd was once a lonely dirt road and now it is a busy street. As we have all seen, many of the once empty 2nd homes in Mountain Village are now occupied on a fuller time basis. This is creating more traffic of all kinds; pedestrian, dog, bike, car, delivery vehicles, etc. At this time there are no sidewalks on Adams Ranch Rd and Russell Drive. Please ask the public transportation drivers what it is like on those roads in the busier seasons. My travel experience is scary sometimes on those curvy roads full of blind corners. Sidewalks would be a great addition to those roads. The Town of Mountain Village encourages outdoor activity because it helps support the economy. Safety needs to be a priority issue.

Is anyone aware of all the bicycle riders who come flying down through the Meadows from the Mountain Village core-lost tourists and avid riders. What will happen to the Jurassic trail and the Meadows trail that are used daily, all year round, as transportation links?

Please listen to all the Town of Mountain Village residents concerns about the proposed density for lot 651 and 644. Many residents spoke up when there was an attempt to drastically increase the density of the Telluride Apartments. These same folks, and probably more, are expressing their concerns again.

Thank you for your time and service. I write this with great appreciation for living in a democratic society.

Rosamond (Roz) Strong  
Prospect Creek unit #1401  
Mountain Village, CO

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**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:** Thursday, March 10, 2022 3:19:53 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 5:19 PM

**Name:** Rosamond Strong

**Email:** rosamond56@gmail.com

Dear Mountain Village Town Council,

Thank you for addressing some of the concerns expressed in the 130+ comments on the Mountain Village Comp Plan amendment that were submitted prior to the December 9, 2021 Mt Village Comprehensive Plan Town Council Worksession. We appreciate that you took the concept of a hotel at Big Billie's out of the Comp Plan.

The vast majority of citizens who wrote requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows.

Additionally, in March, 2021, Mountain Village conducted a community survey aimed to direct revisions to the Comprehensive Plan. The results from the survey were released in June, 2021, and showed overwhelming support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development focused in the Mountain Village Core, and the Town Hall subarea -- not in the Meadows. We ask the Town Council to value and follow the



direction the survey results along with the initial and current Comp Plan Amendment comments.

While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. We ask that you reflect Council's intention that the following be removed from the Comp Plan: 70 housing units envisioned for the shops area, 10-20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, and 15 additional units at Mountain View. Please remove these from the Comp Plan.

Of particular concern to us is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows and Mountain Village.

We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.

As the Town of Mountain Village looks to increase "hot beds" the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our community doesn't have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you're in one, stop digging.

Please make known when and where you will take and answer questions and publicly address the issues that have been submitted by Mountain Village residents through the December Comp Plan revision process, and those submitted in this current phase of Comp Plan Revision.

Finally, we encourage you to finalize the Comp Plan revision with full public participation, before considering any new development in Mountain

**Comments /  
Questions  
regarding the  
proposed  
amendments to  
the  
Comprehensive  
Plan.  
(Comments  
will be shared  
with council,  
staff and our  
consultants):**

Village.

Sincerely,

Cristina Candido 327 Adams Ranch Rd.  
Julie Pinson 302 Adams Ranch Rd #14  
Darren Miller 327 Adams Ranch Rd #301  
Gary Rodriguez 302 Adams Ranch Rd #22  
Natalie Sanders 127 Snowfield  
Lynn Holbert 1 Spring Creek Drive  
Erica Jurecki 11 Spring Creek Drive  
Katie McHugh 327 Adams Ranch Rd #302  
Carlotta Horn 261 Country Club  
Virginia Hinshaw 136 San Joaquin Road B301  
Jay Crowell Carol Hiatt 4 Spring Creek  
Tami Huntsman 302 Adams Ranch Road unit 16  
Karen Valaika 245 Country Club drive Unit D  
Roz Strong 319 Adams Ranch Rd #1401  
Margi White 7 Boulders Way  
Brittney Olds 319 Adams Ranch Rd. #1502  
Henry Hintermeister 224 Country Club Drive  
Carol Hintermeister 224 Country Club Drive  
Allen C. Holmes 122 Lost Creek Lane, #K  
Joan May 308 Adams Ranch Road #12  
Dwight & Jeanine Janzen 302 Adams Ranch Road,  
Unit 24  
Dave Doemland 302 Adams Ranch Road #15  
James Boyd 327 Adams Ranch Rd unit 201  
John Vise 302 Adams Ranch Road, Unit 21  
Chris Reap 323 Adams Ranch Rd #2B  
Jennifer Shimkonis 111 Double Eagle Way  
Richard Child 106 Polecat Lane  
Billy Warlock 302 Adams Ranch rd #14  
William Miller 3 Spring Creek Drive  
Tony Jakob 327 Adams Ranch Road  
Zoe Rommel 327 Adams Ranch Road #402  
Hawkeye Johnson 327 Adams Ranch Rd. #703  
Darren Miller 327 Adams Ranch Road 301  
James and Judy Schwengel 319 Adams Ranch Rd.  
#1101  
Rosalea Davis 327 Adams Ranch Rd.  
Richard Idler 101 Lupine Lane  
Erika Builder 308 Adams Ranch Rd. #18  
Blake Builder 308 Adams Ranch Rd. #18  
Melissa Tuohy 308 Adams Ranch Road Unit 16  
Heather Knox 327 Adams Ranch Rd  
RosaLea Davis 327 Adams Ranch Rd.

**From:** [JOLANA VANKOVA](#)  
**To:** [cd](#)  
**Subject:** Comprehensive plan comment  
**Date:** Thursday, March 10, 2022 11:04:51 AM

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Dear Town Council,

Thank you for extending the comment period, it is very important that we do not rush this. We have one chance to make this right by not overbuilding. Many places overbuilt, and I meet their former visitors quite often. I hear why they no longer travel to Beaver Creek, Veil and Aspen.

I fully endorse Meadows community letter, John Horn's points of view. Touching here only on a couple of issues:

Ideas such as housing on a parking lot, that was designed to park skier cars, and overflow of other vehicles, not good for more than one reason. We even have a sign "Meadows Parking Lot", and skiers from out of town regularly park for the day. Parking is a huge issue, adding more units, many more people - where are they all going to park ?

100 plus units behind Parker Ridge on a steep unstable incline...My structural engineer father would say:"Parker Ridge is in trouble.  
There would be substantial land shifting".

"Ghetto in the Meadow" was not laid out with access to amenities. Many cars daily make a trip to our grocery store. Adding many more cars would only add to traffic on slick winding roads.

At the moment we feel pressing need for more housing, but only 9 years ago we had 60% occupancy in Village Court. Adding the approved section of Village Court seems an easy way to start alleviating our situation. Make maximum 2 bedrooms, fit more people into the square footage. Make some studios again  
...

New large projects for tourists - how many employees would they require, and where would all of those employees live?

Let us not put the cart way in front of a horse.

Proposed hotel on Lot 161 seems strangely reminding one of an airport Hilton, how is that as first impression of our Mountain Village, as Gondola cars descend to Core?

Thank you for not rushing to fast conclusions, we will have a much better product,

Warmly,

Jolana Vanek, resident

**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:** Thursday, March 10, 2022 10:18:13 AM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 12:18 PM

**Name:** Donald Whitacre

**Email:** dawhitacre1@outlook.com

**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):**

I would like to see the following: Significant decrease in hot beds. Reduction in density of the Meadows neighborhood. Maintaining open space designations as they exist in the current comprehensive plan. Elimination of reference to duplex development in the single-family zone district. Enhanced emphasis on deed restricted housing. Design criteria/regulations to the village core area to be similar to the existing European style. Current 4 Seasons flagship adjacent to the gondola not consistent with Mountain Village Core European style; it is too tall and boxy and should be denied. Decrease in property tax. Do not try to compare Mountain Village with Vail, Aspen etc. That is not what we want. Thank you, a current Mountain Village Homeowner.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**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:** Thursday, March 10, 2022 5:35:30 PM

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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 7:35 PM

<b>Name:</b>	Vicki Whitacre
<b>Email:</b>	vickiwhitacre62@gmail.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	<p>I would like to see the following: Significant decrease in hot beds. Reduction in density of the Meadows neighborhood. Maintaining open space designations as they exist in the current comprehensive plan. Elimination of reference to duplex development in the single family zone district. Enhanced emphasis on deed restricted housing. Design criteria/regulations to the village core area to be similar to the existing European style. Current Four Seasons flagship adjacent to the gondola not consistent with Mountain Village Core; it is too tall and boxy and should be denied. Decrease in property tax. Do not try to compare Mountain Village with Vail, Aspen and other resorts. That is NOT what we want. Thank you. A concerned Homeowner in Mountain Village/Meadows.</p>

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

**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:** Thursday, March 10, 2022 8:53:22 AM

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**Formstack Submission For: [Comprehensive Plan Amendment Contact Form](#)**  
Submitted at 03/10/22 10:53 AM

<b>Name:</b>	Julie Zahniser
<b>Email:</b>	juliezahniser@gmail.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	While I think the changes made since the last draft are good, I am still concerned about the emphasis on so many additional hotbeds. We need more restaurants, not more hot beds.

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**TO:** Mountain Village Town Council  
**FROM:** Andrea Bryan, Assistant Town Attorney, Paul Wisor, Town Manager, Michelle Haynes, Planning and Development Services Director  
**FOR:** Town Council Meeting of March 17, 2022  
**DATE:** March 7, 2022  
**RE:** Consideration of a Resolution Amending the Second Amended Mountain Village Housing Authority Operating Document clarifying the resale and qualification procedures for Coyote Court Condominiums by the Housing Authority.

## **HISTORY**

The Town of Mountain Village Housing Authority (“Housing Authority”) has constructed one affordable housing project as for sale units – the Coyote Court Condominiums. These units were subject to the 1997 Employee Housing Deed Restriction Ordinance (“1997 EHR”) and the 2002 Town of Mountain Village Operating Document (Operating Document).

