

## 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).”

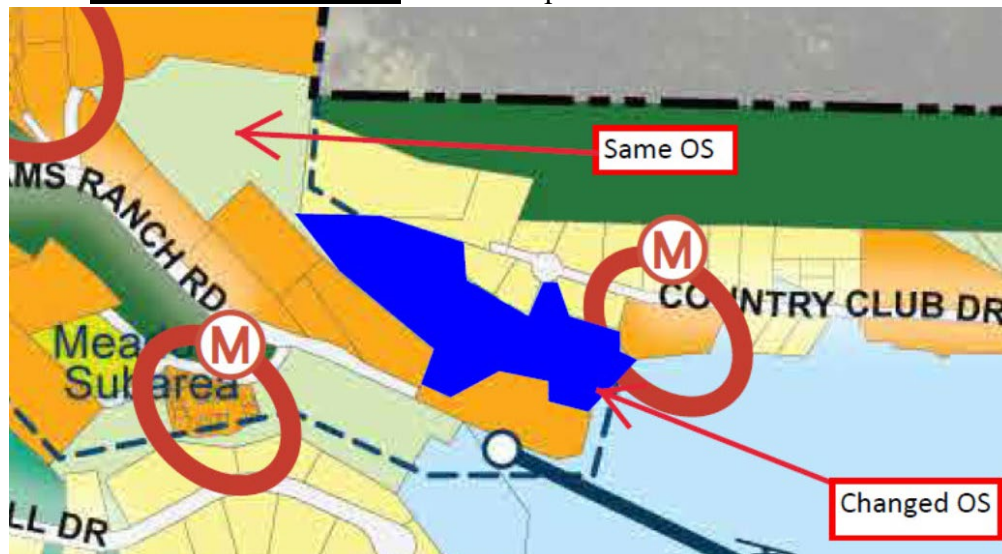
“I believe the plan should guide future Councils to treat the public benefit requirements for (B) parcels as much more onerous than for (A) parcels, as (B) parcels are essentially gifts of significant up zoning.”

“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 following snapshot is taken from the revised Future Land Use Map that appears on page 49 of the current redlined draft of the Comp Plan:



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
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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."

# Mountain Village Comprehensive Plan Amendment

**Complete Public Comments from  
Town Council Packet - 03.17.2022**

**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

**Name:** Louis Alaia

**Email:** lcalaiamd@gmail.com

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

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.

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

**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](mailto: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.

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

**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.

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

**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**

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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

**Name:** Rosalea Davis

**Email:** Rosalea\_Davis@hotmail.com

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

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.

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

**Name:** William and Cari Davis

**Email:** [billdavishome@hotmail.com](mailto:billdavishome@hotmail.com)

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

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



**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:** Wednesday, March 9, 2022 6:38:54 AM

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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](mailto: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?

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## 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 Fishing

**Email:** nancyfishing@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

**Name:** Larry Forsythe

**Email:** lforsythe@mtnvillage.org

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

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.

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.

I support the development of hotels in the Mtn village core under lift 4 and the additions to The Peaks Hotel.

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.

Thank you again,

Larry Forsythe

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**From:** [Town of Mountain Village](#)  
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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/10/22 10:03 PM

<b>Name:</b>	Baker Gentry
<b>Email:</b>	bakergentry@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>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>



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**From:** [Town of Mountain Village](#)  
**To:** [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); [cbryant@epsdenver.com](#); [aknudtsen@epsdenver.com](#); [arutz@migcom.com](#); [jayr@migcom.com](#); [ebrophy@migcom.com](#); [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)  
**Subject:** Thank you for submitting your feedback  
**Date:** Friday, March 4, 2022 12:04:04 PM

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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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**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 03/07/22 12:52 PM

**Name:** Ruth Hensen

**Email:** hensen0056@hotmail.com

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

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

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

Submitted at 03/10/22 10:33 AM

**Name:** Frank Hensen

**Email:** [hensen0056@hotmail.com](mailto: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

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](#)

---

Sam,

See public comment below.

Thanks,

Paul

---

**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]

## **Disclaimer**

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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](#)  
**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:** [Town of Mountain Village](#)  
**To:** [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); [cbryant@epsdenver.com](#); [aknudtsen@epsdenver.com](#); [arutz@migcom.com](#); [jays@migcom.com](#); [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

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

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

Submitted at 03/04/22 3:17 PM

**Name:** Sarah Landeryou

**Email:** [salanderyou@gmail.com](mailto: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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## Formstack Submission For: **Comprehensive Plan Amendment Contact Form**

Submitted at 03/08/22 2:54 PM

**Name:** Jim Lord

**Email:** [jim@jameswlord.com](mailto: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](#)  
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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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## 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](#)  
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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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**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 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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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>

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**COLEMAN & QUIGLEY, LLC**  
**Attorneys at Law**

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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

**Name:** Deanna Rhodes-Tanner

**Email:** [deanna@foodpartners.net](mailto:deanna@foodpartners.net)

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

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.

