

**TOWN OF MOUNTAIN VILLAGE  
TOWN COUNCIL REGULAR MEETING  
THURSDAY, JUNE 16, 2022, 2:00 PM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA REVISED**

[https://us06web.zoom.us/webinar/register/WN\\_3y5yGnueQ-6CF9ixJ75fRw](https://us06web.zoom.us/webinar/register/WN_3y5yGnueQ-6CF9ixJ75fRw)

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

	Time	Min	Presenter	Type	
1.	2:00				Call to Order
2.	2:00	15	McConaughy	Legal	Executive Session for the Purpose of Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategies for: a. Negotiations, and/or Instructing Negotiators, and to Discuss the Purchase or Acquisition of Real Property, all Specifically Regarding Lot 615-1CR and the Meadows Trail, Pursuant to CRS 24-6-402(4)(a), (b), and (e)
3.	2:15	5			Public Comment on Non-Agenda Items
4.	2:20	5	Johnston	Action <b>Quasi-Judicial</b>	Liquor Licensing Authority: Consideration of a Report of Changes from the Mountain Village Promotional Association to Include One Additional Liquor Licensed Premise
5.	2:25	10	Miller Quinn-Jacobs	Action	Consideration of a Design Review Board (DRB) Appointment of One Alternate Design Review Board Seat
6.	2:35	15	Wisor Haynes	Action	Consideration of a Waiver for Coyote Court Unit 10 Price Cap
7.	2:50	10	Miller Dohnal	Action <b>Legislative</b>	Second Reading, Public Hearing and Council Vote on an Ordinance Regarding Amendments to the Municipal Code and Community Development Code; Creation of Chapter 2.18: Public Art Commission, and Amending Sections 17.5 and 17.8, Concerning the Creation of a Public Art Commission
8.	3:00	5	McConaughy	Action <b>Legislative</b>	Second Reading, Public Hearing and Council Vote on an Ordinance Amending the Municipal Code, Appendix A, Code of Ethics
9.	3:05	175	Haynes Ward	Action <b>Quasi-Judicial</b>	Consideration of First Reading of an Ordinance Regarding a Major Planned Unit Development (PUD) Amendment to the Formerly Named Mountain Village Hotel PUD, to Consider Amendments to the Existing PUD for Lot 109R for a Mixed-Use Hotel/Resort Development Including Plaza, Commercial, Hotel and Residential Use with a Maximum Height Request up to 96'8"
10.	6:00	5	Haynes Ward	Action	Consideration to Authorize the Inclusion of Town-Owned Property, Portions of OS-3BR-2 in a Subdivision Application Connected with Lot 109R Resulting in a Net Increase in OS-3BR-2 of 360 Square Feet
11.	6:05	15			Dinner
12.	6:20	20	Kirn Wisor	Action <b>Legislative</b>	Second Reading, Public Hearing and Council Vote on an Ordinance Regarding Single-Use Plastic Reduction
13.	6:40	5	Wisor Haynes	Work Session	Discussion Regarding the Timing of Adoption of Comprehensive Plan Amendments

14.	6:45	5	Miller	Informational	Upper San Miguel Watershed Coalition - Community Wildfire Resiliency Project, (Boomerang Road) Update
15.	6:50	10	Maenpa	Informational	Telluride Regional Airport Authority Bi-Annual Report
16.	7:00	10	Landeryou	Informational	Wilkinson Library Update
17.	7:10	5	Gazda Wisor	Action	Consideration of Approval of a Resolution Ratifying the Contracts for Lots 7 and 8, Spring Creek
18.	7:15	5		Informational	Other Business
19.	7:20				Adjourn

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

<https://bit.ly/WatchMVMeetings>

**Register in advance for this webinar:**

[https://us06web.zoom.us/webinar/register/WN\\_3y5yGnueQ-6CF9ixJ75fRw](https://us06web.zoom.us/webinar/register/WN_3y5yGnueQ-6CF9ixJ75fRw)