The 2002 Operating Document created a process for ownership and sale of these units. These qualifications included the following requirements (see 2002 Operating Document for all requirements):

1. A qualifying person’s income must not exceed 250% of the area median income and otherwise demonstrate that they qualify.
2. The units must be owner occupied.
3. The owner must comply with the 1997 EHR.
4. The owner must contact the housing authority to establish a maximum for sale price.
5. The units were subject to a 4% per annum appreciation cap.
6. Allowed certain capital improvements to be added to the maximum resale price for the units.
7. The MVHA has the option to require the unit to enter a lottery process.
8. Town of Mountain Village employees and emergency personnel receive preference for specific units.
9. The owner desiring to sell the unit must consult with the Housing Authority Office to confirm a maximum permitted resale price.
10. The Housing Office staff, or its designated agent, will act as the transaction broker.

In 2009, the Operating Agreement was amended via Resolution 2009-0521-06 (the “2009 Resolution”). The 4% appreciation cap language was removed and replaced with a new capital improvements section.

The Town Council packet materials for the 2009 Resolution do not specify why the 4% appreciation cap was removed, nor was that action referenced in the resolution or agenda title.

The Town of Mountain Village Housing Authority began administration of our own deed restrictions in December of 2021.

The Town was recently approached regarding application of the Operating Documents to the sale and purchase of Coyote Court units.

The Town has concluded that the 4% appreciation cap was removed in 2009. As a result references to the 4% appreciation cap and associated actions, like the Town setting a maximum sale price, are now confusing and unclear. Discussion regarding the Operating Documents is needed. Legal counsel has proposed amendments to clarify the requirements. These requirements will apply to all affordable housing units built by the Housing Authority, which presently includes only the Coyote Court units.

#### **ATTACHMENTS**

- A. Resolution
- B. Redline and Clean Revised Second Amended Town of Mountain Village Housing Authority Operating Document

#### **PROPOSED EDITS**

Attached is a redline and clean copy of the Operating Documents that clarify that the 4% appreciation cap does not apply and associated redline edits to clarify the sale or purchase of affordable housing units built by the Housing Authority and associated processes. The amended Operating Document also clarifies these guidelines only apply to Village Court Apartments and Coyote Court Condominiums.

#### **PROPOSED MOTION**

I move to approve Resolution 2022 - adopting the Second Amended Town of Mountain Village Housing Authority Operating Document (Second Amended Operating Document), clarifying the resale and qualification procedures for Coyote Court Condominiums by the Housing Authority attached to the Resolution as exhibit A.



**A RESOLUTION OF THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY  
ADOPTING A SECOND AMENDED TOWN OF MOUNTAIN VILLAGE HOUSING  
AUTHORITY OPERATING DOCUMENT CLARIFYING THE RENTAL, RESALE,  
OCCUPANCY, AND QUALIFICATION PROCEDURES FOR THE VILLAGE COURT  
APARTMENTS AND COYOTE COURT CONDOMINIUMS AFFORDABLE HOUSING UNITS  
BUILT BY THE HOUSING AUTHORITY**

**RESOLUTION NO. 2022-\_\_**

WHEREAS, the Town of Mountain Village Housing Authority (the “Housing Authority”) adopted the Town of Mountain Village Housing Authority Operating Document on December 10, 2002 (the “2002 Operating Document”), and amended same on May 21, 2009 by Resolution 2009-0521-06 (the “2009 Amended Operating Document”), which sets forth the Housing Authority’s guidelines related to certain affordable housing built by the Housing Authority; and

WHEREAS, the 2002 Operating Document and 2009 Amended Operating Document are only applicable to affordable housing units in the Coyote Court Condominiums (“Coyote Court”), a for-sale affordable housing project built by the Housing Authority, and the Village Court Apartments (“VCA”), which are long-term rental affordable housing units built by the Housing Authority; and

WHEREAS, the Housing Authority has determined that the 2009 Amended Operating Document eliminated the appreciation cap on the for-sale affordable housing units in Coyote Court, rendering many of the income qualification requirements and other procedures for said units impractical and unnecessary; and

WHEREAS, the Town Council desires to adopt a “Second Amended Town of Mountain Village Operating Document” (“Second Amended Operating Document”) that amends and supersedes the 2002 Operating Document and the 2009 Amended Operating Document to clarify the resale and qualification requirements for affordable housing units in Coyote Court; and

WHEREAS, the Second Amended Operating Document eliminates income and asset qualifications for purchasing an affordable housing unit in Coyote Court and eliminates the requirement that a Coyote Court affordable housing unit be listed for sale with the Housing Authority upon resale; and

WHEREAS, the Second Amended Operating Document further clarifies the qualifications and procedures for rental of affordable housing in VCA and eliminates additional unnecessary or inapplicable provisions contained in the 2002 Operating Document and the 2009 Amended Operating Document; and

WHEREAS, at the duly noticed March 17, 2022 meeting of the Housing Authority, after public discussion, the Housing Authority voted to adopt the Second Amended Town of Mountain Village Housing Authority Operating Document.

NOW, THEREFORE, BE IT RESOLVED by the Town of Mountain Village Housing Authority, a political subdivision of the State of Colorado, that:

Section 1. Recitals Incorporated. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Housing Authority.

Section 2. Adoption of Second Amended Operating Document. The Housing Authority hereby adopts the Second Amended Town of Mountain Village Housing Authority Operating Document (Second Amended Operating Document”) attached as Exhibit A. The Second Amended Document shall supersede the 2002 Operating Document and the 2009 Operating Document.

Section 3. Applicability. The Second Amended Operating Document shall only be applicable to affordable housing units in the Coyote Court Condominiums and the Village Court Apartments and shall not govern or be applicable to any other affordable housing units, including any affordable housing units that may be built by the Housing Authority in the future.

Section 4. Effective Date. This Resolution shall be in full force and effect upon its passage and adoption.

ADOPTED AND APPROVED by the Town of Mountain Village Housing Authority at a regular public meeting held on the 17th day of March, 2022.

TOWN OF MOUNTAIN VILLAGE HOUSING  
AUTHORITY, a political subdivision of the State of  
Colorado

By: \_\_\_\_\_  
Laila Benitez, President

ATTEST:

\_\_\_\_\_  
Susan Johnston, Housing Authority Clerk

Approved as to Form:

\_\_\_\_\_  
Andrea Bryan, Assistant Town Attorney

**Exhibit A**

(Second Amended Town of Mountain Village Housing Authority Operating Document)

## Second Amended Town of Mountain Village Housing Authority Operating Document

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# **Affordable Housing Guidelines for Village Court Apartments and Coyote Court Condominiums**

## ***Purpose***

To establish procedures and qualification requirements for the purchase, sale, rental, and occupancy of the Village Court Apartments (“VCA”) and the Coyote Court Condominiums (“Coyote Court”) affordable housing (“AH”) projects built by the Town of Mountain Village Housing Authority (“Housing Authority”).

These guidelines shall only be applicable to VCA and Coyote Court and shall not be applicable to any other AH units or project.

~~To ensure the existence of a supply of desirable and affordable housing for persons currently employed in the Town of Mountain Village and persons who were employed in the Town of Mountain Village prior to.~~

~~Each year the Town of Mountain Village establishes guidelines that govern the development of, admission to and occupancy of deed-restricted affordable housing units in the Town of Mountain Village.~~

~~The 2002 Affordable Housing Guidelines respond to the housing needs in the Town of Mountain Village as identified by the Housing Authority. The guidelines are used to:~~

- ~~• Review land use applications;~~
- ~~• Establish affordable rental rates;~~
- ~~• Establish affordable sale prices;~~
- ~~• Establish criteria for qualifications and occupancy;~~
- ~~• Develop and prioritize current and long-range housing programs; and~~
- ~~• Provide information and a process for developing affordable housing.~~

~~These Affordable Housing Guidelines shall remain in effect until such time as the Housing Authority approves new or amended guidelines.~~

## ***~~Land Use Applications~~***

~~The Town of Mountain Village has prioritized the following options regarding the building of platted employee housing density:~~

### ~~1. Build Platted Employee Density~~

- ~~A. For those lots that are zoned with employee housing density, the developer must develop that density in conjunction with any development proposed for approval by the Design Review Board and Town Council.~~

### ~~2. Conveyance of Vacant Lots~~

~~A. Pursuant to the applicable Town Land Use Ordinance, any applicant for a development permit may, under certain conditions and subject to certain requirements, meet the requirement to build employee density by conveying vacant lots to the Town of Mountain Village Housing Authority.~~

~~B. All lots conveyed must be ready for construction, i.e., improved lots with water and sewer, roads and telephone, electricity and gas in place to the property line. A soils report prepared by a qualified engineer and based upon test holes within the lot, stipulating that the Lot is suitable for construction of the intended dwelling type without requiring unusual excavation, foundation work or accommodation of other unusual conditions shall accompany the conveyance.~~

~~C. At the time of conveyance, the owner of the lot shall establish an escrow account in an amount sufficient to cover 125% of the estimated costs required to complete the improvement of the lot(s) in accordance with item B above. Improvements as noted in item B above, shall be completed within one year from the date of conveyance of the property to the Housing Office.~~

### ~~3. Affordable Housing Dedication Fee (Payment in Lieu Fee)~~

~~A. Pursuant to the applicable Town Land Use Ordinance, any applicant for a development permit may, under certain conditions and subject to certain requirements, transfer Employee Density to the Town of Mountain Village Housing Authority with the payment of an Employee Housing Dedication Fee (payment in lieu fee). Acceptance of the payment in lieu fee shall be at the sole discretion of the Town of Mountain Village Town Council at the recommendation of the Housing Authority Staff.~~

### ***Affordable Housing Categories***

The Housing Authority's goals are to establish and implement a plan to provide affordable housing within the Town of Mountain Village. Rental rates and sale processes are established to be affordable to persons and families of low, moderate and middle income categories as related to housing costs in San Miguel County or as determined by the Town of Mountain Village Town Council.

#### **Income categories**

The Housing Authority will follow the income categories that are established annually by HUD and are then adjusted for San Miguel County.

### **VCA Renting-Rental Guidelines Affordable Housing**

To qualify, be eligible and remain eligible to rent and reside in a long-term affordable housing unit in the VCA, a person/household must meet the following criteria set forth by the ~~Village Court Apartments~~VCA Policies and Lease terms.