Lastly, I think viable retail should be more creative than souvenir shops; we can do better.





**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

<b>Name:</b>	Casey Rosen
<b>Email:</b>	caseycrosen@yahoo.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 will try to be succinct.</p> <p>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.</p> <p>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.</p> <p>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</p>

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

**Name:** Stephen Wagner

**Email:** [steve.wags@sbcglobal.net](mailto:steve.wags@sbcglobal.net)

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

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.

It is paramount that the 2021 Comp Plan Community Survey results be respected.



**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

**Name:** Alan Safdi

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

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?

**Comments / Questions regarding the proposed amendments to**

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

**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.

**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  
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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

**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

---



## 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

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

**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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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 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](mailto: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  
regarding the  
proposed  
amendments to  
the  
Comprehensive  
Plan.  
(Comments  
will be shared  
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



**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](mailto: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.

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

**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

<b>Name:</b>	Donald Whitacre
<b>Email:</b>	dawhitacre1@outlook.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):</b>	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.



**From:** [Town of Mountain Village](#)  
**To:** [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); [cbryant@epsdenver.com](#); [aknudtsen@epsdenver.com](#); [arutz@migcom.com](#); [jayr@migcom.com](#); [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

**Name:** Vicki Whitacre

**Email:** vickiwhitacre62@gmail.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 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.



**From:** [Town of Mountain Village](#)  
**To:** [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); [cbryant@epsdenver.com](#); [aknudtsen@epsdenver.com](#); [arutz@migcom.com](#); [jayr@migcom.com](#); [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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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

## 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:** [Kaye Simonson](#)  
**To:** [Michelle Haynes](#)  
**Subject:** Comp Plan update  
**Date:** Tuesday, March 15, 2022 12:11:27 PM

---

Michelle, I meant to send this to you last week and got wrapped up in other things. If you can add it to the comments regarding the comp plan (when you get back in the office) I'd appreciate it.

We have reviewed the draft Comprehensive Plan and are pleased to see that references to the settlement agreements with San Miguel County regarding open space, density and ridgeline development remain in the Plan. We look forward to discussing with you in more detail issues such as affordable housing, density, growth and population projections in the future. Thank you.

--

For information about San Miguel County's response to COVID-19 (Coronavirus), please visit <https://www.sanmiguelcountyco.gov/590/Coronavirus>

Kaye Simonson, AICP  
Planning Director  
San Miguel County Planning Department  
Office: (970)369-5436  
Cell: (970)729-9929  
[www.sanmiguelcountyco.gov](http://www.sanmiguelcountyco.gov)





**From:** [Michelle Haynes](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Subject:** FW: Comp Plan Comments  
**Date:** Sunday, March 6, 2022 8:38:00 AM  
**Attachments:** [Comments on the Comp Plan - Pete Duprey 3-1-22.docx](#)  
[2431081743E54BFA9B1B5F06A045CF7C.png](#)

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**From:** Pete Duprey <[pduprey@mtnvillage.org](mailto:pduprey@mtnvillage.org)>  
**Sent:** Saturday, March 5, 2022 4:30 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>; Paul Wisor <[pwisor@mtnvillage.org](mailto:pwisor@mtnvillage.org)>  
**Subject:** Comp Plan Comments

Attached are my comments on the Comp Plan. The more I read the more I believe it doesn't reflect what the community wants. I think the original plan started down this hotbed path that we are struggling to justify. It makes no sense to build more hotbeds with a 38% occupancy rate.

I also submitted this through the portal.

Thanks

Pete



Peter Duprey  
Mountain Village Town Council

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**Formstack Submission For: [Comprehensive Plan Amendment Contact Form](#)**

Submitted at 03/14/22 7:17 PM

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

I strongly object to aspects of the proposed plan that would allow for existing easements and requirements for buffer zones and open space to be waived without regard for the minority rights of those impacted. Regardless of the deemed community benefit the rights of a few could be imperiled without compensation just because the authorities deem the community benefit sufficient. That does not hold up in logic or in law. Homeowners who bought, for instance, with certain easements in place could be unfairly damaged by a waiving of those easements.