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

**Public Comment Policy:**

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



# Town of Mountain Village

**Date:** 6/10/2022  
**To:** Town Council, Acting as the Liquor Licensing Authority (LLA)  
**From:** Susan Johnston, Town Clerk  
**RE:** Local Liquor Licensing Authority Matters for the June Meeting

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**Consideration of a Report of Changes from the Mountain Village Promotional Association to Include One Additional Liquor Licensed Premise**

All required documentation and fees have been received. Communion Wine Bar has recently received State approval after Council approved their application at the April 20, 2022, Town Council meeting. The MVPA submitted a report of changes to add Communion Wine Bar to the Mountain Village Common Consumption Area. The packet has been reviewed by the following departments: Clerks and Police with no adverse findings.

**Staff recommendation:** Motion to approve the Report of Changes from the Mountain Village Promotional Association to include one additional liquor licensed Premise.

**MOUNTAIN VILLAGE PROMOTIONAL ASSOCIATION**

May 13, 2022

To whom it may concern,

This letter is to certify that the Mountain Village Promotional Association Board of Directors has approved the addition of the Communion Wine Bar to the Mountain Village Common Consumption Area and the appointment of owner Winston Kelly to the MVPA Board of Directors.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Singer", with a stylized flourish at the end.

Adam Singer  
MVPA Board President

TOWN OF MOUNTAIN VILLAGE  
PROMOTIONAL ASSOCIATION  
Report of Changes  
(April, 2019)

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Promotional Association Name (exactly as it appears on incorporation documentation): <b>Mountain Village Promotional Association</b>	
Mailing Address of Promotional Association: <b>113 Lost Creek Lane Suite A Mountain Village, CO 81435</b>	
Primary Contact: <b>Anton Benitez</b>	
Primary Contact Phone Number: <b>970-728-1904</b>	Primary Contact E-mail Address: <b>tmvoa@tmvoa.org</b>

The following must accompany this Promotional Association Report of Changes:

- Articles of Incorporation of Certified Promotional Association *TMV has on file*
  - Updated Officer/Director Listing (shall include representation from new licensed establishment to be attached to Common Consumption Area)
  - Attached Licensed Establishment Listing (State License number, violation history for preceding two-year period, and any operational agreements of new licensed establishment to be attached to Common Consumption Area (With \$150 Fee)
  - Authorization from Certified Promotional Association for New Licensed Establishment to attach to Common Consumption Area
  - Map depicting new licensed establishment within Common Consumption Area
- 

✓ Revisions and amendments to this original application for Common Consumption Area Designation shall be reported to the Mountain Village Liquor Licensing Authority and approved using the same procedures under which this original request for certification was made;

✓ Application for attachment of a licensed establishment to an already certified Common Consumption Area shall include an authorization from the Certified Promotional Association, the name of the representative from the licensed establishment that will be serving on the Board of Directors, and an amended map depicting the licensed establishments that are adjacent to but not attached to the Common Consumption Area.

**Mountain Village Promotional Association  
Directors and Officers**

**President:** Adam Singer  
Poachers Pub

**Vice President:** John Volponi  
Madeline Hotel & Residences

**Secretary:** Luke Weidner  
TSG (Siam's Talay, Crazy Elk, Pick, Tomboy Tavern, Plaza Lounge)

**Director:** Anton Benitez  
Telluride Mountain Village Owners Association

**Director:** Abbott Smith  
Telluride Distilling Company

**Director:** Mary Ann Slezak  
Telluride Coffee Company

**Director:** Erica Jurecki  
Tracks Café & Bar

**Director:** John Gerona  
The Village Table

**Director:** Tommy Thatcher  
Telluride Brewing Company

**Director:** Tony Kalyk  
Telluride Conference Center

**Director:** Winston Kelly  
Communion Wine Bar

# COMMON CONSUMPTION AREA

*Enjoy your drink responsibly*



**SEVEN DAYS PER WEEK, NOON TO 9PM**

## PARTICIPATING LIQUOR LICENSED ESTABLISHMENTS

- 1 Crazy Elk Pizza
- 2 Hotel Madeline & Residences
- 3 Poachers Pub
- 4 Siam's Talay Grill
- 5 The Pick
- 6 Tomboy Tavern
- 7 Telluride Coffee Company
- 8 Telluride Distilling Company
- 9 Telluride Ski & Golf Club House
- 10 Tracks
- 11 The Village Table
- 12 Telluride Conference Center
- 13 Telluride Brewing Company
- 14 Communion Wine Bar