## Occupancy Categories for Rental Properties

Unit Size	Persons
Studio	1-2
One bedroom	1-2, or family of 3
Two bedroom	2-4
Three bedroom	3-6

### Initial Qualification to Rent

To determine that a person or household desiring to rent a VCA affordable housing AH unit meets all the necessary criteria for income and employment, prior to occupancy, the person or household will follow the guidelines set forth by the Village Court Apartments VCA to verify residency, employment, income and assets.

### Re-qualification for Rental of Affordable Housing

To determine that a person or household desiring to rent an affordable housing AH unit meets all the necessary criteria for income and employment, upon lease renewal, the person or household will follow the guidelines set forth by the Village Court Apartments VCA to verify residency, employment, income and assets.

### Rental of an Ownership Unit

~~A unit may, upon approval of the Housing Authority, be rented to a qualified individual in accordance with the Town of Mountain Village Employee Housing Restriction Ordinance 1997-05.~~

### Coyote Court Purchase Guidelines Purchasing Affordable Housing Built by the Housing Authority

#### Qualifications to Purchase Affordable Housing Coyote Court -AH Unit

~~To qualify and to be eligible to purchase in an AH affordable housing unit in Coyote Court, a person or household must meet the following criteria: and the person or household's total annual income must not exceed 250% of area median income for San Miguel County as defined by HUD. A qualified household will not have a net worth that exceeds 2.5 times the purchase price of the home. Net worth is defined as the sum of the value of real estate investments, cash, and vehicles, etc. minus liabilities such as real estate and credit card debt. (401K and qualified retirement plans are excluded from the net worth calculation.) Please see work sheet below.~~

1. Applicant must comply with the Employee Housing Restriction ("EHR") as defined by the Town of Mountain Village Employee Housing Restriction Ordinance 1997-05 ("1997 EHR Ordinance").
2. Upon purchase of the unit, employee(s) shall occupy the unit as the primary residence and maintain the work requirement until retirement age as defined by the Town's 1997

Approved: March 17, 2022 ~~May 21, 2009~~  
2615490.3

EHR Ordinance. Police officers must work law enforcement positions for a minimum of 5 years and are exempt from the retirement age as defined by the 1997 EHR Ordinance. Employees of the Town of Mountain Village must work for the Town for a minimum of 5 years before qualifying for the retirement provisions per the 1997 EHR Ordinance.

3. Any individual or household who is under review for a possible non-compliance issue may not enter any new lotteries, including in-complex bids, until the non-compliance issue has been resolved to the satisfaction of the Housing Authority or its designee.
4. ~~Any applicant who has assigned, conveyed, transferred or otherwise disposed of property within the last two years without fair consideration in order to meet the net worth limitations shall be considered unqualified and ineligible to purchase an affordable housing unit.~~

**Net Worth Calculation Worksheet**

**Assets (What You Own)**

**Cash:**

Cash On Hand \_\_\_\_\_  
 Checking Account \_\_\_\_\_  
 Savings Accounts \_\_\_\_\_  
 Money Market Funds \_\_\_\_\_  
 Cash Value of Life Insurance \_\_\_\_\_  
 Other \_\_\_\_\_

**Real Estate/Property:**

Home \_\_\_\_\_  
 Land \_\_\_\_\_  
 Other \_\_\_\_\_

**Investments: (Market Value)**

Certificates of Deposit \_\_\_\_\_  
 Stocks \_\_\_\_\_  
 Bonds \_\_\_\_\_  
 Mutual Funds \_\_\_\_\_  
 Annuities \_\_\_\_\_  
 Other \_\_\_\_\_

**Personal Property: (Present Value)**

Automobiles \_\_\_\_\_  
 Recreational Vehicle/Boat \_\_\_\_\_  
 Home Furnishings \_\_\_\_\_  
 Appliances and Furniture \_\_\_\_\_  
 Collections \_\_\_\_\_  
 Jewelry and Furs \_\_\_\_\_  
 Other \_\_\_\_\_

**Total Assets** \_\_\_\_\_

**Total Assets Minus Total Liabilities = Net Worth**

**Liabilities (What You Owe)**

Approved ~~March 17, 2022~~ May 21, 2009  
 2615490.3



**Current Debts:**

Household \_\_\_\_\_  
Medical \_\_\_\_\_  
Credit Cards \_\_\_\_\_  
Department Store Cards \_\_\_\_\_  
Back Taxes \_\_\_\_\_  
Legal \_\_\_\_\_  
Other \_\_\_\_\_

**Mortgages:**

Home \_\_\_\_\_  
Land \_\_\_\_\_  
Other \_\_\_\_\_

**Loans:**

Bank/Finance Company \_\_\_\_\_  
Bank/Finance Company \_\_\_\_\_  
Automobile \_\_\_\_\_  
Recreational Vehicle/Boat \_\_\_\_\_  
Education \_\_\_\_\_  
Life Insurance \_\_\_\_\_  
Personal (from family or friends) \_\_\_\_\_  
Other \_\_\_\_\_

**Total Liabilities** \_\_\_\_\_

**Total Assets Minus Total Liabilities = Net Worth**

\_\_\_\_\_  
\_\_\_\_\_

***Town of Mountain Village Employees Designated Units in Coyote Court***

Preference is given to Town of Mountain Village employees for specific units in Coyote Court. The purchase and sale of these Town of Mountain Village employee designated units will follow the same guidelines listed herein, but the applicants will be limited to Town of Mountain Village employees only. Town of Mountain Village employees are eligible for the Town of Mountain Village Employer Mortgage Assistance Program. Guidelines for this program are detailed in a separate document that can be obtained from the Housing Office Authority. Owners of the Town of Mountain Village employee designated units are subject to the same rules and regulations as defined in these guidelines and the Town of Mountain Village Employee Housing Restriction-EHR Ordinance-1997-05.

***Initial Qualification to Purchase a Coyote Court AH Unit***

To determine if a person or household attempting to purchase an affordable housing AH unit in Coyote Court meets all of the criteria set forth above, the Housing Office Authority, or its designated agent, will review and have on file specific documentation that provides proof of: residency, and employment, and income. The Housing Office Authority, or its

designated agent, may request any or all of the following documentation. All information and documentation received will remain confidential.

~~1) Income Verification~~

- ~~a) Copies of the most recent two (2) years Federal income tax returns with W2's attached.~~
- ~~b) Current income and financial statements verified by the Applicant to be true and correct.~~

2) 1) Employment Verification

- a) All W-2 forms from a minimum of the previous four (4) years.
- b) Wage stubs (if W-2's are not available).
- c) Employer(s) names, address, telephone and date of employment.
- d) Housing ~~office~~ Authority Employment Verification Form – signed by the employer(s).
- e) Evidence of legal residency.
- f) Landlord verification of residency, specific dates.
- g) Valid Colorado drivers license.
- h) Valid San Miguel County Voters Registration.
- i) Verification of telephone service in San Miguel County.
- ~~j) Divorce Decree or Separation Agreement including alimony and child support guidelines. A copy must indicate that it has been entered into the record with all exhibits and supplements attached.~~
- ~~k) Applicants desiring to purchase a unit will be required to sign a release for the Housing Office to obtain a copy of the loan application from the lender and will use the lender's income determination for income verification.~~

If the above documentation is unavailable, the Applicant must provide other documentation as requested by the Housing ~~Office~~ Authority.

Note: Applicants for ~~Affordable Housing~~ AH will verify on the application that all information provided is true and accurate. If any of the information is determined to be inaccurate or non-verifiable, as determined by the Housing Authority or its designee, the applicant may be subject to disqualification by the Housing ~~Office~~ Authority from the application and/or approval process.

**Maintaining Eligibility for Ownership of a Coyote Court Affordable HousingAH Unit**

There is not a re-qualification requirement to meet ~~income~~ guidelines for persons who have purchased and own an ~~affordable housing~~ AH unit in Coyote Court. The individual must remain a qualified employee and continue to occupy the unit as his/her primary residence as defined in these Guidelines and by the ~~Town of Mountain Village Employee Housing Restriction Ordinance 1997-05~~ 1997 EHR Ordinance. It shall be a requirement for an owner to provide documentation of working in the R-1 School District every two (2) years.

A retiree must provide proof of having worked in the R-1 School District as defined by the ~~Employee Housing Restriction Ordinance 1997-05~~ 1997 EHR Ordinance.

### **Enforcement of Coyote Court Ownership Units**

The Housing ~~Office Authority~~ will randomly audit all Coyote Court ownership units as to compliance with employment as defined in the ~~Town of Mountain Village Employee Housing Restriction~~ 1997 EHR Ordinance 1997-05. This is to ~~insure~~ ensure that all owners continue to meet the requirement of these Guidelines.

#### **Housing ~~Office Authority~~ Responsibilities:**

1. The Housing ~~Office Authority~~ shall endeavor to requalify each Owner at a minimum of every two years.
2. The Housing ~~Office Authority~~ will request of owners to provide documentation to the Housing ~~Office Authority~~ showing employment history.
3. The Housing ~~Office Authority~~ shall mail a letter and a form to be completed by the Owner requesting employment verification and tax returns.
4. There will be a \$30 fee for this re-qualification paid by the employee.
5. Once the documentation is received, The Housing ~~Office Authority~~ will review each file for compliance.
6. Should the Owner be in non-compliance of these regulations and/or 1997 EHR Ordinance 1997-05, a second letter will be sent to the Owner stating the reasons of non-compliance, as determined by the Housing Authority or its agent, and requesting immediate action for the owner to list their unit for sale under the procedures detailed in this document.

#### **Owner's Responsibilities:**

1. Once the Owner receives the letter from the Housing ~~Office Authority~~, the Owner will provide to the Housing ~~Office Authority~~ the required form and requested documentation.
2. ~~If the Owner does not submit the information or contact the Housing Office in the time allotted, the appreciation for his/her unit will be suspended.~~ Should the Owner be found in non-compliance or in violation of the 1997 EHR Ordinance 1997-05, the Owner will be required to list the unit with the Housing ~~Office Authority~~. ~~as stated in their Deed Restriction.~~
3. There are life circumstances that may be beyond the control of the Owner. The Owner has the opportunity to request a special review by the Housing Authority. Some examples of reasons for a special review include, but are not limited to, ~~;~~ a death or illness in the family, an accident or illness requiring the inability of the owner to work, a single parent who is unable to work full-time, etc.

### **Bidding to Purchase an a Coyote Court Affordable Housing AH Unit**

At its discretion, the Housing ~~Office Authority~~ will operate a lottery for the sale of affordable housing properties in Coyote Court. Lottery applications may be obtained from

the Housing ~~Office~~ Authority or its designee. There is a \$50 application fee to enter the lottery process. Qualified applicants will be placed into a lottery that will be held within a reasonable amount of time following the deadlines for the bids. The results of the lottery will determine the applicants' place in the bid process; i.e., if the applicant draws number one in the lottery, that applicant will be the first to negotiate the offer on the property.

Only Town Employees may enter the lottery for Town of Mountain Village Employee Designated Units. Emergency Workers will have priority in the lottery for all homes not designated for Town of Mountain Village Employees. Emergency workers are defined as follows: any volunteer or paid employee of the Telluride Fire Protection District and police departments of the Town of Mountain Village, who are responsible for responding to emergency calls within the R-1 School District. All other personnel of these entities are excluded from the Emergency Worker category.

If the terms of the proposed purchase contract, as initially presented to the owner, are unacceptable to the owner, then there shall be a mandatory negotiation period of three days. During this period, the owner and potential buyer shall endeavor to reach an agreement regarding said terms, including, but not limited to, the closing date and financing contingencies. If the owner and buyer have not reached an agreement at the end of the negotiation period, the next bidder's offer will then be presented to the owner for consideration. A new three-business day negotiating period will begin. All follow up qualified bids will be processed in like fashion until the unit is sold or all bids are rejected. If the owner rejects all bids, the unit shall be placed back on the market for new bids or withdrawn from sale.

### **Rental of an Ownership Unit**

An ownership unit may, upon approval of the Housing Authority, be rented to a qualified individual in accordance with the 1997 EHR Ordinance.

### **Procedures for the Sale of a Coyote Court n-Affordable HousingAH Unit Built by the Housing Authority**

- 1) An owner of an affordable housingAH unit desiring to sell ~~should~~ shall consult with the Housing ~~Office~~ Authority and review the deed restriction covering the unit to determine the ~~maximum sales price permitted and other~~ applicable provisions concerning a sale.
- 2) ~~Unless otherwise provided in the deed restriction, the unit must be listed with the Housing Office and the Housing Office staff will administer the sale in accordance with the Guidelines in effect at the time of the listing.~~
- 3) ~~There shall be a minimum listing period of three months before a unit's price can be readjusted. Any termination in the listing may require the payment of administrative and advertising costs.~~

- 4) ~~The Housing Authority, or its designated agent, acts as a Transaction Broker representing both the Buyer and the Seller. Questions will be answered and help provided to any potential purchaser or seller EQUALLY in accordance with the current Guidelines.~~
- 5) ~~All purchasers and sellers are advised to consult legal counsel regarding examination of title and all contracts, agreements and title documents. The retention of such counsel, licensed real estate brokers or such related services shall be at the purchasers or sellers own expense.~~
- 6) ~~At the closing of the sale, the seller shall pay to the HA an administrative processing fee of \$300. HA may instruct the Title Company to pay such fees out of the funds held for the seller at closing. HA may waive the fee, or a portion thereof, in its sole discretion, to promote affordable housing.~~

### ***Permitted Capital Improvements***

The term "Permitted Capital Improvement" as used in these Guidelines shall only include the following:

- a. ~~Improvements or fixtures erected, installed or attached as permanent, functional, non-decorative improvements to real property, excluding repair, replacement and/or maintenance improvements;~~
- b. ~~Improvements for energy and water conservation;~~
- c. ~~Improvements for the benefit of seniors and/or handicapped persons;~~
- d. ~~Improvements for health and safety protection devices (including radon);~~
- e. ~~Improvements to add and/or finish permanent / fixed storage space;~~
- f. ~~Improvements to finish unfinished space;~~
- g. ~~Landscaping;~~
- h. ~~The cost of adding decks and balconies, and any extension thereto; and/or~~
- i. ~~Improvements associated with health and safety, energy efficiency, water conservation, and green building products.~~

Permitted Capital Improvements shall NOT include the following:

- a. ~~Jacuzzis, saunas, steam showers and other similar items;~~
  - b. ~~Upgrades or addition of decorative items, including lights, window coverings and other similar items.~~
  - c. ~~Upgrades of appliances, plumbing and mechanical fixtures, carpets and other similar items included as part of the original construction of a unit and/or improvements required to repair and maintain existing fixtures, appliances, plumbing and mechanical fixtures, painting, and other similar items, unless replacement is energy efficient or for safety and health reasons.~~
3. All Permitted Capital Improvement items and costs shall be approved by the Housing Authority staff prior to being added to the Maximum Resale Price as defined herein. In order to get credit for an improvement where a building permit is required, the improvement cost will not be counted unless a Letter of Completion was obtained by the Building Official.

**Coyote Court Foreclosure Policies**

In the event of foreclosure on any of the affordable for sale units ~~built by the Town of Mountain Village, in Coyote Court~~ the Town will have the first right of refusal to repurchase the home. This fact will be noted in the deed restriction recorded upon purchase of the home.

## **Second Amended Town of Mountain Village Housing Authority Operating Document**

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# Affordable Housing Guidelines for Village Court Apartments and Coyote Court Condominiums

## ***Purpose***

To establish procedures and qualification requirements for the purchase, sale, rental, and occupancy of the Village Court Apartments (“VCA”) and the Coyote Court Condominiums (“Coyote Court”) affordable housing (“AH”) projects built by the Town of Mountain Village Housing Authority (“Housing Authority”).

These guidelines shall only be applicable to VCA and Coyote Court and shall not be applicable to any other AH units or project.

## ***VCA Rental Guidelines***

To qualify, be eligible and remain eligible to rent and reside in a long-term affordable housing unit in the VCA, a person/household must meet the following criteria set forth by the VCA Policies and Lease terms.

### Occupancy Categories for Rental Properties

<b>Unit Size</b>	<b>Persons</b>
Studio	1-2
One bedroom	1-2, or family of 3
Two bedroom	2-4
Three bedroom	3-6

### Initial Qualification to Rent

To determine that a person or household desiring to rent a VCA AH unit meets all the necessary criteria for income and employment, prior to occupancy, the person or household will follow the guidelines set forth by the VCA to verify residency, employment, income and assets.

### Re-qualification for Rental

To determine that a person or household desiring to rent an AH unit meets all the necessary criteria for income and employment, upon lease renewal, the person or household will follow the guidelines set forth by the VCA to verify residency, employment, income and assets.



## ***Coyote Court Purchase Guidelines***

### **Qualifications to Purchase a Coyote Court AH Unit**

To qualify and to be eligible to purchase in an AH unit in Coyote Court, a person or household must meet the following criteria:

1. Applicant must comply with the Employee Housing Restriction (“EHR”) as defined by the Town of Mountain Village Employee Housing Restriction Ordinance 1997-05 (“1997 EHR Ordinance”).
2. Upon purchase of the unit, employee(s) shall occupy the unit as the primary residence and maintain the work requirement until retirement age as defined by the 1997 EHR Ordinance. Police officers must work law enforcement positions for a minimum of 5 years and are exempt from the retirement age as defined by the 1997 EHR Ordinance. Employees of the Town of Mountain Village must work for the Town for a minimum of 5 years before qualifying for the retirement provisions per the 1997 EHR Ordinance.
3. Any individual or household who is under review for a possible non-compliance issue may not enter any new lotteries, including in-complex bids, until the non-compliance issue has been resolved to the satisfaction of the Housing Authority or its designee.

### ***Town of Mountain Village Employees Designated Units in Coyote Court***

Preference is given to Town of Mountain Village employees for specific units in Coyote Court. The purchase and sale of these Town of Mountain Village employee designated units will follow the same guidelines listed herein, but the applicants will be limited to Town of Mountain Village employees only. Town of Mountain Village employees are eligible for the Town of Mountain Village Employer Mortgage Assistance Program. Guidelines for this program are detailed in a separate document that can be obtained from the Housing Authority. Owners of the Town of Mountain Village employee designated units are subject to the same rules and regulations as defined in these guidelines and the EHR Ordinance.

### ***Initial Qualification to Purchase a Coyote Court AH Unit***

To determine if a person or household attempting to purchase an AH unit in Coyote Court meets all of the criteria set forth above, the Housing Authority, or its designated agent, will review and have on file specific documentation that provides proof of: residency and employment.. The Housing Authority, or its designated agent, may request any or all of the following documentation. All information and documentation received will remain confidential.

- 1) Employment Verification
  - a) All W-2 forms from a minimum of the previous four (4) years.
  - b) Wage stubs (if W-2's are not available).
  - c) Employer(s) names, address, telephone and date of employment.
  - d) Housing Authority Employment Verification Form – signed by the employer(s).
  - e) Evidence of legal residency.
  - f) Landlord verification of residency, specific dates.
  - g) Valid Colorado drivers license.
  - h) Valid San Miguel County Voters Registration.
  - i) Verification of telephone service in San Miguel County.

If the above documentation is unavailable, the Applicant must provide other documentation as requested by the Housing Authority.

Note: Applicants for AH will verify on the application that all information provided is true and accurate. If any of the information is determined to be inaccurate or non-verifiable, as determined by the Housing Authority or its designee, the applicant may be subject to disqualification by the Housing Authority from the application and/or approval process.

### ***Maintaining Eligibility for Ownership of a Coyote Court AH Unit***

There is not a re-qualification requirement to meet guidelines for persons who have purchased and own an AH unit in Coyote Court. The individual must remain a qualified employee and continue to occupy the unit as his/her primary residence as defined in these Guidelines and by the 1997 EHR Ordinance. It shall be a requirement for an owner to provide documentation of working in the R-1 School District every two (2) years. A retiree must provide proof of having worked in the R-1 School District as defined by the 1997 EHR Ordinance.

### ***Enforcement of Coyote Court Ownership Units***

The Housing Authority will randomly audit all Coyote Court ownership units as to compliance with employment as defined in the 1997 EHR Ordinance. This is to ensure that all owners continue to meet the requirement of these Guidelines.

#### **Housing Authority Responsibilities:**

1. The Housing Authority shall endeavor to requalify each Owner at a minimum of every two years.
2. The Housing Authority will request of owners to provide documentation to the Housing Authority showing employment history.
3. The Housing Authority shall mail a letter and a form to be completed by the Owner requesting employment verification and tax returns.
4. There will be a \$30 fee for this re-qualification paid by the employee.

5. Once the documentation is received, The Housing Authority will review each file for compliance.
6. Should the Owner be in non-compliance of these regulations and/or 1997 EHR Ordinance, a second letter will be sent to the Owner stating the reasons of non-compliance, as determined by the Housing Authority or its agent, and requesting immediate action for the owner to list their unit for sale under the procedures detailed in this document.

**Owner's Responsibilities:**

1. Once the Owner receives the letter from the Housing Authority, the Owner will provide to the Housing Authority the required form and requested documentation.
2. Should the Owner be found in non-compliance or in violation of the 1997 EHR Ordinance, the Owner will be required to list the unit with the Housing Authority..
3. There are life circumstances that may be beyond the control of the Owner. The Owner has the opportunity to request a special review by the Housing Authority. Some examples of reasons for a special review include, but are not limited to: a death or illness in the family, an accident or illness requiring the inability of the owner to work, a single parent who is unable to work full-time, etc.

***Bidding to Purchase a Coyote Court AH Unit***

At its discretion, the Housing Authority will operate a lottery for the sale of affordable housing properties in Coyote Court. Lottery applications may be obtained from the Housing Authority or its designee. There is a \$50 application fee to enter the lottery process. Qualified applicants will be placed into a lottery that will be held within a reasonable amount of time following the deadlines for the bids. The results of the lottery will determine the applicants' place in the bid process; i.e., if the applicant draws number one in the lottery, that applicant will be the first to negotiate the offer on the property.

Only Town Employees may enter the lottery for Town of Mountain Village Employee Designated Units. Emergency Workers will have priority in the lottery for all homes not designated for Town of Mountain Village Employees. Emergency workers are defined as follows: any volunteer or paid employee of the Telluride Fire Protection District and police departments of the Town of Mountain Village, who are responsible for responding to emergency calls within the R-1 School District. All other personnel of these entities are excluded from the Emergency Worker category.

If the terms of the proposed purchase contract, as initially presented to the owner, are unacceptable to the owner, then there shall be a mandatory negotiation period of three days. During this period, the owner and potential buyer shall endeavor to reach an agreement regarding said terms, including, but not limited to, the closing date and financing contingencies. If the owner and buyer have not reached an agreement at the end of the negotiation period, the next bidder's offer will then be presented to the owner for consideration. A new three-business day negotiating period will begin. All follow up qualified bids will be processed in like fashion until the unit is sold or all bids are rejected.

If the owner rejects all bids, the unit shall be placed back on the market for new bids or withdrawn from sale.

***Rental of an Ownership Unit***

An ownership unit may, upon approval of the Housing Authority, be rented to a qualified individual in accordance with the 1997 EHR Ordinance.

***Procedures for the Sale of a Coyote Court AH Unit***

- 1) An owner of an AH unit desiring to sell shall consult with the Housing Authority and review the deed restriction covering the unit to determine the applicable provisions concerning a sale.

***Coyote Court Foreclosure Policies***

In the event of foreclosure on any of the affordable for sale units in Coyote Court the Town will have the first right of refusal to repurchase the home. This fact will be noted in the deed restriction recorded upon purchase of the home.

**Glenwood Springs Office**  
901 Grand Avenue, Suite 201  
Glenwood Springs, Colorado 81601  
Telephone (970) 947-1936  
Facsimile (970) 947-1937

**GARFIELD & HECHT, P.C.**  
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**MEMORANDUM**  
**ATTORNEY-WORK PRODUCT/CONFIDENTIAL CLIENT COMMUNICATION**

**TO:** Town of Mountain Village  
**FROM:** David McConaughy  
Christine Gazda  
**RE:** Changes to Ordinance No. 2022-02  
**DATE:** February 23, 2022

---

This memorandum is intended to provide a brief summary of the changes made to Ordinance No. 2022-02 concerning the Town's general penalty. Although approved by Town Council on February 17, 2022, the ordinance contained some errors that must be corrected in order to comply with HB19-1148.

**Recitals**

In the previous version of the ordinance, one recital stated that HB19-1148 authorizes municipalities to impose general penalties in amounts up to \$2,650; however, HB19-1148 actually changed the maximum sentence for a municipal ordinance violation from one (1) year to three hundred sixty-four (364) days. C.R.S. 13-10-113(1)(a) now allows municipalities to impose a maximum fine of \$2,650 for a municipal ordinance violation.

Another recital in the previous version stated that Town Council held a public hearing on the proposed amendment pursuant to C.R.S. 31-23-204; however, that statutory provision only applies to zoning changes. Section 5.2(d) of the Town's Charter requires a public hearing generally after first reading of an ordinance.

The last recital in the previous version stated only that the purpose of the ordinance was to increase the general penalty. The new version states Town Council "has determined that the addition of this Ordinance is necessary to comply with HB19-1148 and desires to increase the maximum fine for a municipal ordinance violation to the statutory maximum."

**Section 1.08.010**

The previous version of the ordinance changed only the maximum fine in section 1.08.010. The new version also changes the maximum imprisonment from (1) year to (364) days.

**ORDINANCE NO. 2022-02**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AMENDING CHAPTER 1.08 – GENERAL PENALTY – OF THE MOUNTAIN VILLAGE MUNICIPAL CODE TO COMPLY WITH HB19-1148**

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, Chapter 1.08 of the Mountain Village Municipal Code (“Municipal Code”), outlines the general penalties for violations of ordinances of the Town; and

WHEREAS, HB19-1148 changed the maximum sentence for a municipal ordinance violation from one (1) year to three hundred sixty-four (364) days; and

WHEREAS, C.R.S. § 13-10-113(1)(a) now provides for a maximum fine of \$2,650.00 for a municipal ordinance violation; and

WHEREAS, in accordance with Section 5.2(d) of the Charter, Town Council held a public hearing on the proposed amendment on \_\_\_\_\_, 2022; and

WHEREAS, the Town Council has determined that the adoption of this Ordinance is necessary to comply with HB19-1148 and desires to increase the maximum fine for a municipal ordinance violation to the statutory maximum.

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 Municipal Code is hereby amended to read 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 \_\_\_\_\_, 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 \_\_\_ day of \_\_\_\_\_, 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 6. 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 20<sup>th</sup> day of January, 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Susan Johnston, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this \_\_\_ day of \_\_\_\_\_, 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_  
Laila Benitez, Mayor

ATTEST:

\_\_\_\_\_  
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. 2022-02 ("Ordinance") is a true, correct, and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading 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 January 20, 2022, 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 \_\_\_\_\_, 2022 in accordance with Section 5.2(d) of the Town of Mountain Village Home Rule Charter.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2022. At the public hearing, the Ordinance was considered, read by title, and approved with amendments 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~~ **Two** Thousand **Six Hundred Fifty** Dollars (\$~~1,000~~ **2,650.00**) or imprisoned **by imprisonment** not to exceed ~~one (1) year~~ **three hundred sixty-four (364) days**, or both such fine and imprisonment. Each day an offense continues shall constitute a separate offense.



**AGENDA ITEM No. 17**  
**PLANNING AND DEVELOPMENT SERVICES**  
**DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**TO:** Mountain Village Town Council  
**FROM:** John Miller, Principal Planner  
Samuel Quinn-Jacobs, Planning Technician  
**FOR:** Town Council Meeting of March 17, 2022  
**DATE:** March 9, 2022  
**RE:** Minor Subdivision – General Easement Vacation and Adjustment; Lots 166AR2-7

## Application Overview: Minor Subdivision, Lot 166AR2-7

**Property Location:**

6 Stonegate Drive

**Property Owner:**

Steven Rosenberg

**Applicant/Agent:**

Chris Hawkins, Alpine Planning

**Zoning:**

Single Family Residential

**Lot Sizes:**

0.351 acres

**Existing Uses:**

Single Family Residential / Vacant

*Figure 1: Vicinity Map*



**ATTACHMENTS**

- Exhibit A: Applicant's Narrative
- Exhibit B: Existing Conditions
- Exhibit C: Proposed Replat - 11-22-2021
- Exhibit D: Resolution

**Legal Description**

LOT 166AR2-7, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT 166-AR, OSP-51 AND OS-166 TO LOTS 166AR2-1 THRU 166AR2-15, PARCEL A, OSP-51A, OSP-51RB AND OS-166R RECORDED APRIL 4, 2003 IN PLAT BOOK 1 AT PAGE 3116, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

### Case Summary

Chris Hawkins of Alpine Planning (Agent), acting on behalf of Steven Rosenberg (Owner), has requested approval of a Minor Subdivision to vacate the eastern General Easement (GE) on Lot 166AR2-7 and to reestablish a 16-foot GE to replace the existing 30-foot GE. Lot 166AR2-7 is approximately 0.35 acres, located within the Stonegate neighborhood, and is zoned Single-family but is vacant. The owner is currently designing a new single-family home on this lot but has not submitted a design review application at this time.

### General Easement (GE):

As provided within the Applicant's Narrative, this request would modify the eastern GE to reduce it in size from 30 feet to 16 feet, which would be in better alignment with the neighboring Lots within the Stonegate Neighborhood. Figure 2 below demonstrates both existing and proposed conditions at Lot 166AR2-7. The lot is unique within the Stonegate neighborhood in that it is the only lot with this size General Easement. In addition to the 30-foot GE, the lot is also encumbered by a Common Driveway and Utility Easement on the Western side of the lot, which is roughly 30 feet in width. After conversations with the applicant, staff believes the owner wishes to change the Easement to have more room to design a single-family home, as well as match the GEs of neighboring lots. Although documentation is limited, it is the understanding of staff that the GE for this particular lot was enlarged to protect potential views from neighboring lots, and this concern is no longer relevant for neighboring properties.

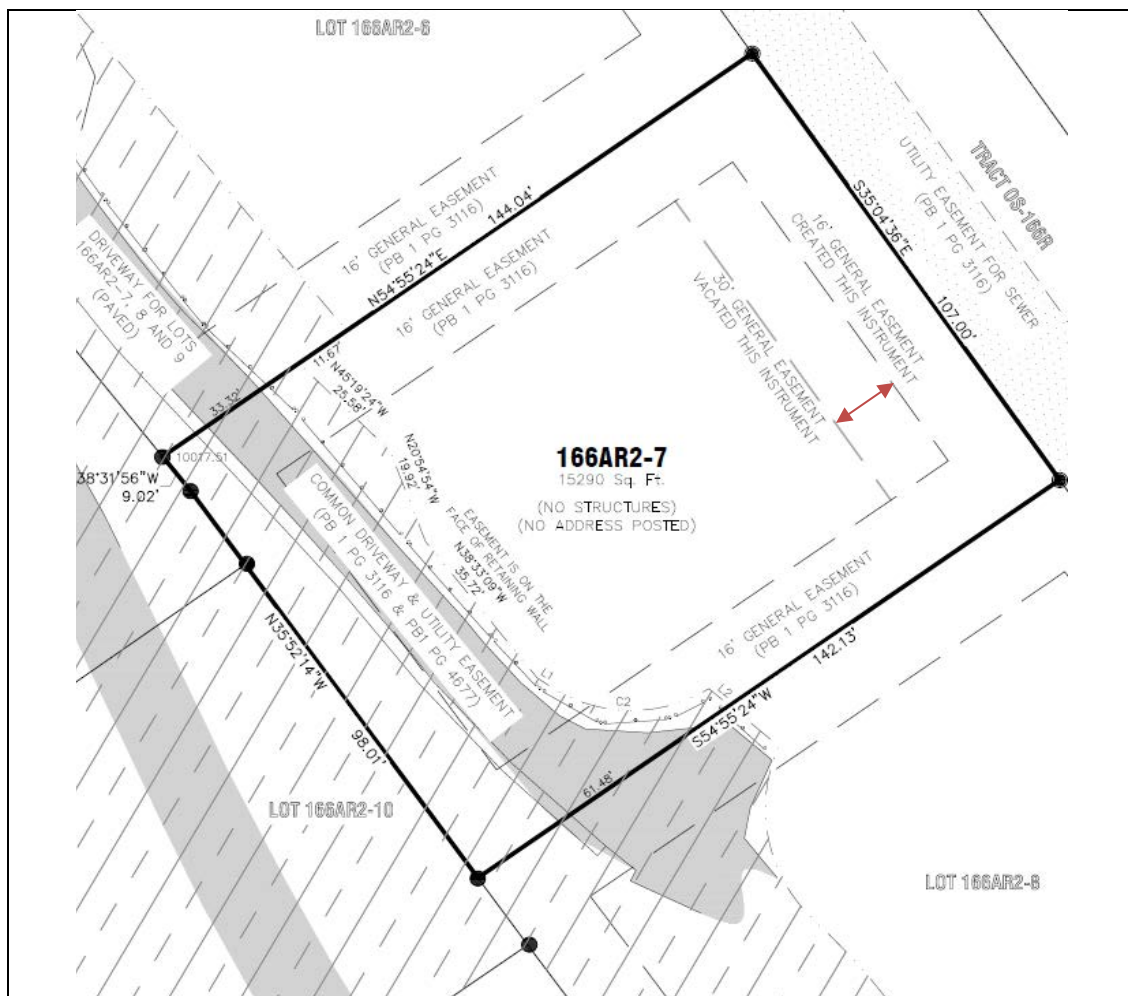


Figure 2: Proposed Vacation and Adjustment of the General Easement (GE)

**Applicable Regulation and Standard Analysis:** The applicable law cited may not be exhaustive or all-inclusive. The applicant is required to follow all applicable laws even if an applicable section of the CDC is not cited. *Please note that Staff comments will be indicated by Italicized Text*

**CDC 17.4.13: Subdivision Regulations**  
(\*\*\*)

**CDC 17.4.13(D): Review Process**  
(\*\*\*)

17.4.13(D)(2): Minor Subdivisions. Minor subdivisions shall be processed as class 5 applications.  
(\*\*\*)

**CDC 17.4.13(E): Criteria for Decision**  
(\*\*\*)

17.4.13(E)(2): Minor Subdivisions

Minor Subdivisions. The following criteria shall be met for the review authority to approve a lot line vacation, lot line adjustment, easement vacation, or similar subdivision:

- a. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations;
- b. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
- c. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC;
- d. Easements are not affected, or have been relocated to the satisfaction of the utility companies and/or the benefited party under the easement or, in the case of vacated easements, the easement is no longer necessary due to changed conditions, and the easement vacation has been consented to by the benefited party under the easement; and
- e. The proposed subdivision meets all applicable Town regulations and standards.

*Staff Note: The criteria above must be met for the Town Council to approve this Minor Subdivision request. Staff believes that this application is meeting the requirements and criteria of the CDC listed above. The applicant has proposed to reestablish a new GE in alignment with neighboring properties, which would allow the use of that GE to continue into the future as necessary. The lot would not change in dimensions and would otherwise continue to conform with both the CDC requirements as town standards and codes. Staff finds this request to meet the criteria listed above.*

**CDC 17.4.14 (F): Subdivision Design Standards and General Standards**  
(\*\*\*)

*Staff Note: The proposed replat meets all the applicable subdivision design standards and general standards including but not limited to the following:*

- *Minimum Frontage*
- *Vehicular Access and Utility Access*
- *Minimum Lot Size*
- *Solar access*
- *Design of Lots*

**Staff Recommended Findings:**

1. The development is compatible with uses in the general vicinity and the development is harmoniously integrated with its surroundings.
2. This project does not appear to affect the health, safety, and welfare of the Town.
3. All utilities for the proposed development are proximate to the site.
4. The preliminary site plan meets the requirements of the Community Development Code.

**Staff Recommendation:** The application appears to meet the minimum standards outlined within the CDC for a Class 5 Minor Subdivision approval. If the Town Council deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

**Proposed Motion:**

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

*“I move to approve a Resolution for a minor subdivision of Lot 166AR2-7, 6 Stonegate Dr. based on the evidence provided in the staff record of memo dated March 9, 2022, and the findings of this meeting, with the following conditions:*

1. *The Owner shall submit appropriate fees to staff for recordation with the San Miguel County Assessor's office within six months of approval and shall reimburse the Town for outside consultant fees incurred in connection with the Application.*
2. *Staff will review the replat document to verify consistency with CDC Sections 17.4.13.N. Plat Standards and provide redline comments to the Owner, which comments shall be addressed by Owner to the satisfaction of Town Staff before the execution and recording of the final mylar.*
3. *Staff has the authority to provide ministerial and conforming comments on the mylar before recordation.*
4. *The Owner of the Property and any future owners of the Property shall be required to work with Telluride Ski and Golf as well as the Town of Mountain Village prior to the development of any ski access.”*

/sqj

# Lot 166AR2-7 Minor Subdivision



# Project Overview

Steven Rosenberg (“Owner”) is the owner of the Lot 166AR2-7, Stonegate Subdivision (“Property”). The Owner proposes to vacate and adjust a 14-foot portion of the 30-foot General Easement on the eastern side of the Property and establish a normal 16-foot General Easement. The Owner is seeking this GE vacation and adjustment so that the Property has the same 16-foot General Easement as found on Lot 166AR2-6 and Lot 166AR2-8 that are located on to the north and south of the Property. This allows for the Property to have the same General Easement encumbrance as the two adjoining lots and like most other lots in Mountain Village. The Owner’s current pending Design Review Process plans show only stairs in the current 30-foot General Easement. Figure 1 provides a map of the vicinity while Figure 2 shows the current DRB site plan.

# Minor Subdivision

Community Development Code Section 7.4.13(E)(2) establishes the following Criteria for Decision for Minor Subdivisions, with our compliance comments shown in blue text:

- a. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations. **There is no change to the platted lot configuration of the Property. The Property provides the CDC and normal required 16-foot General Easement along the eastern Property Line.**
- b. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan. **The Community Plan envisions the development of the Property with single-family land uses. The single-family development of the lot will be in accordance with the applicable requirements of the CDC that will ensure environmental resources are protected.**
- c. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC. **The General Easement vacation and adjustment does not impact subdivision access.**
- d. Easements are not affected, or have been relocated to the satisfaction of the utility companies and/or the benefited party under the easement or, in the case of vacated easements, the easement is no longer necessary due to changed conditions, and the easement vacation has been consented to by the benefited party under the easement. **We do not believe there are any Town utilities in the General Easement. There are no trails in the General Easement. The General Easement may therefore be vacated and adjusted to a normal 16-foot General Easement.**
- e. The proposed subdivision meets all applicable Town regulations and standards. **The Minor Subdivision plat meets all applicable requirements of the CDC. The development of the Property pursuant to the CDC Design Review Process and Building Regulations will ensure compliance with all applicable Town regulations and standards.**



Figure 1. Vicinity Map

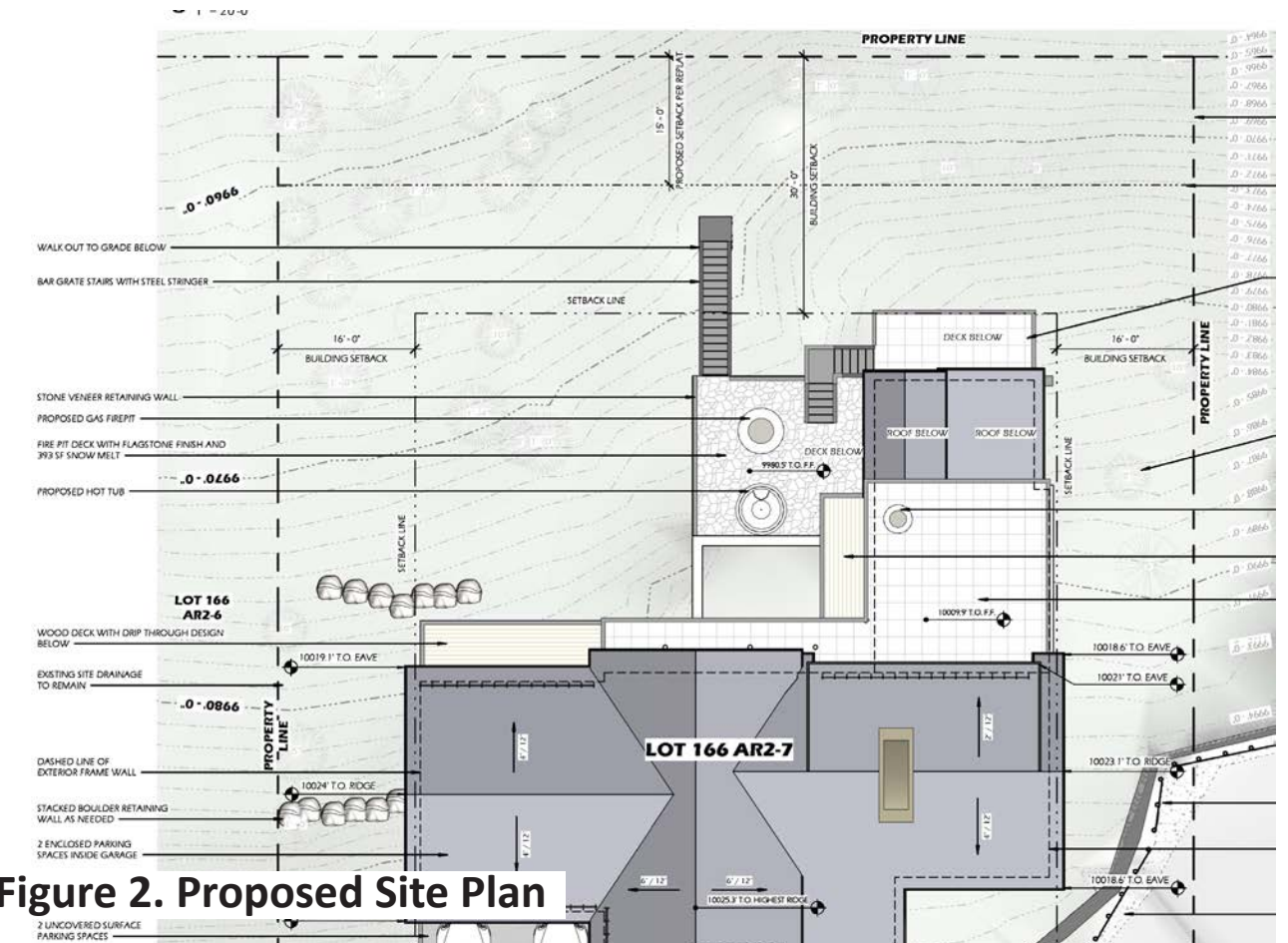
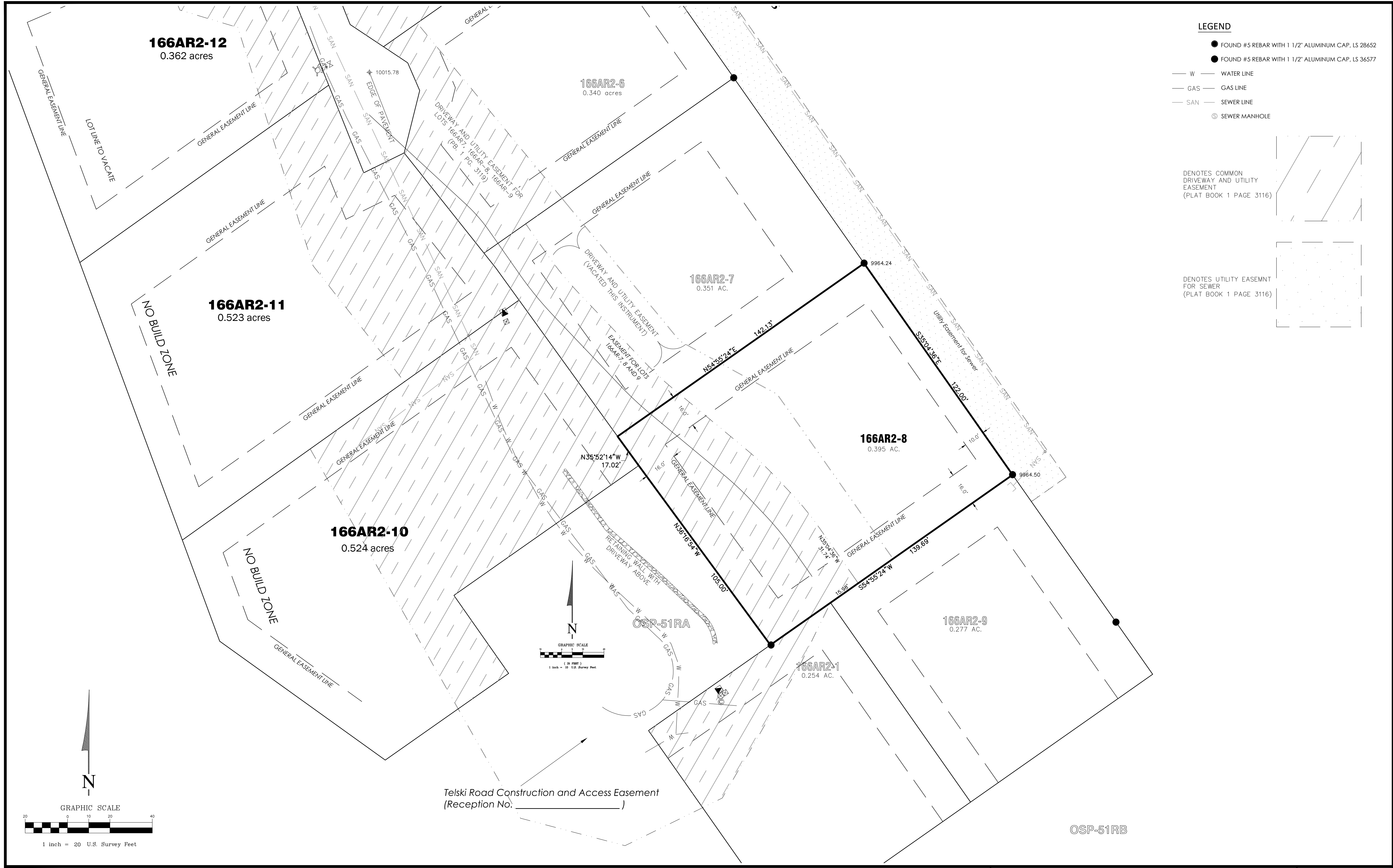


Figure 2. Proposed Site Plan



**LEGEND**

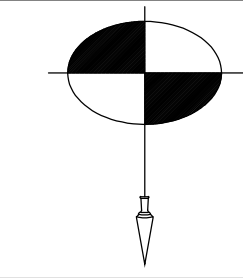
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- W — WATER LINE
- GAS — GAS LINE
- SAN — SEWER LINE
- ⊙ SEWER MANHOLE

DENOTES COMMON DRIVEWAY AND UTILITY EASEMENT (PLAT BOOK 1 PAGE 3116)

DENOTES UTILITY EASEMENT FOR SEWER (PLAT BOOK 1 PAGE 3116)

**LOT 166AR2-6, 166AR2-7, AND 166AR2-8,  
UTILITY AND DRIVEWAY EASEMENT MODIFICATION**

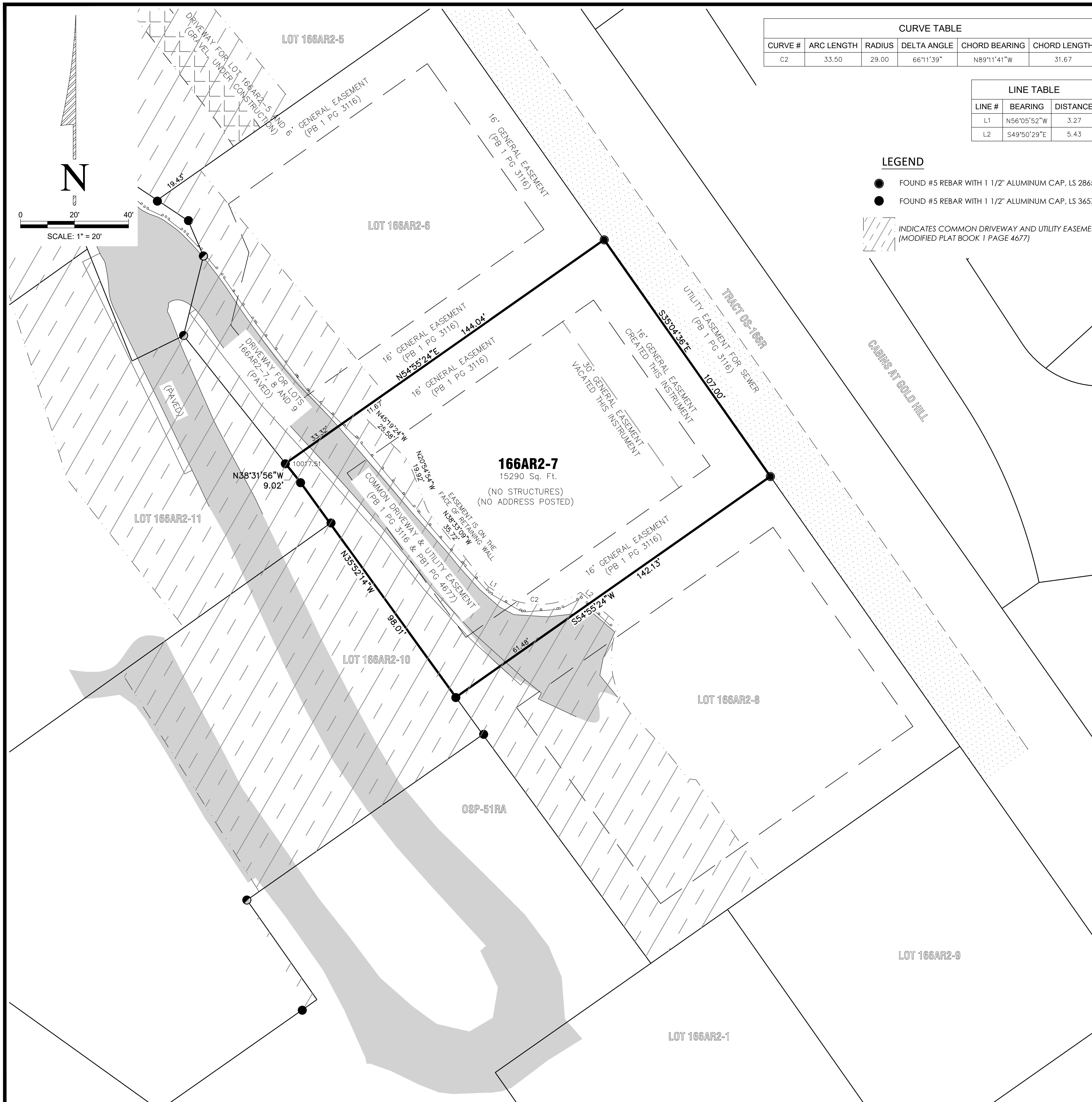
LOCATED WITHIN SECTIONS 3 AND 10,  
TOWNSHIP 42 NORTH, RANGE 9 WEST, N.M.P.M.  
TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL,  
STATE OF COLORADO



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

DATE:	04/09/2014
JOB:	02005
DRAWN BY:	CRK
CHECKED BY:	SDH
REVISION DATES:	04/30/14
SHEET:	1 OF 1





CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	33.50	29.00	66°11'39"	N89°11'41"W	31.67

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N56°05'52"W	3.27
L2	S49°50'29"E	5.43

**LEGEND**

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- ▨ INDICATES COMMON DRIVEWAY AND UTILITY EASEMENT (MODIFIED PLAT BOOK 1 PAGE 4677)

**NOTICE:**

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

**BASIS OF BEARINGS:**

The Basis of Bearings for this EASEMENT MODIFICATION FOR LOT 166AR2-7, TELLURIDE MOUNTAIN VILLAGE was derived from the southwesterly line of THE CABINS AT GOLD HILL, according to the plat Recorded in Plat Book 1 at page 2228. Said line also being a portion of the easterly boundary of OS-166 and having a bearing of **N 35°04'36" W**.

**NOTES:**

- Easement research from Land Title Guarantee Company, Commitment No. TLR860011130, Effective Date 01/26/2021 at 05:00 PM.
- Proposed Common Driveways depicted and labeled hereon as the Driveway Easement Line are either 16 feet in width (8' on each side of centerline), or 12 feet in width (6' on each side of centerline) as shown and are proposed based upon preliminary engineering studies.

**NOTES OF CLARIFICATION**

- The Configuration of the following General Easement have been modified by this Map Amendment:  
Lot 166AR2-7, TELLURIDE MOUNTAIN VILLAGE
- The following lots have been created by this Map Amendment:  
None
- The following lots have been deleted by this Map Amendment:  
None

**PROPERTY DESCRIPTION**

Lot 166-AR2-7, Telluride Mountain Village, according to the Replat of Lot 166-AR, OSP-51 and OS-166 to Lots 166-AR2-1 thru 166AR2-15, Parcel A, OSP-51A, OSP-51B and OS-166R recorded April 4, 2003 in Plat Book 1 at page 3116.

County of San Miguel,  
State of Colorado

**LAND SURVEYOR'S CERTIFICATE:**

I, Christopher R. Kennedy, of San Juan Surveying being a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this EASEMENT MODIFICATION FOR LOT 166AR2-7, TELLURIDE MOUNTAIN VILLAGE shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief. I further certify that all monuments and markers were set as required by the Town of Mountain Village Community Development Code Articles 50 and 51 of Title 38, C.R.S.

*Christopher R. Kennedy*  
Christopher R. Kennedy, P.L.S. 36577  
11/22/2021

**TITLE INSURANCE CERTIFICATE:**

Land Title Guarantee Company, a Colorado licensed title company, does hereby certify that we have examined the title to Lot 166AR2-7, TELLURIDE MOUNTAIN VILLAGE herein shown on this Easement Modification and that the title to this lot is vested in Steven Rosenberg, which is free and clear of liens, and taxes except as follows:

Title Insurance Company Representative \_\_\_\_\_ Date \_\_\_\_\_

**COUNTY TREASURER'S CERTIFICATE:**

I certify that according to the records in the San Miguel County Treasurer's Office, there are no liens against the Lands included in this Map Amendment, or any part thereof, for unpaid State, County or Municipal ad valorem taxes or special assessments, certified to the San Miguel County Treasurer for collection.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

San Miguel County Treasurer \_\_\_\_\_

**OWNER'S CERTIFICATE**

Know all person by these presents: That Telluride Land Acquisition, LLC, A Texas Limited Liability Company, being the owner in fee simple of all real property described as follows:

Lot 166AR2-7, Telluride Mountain Village, according to the Replat of Lot 166-AR, OSP-51, AND OS-166, to Lots 166AR2-1 thru 166AR2-15, Parcel A, OSP-51A, OSP-51B, and OS-166R, Recorded April 4, 2003 in Plat Book 1 at page 3116.

County of San Miguel,  
State of Colorado

under the name and style of EASEMENT MODIFICATION, LOT 166AR2-7, TELLURIDE MOUNTAIN VILLAGE, have laid out, platted and subdivided same as shown on this EASEMENT MODIFICATION

IN WITNESS WHEREOF the following said owner has caused his name to be here unto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Steven Rosenberg

**NOTARIAL:**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

The foregoing signature was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 2021.

by: Steven Rosenberg

My commission \_\_\_\_\_

Witness my hand and official seal.

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

**MAYOR'S CERTIFICATE:**

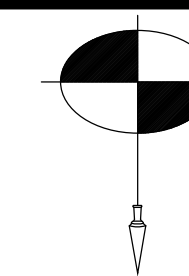
I, Laila Benitez as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Plat has been approved by the Town Council in the same resolution that has authorized and directed me to execute this document.

Dan Jansen, as Mayor, Date \_\_\_\_\_

San Miguel County Treasurer \_\_\_\_\_

**GENERAL EASEMENT MODIFICATION PLAT  
LOT 166AR2-7, TELLURIDE MOUNTAIN VILLAGE**

LOCATED WITHIN SECTIONS 3 & 10,  
T42N, R9W, N.M.P.M.  
TOWN OF MOUNTAIN VILLAGE  
COUNTY OF SAN MIGUEL  
STATE OF COLORADO



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

DATE:	11/22/2021
JOB:	02005
DRAWN BY:	CRK
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

**RESOLUTION OF THE TOWN COUNCIL  
OF MOUNTAIN VILLAGE APPROVING A MINOR SUBDIVISION TO VACATE AND  
ADJUST THE EASTERN GENERAL EASEMENT OF LOT 166AR2-7**

**RESOLUTION NO. 2022 -XXXX-XX**

- A. Steven Rosenberg is the owner ("Owner") of record of real property described as Lot 166AR2-7, Telluride Mountain Village according to the replat of Lot 166-AR, OSP-51, and OS-166 to Lots 166AR2-1 thru 166AR2-15, Parcel A, OSP-51A, OSP-51RB and OS-166R, recorded April 4, 2003, in Plat Book 1 at Page 3116, County of San Miguel, State of Colorado (the "Property").
- B. The Owner has authorized Chris Hawkins of Alpine Planning to pursue the approval of the minor subdivision application to vacate and adjust the eastern General Easement ("GE") of the Property ("Application").
- C. The Town Council considered this Application, along with evidence and testimony, at a public meeting held on March 17, 2022.
- D. The Town Council desires to approve the Minor Subdivision to vacate and adjust the eastern GE on the Property subject to the conditions set forth below.
- E. The Owner has addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council.
- F. The Town Council finds that the minor subdivision meets the criteria for decision set forth in Section 17.4.13(E)(2) of the Town's Community Development Code ("CDC") as follows:
  - 1. The lot resulting from the adjustment or vacation is in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations found in the ("CDC"), because without limitation the subdivision area and zoning designations are not changing, open space is not being impacted, and the lot coverage will remain unchanged;
  - 2. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan because the lots and the surrounding area will remain single-family in nature;
  - 3. Subdivision access complies with Town standards and codes because access is not affected by granting the Application;
  - 4. The portions of easements to be vacated are no longer necessary and are consented to by the Town as the benefited party under the easement; and
  - 5. The proposed subdivision meets all applicable Town regulations and standards.

**NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE MINOR SUBDIVISION AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The Owner shall submit appropriate fees to staff for recordation with the San Miguel County Assessor's office within six months of approval and shall reimburse the Town for outside consultant fees incurred in connection with the Application.
2. Staff will review the replat document to verify consistency with CDC Sections 17.4.13.N. Plat Standards and provide redline comments to the Owner, which comments shall be addressed by Owner to the satisfaction of Town Staff before the execution and recording of the final mylar.
3. Staff has the authority to provide ministerial and conforming comments on the mylar before recordation.
4. The Owner of the Property and any future owners of the Property shall be required to work with Telluride Ski and Golf as well as the Town of Mountain Village prior to the development of any ski access.

**Be It Further Resolved** that the Property may be replatted as submitted in accordance with Resolution No. 2022-XXXX-XX.

#### **Section 1. Resolution Effect**

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

#### **Section 2. Severability**

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

#### **Section 3. Effective Date**

This Resolution shall become effective on March 17, 2022 (the "Effective Date"), as herein referenced throughout this Resolution.

#### **Section 4. Public Meeting**

A public meeting on this Resolution was held on the 17th day of March 2022, in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**Approved** by the Town Council at a public meeting held on March 17, 2022.

**Town of Mountain Village, Town Council**

By: \_\_\_\_\_  
Laila Benitez, Mayor

**Attest:**

By: \_\_\_\_\_  
Susan Johnston, Town Clerk

Approved as to Form:

\_\_\_\_\_  
David H. McConaughy, Town Attorney