## PARTICIPATING CCA ESTABLISHMENTS

- 1 Boot Doctors & Paragon Outdoors
- 2 Burton
- 3 Christy Sports (BOTH LOCATIONS)
- 4 Heritage Apparel
- 5 Mountain Adventure Equipment
- 6 Shake N Dog Grub Shack
- 7 Slopeside Lockers
- 8 Sotheby's
- 9 Telluride Elevated
- 10 The Telluride Room
- 11 Telluride Real Estate Corp
- 12 TSG Ticket & Pass Office (excluding the Children's Center/Nursery)
- 13 Telluride Properties
- 14 Telluride Sports (BOTH LOCATIONS)
- 15 Telluride Adaptive Sports Program (BOTH LOCATIONS)
- 16 The North Face
- 17 TMVOA
- 18 Wagner Custom Skis
- 19 Rinkevich Gallery

## COMMON CONSUMPTION AREA (CCA) OVERVIEW

- The CCA encompasses Heritage Plaza, Sunset Plaza and Village Pond Plaza.
- Alcoholic beverages purchased from one licensed liquor establishment in approved disposable cups will only be permitted in the CCA and cannot be brought into another liquor establishment.
- Reflection Plaza is licensed to Madeline Hotel & Residences therefore only alcoholic beverages from the Madeline Hotel & Residences can be consumed in that plaza.
- People with an alcoholic beverage from an approved establishment are not permitted to cross any roadways.



**NO OUTSIDE ALCOHOL ALLOWED WITHIN THE COMMON CONSUMPTION AREA**



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**List of Licensed Premises & State Liquor License Numbers**

Licensed Premises in Promotional Association	State Liquor License #	Liquor Violations	Operational Agrmnts	Square Footage	Location
Telski (Crazy Elk, Tomboy Tavern, Pick, Siam Talay, Plaza Lounge)	40919590001	N/A	N/A	8,474	Heritage Plaza & Sunset Plaza
Telluride Conference Center	03-00972	N/A	N/A	9,000	Conference Center Plaza
Poachers Pub	24934470000	N/A	N/A	1,370	Sunset Plaza
Hotel Madeline	42970090000	N/A	N/A	4,360	Heritage Plaza
Telluride Distilling Company	03-03224	N/A	N/A	2,170	Conference Center Plaza
Tracks Café and Bar	15-42422-0000	One in 2000	N/A	1,846	Heritage Plaza
Telluride Coffee Company	03-12618	N/A	N/A	600	Heritage Plaza
The Village Table	4701124	N/A	N/A	2,531	Conference Center Plaza
Telluride Brewing Company	25-59705-0002	N/A	N/A	1,450	Heritage Plaza
Communion Wine Bar	TBD	N/A	N/A	1,700	Conference Center Plaza
<b>Total Square Feet of Licensed Premises</b>				<b>33,501</b>	

Licensed Premises not in Promotional Association	Location
La Piazza / La Pizzeria	Sunset Plaza
Franz Klammer	Heritage Plaza

Participating Non-Liquor Licensed Establishments in the Promotional Association	Location
Boot Doctors	Heritage Plaza
Burton	Heritage Plaza
Christy Sports (Both Locations)	Heritage Plaza
Heritage Apparel	Heritage Plaza
Mountain Adventure Equipment	Sunset Plaza
North Face	Heritage Plaza
Rinkevich Gallery	Conference Center Plaza
Shake N Dog	Heritage Plaza
Sothebys	Heritage Plaza
TASP - (both locations)	Sunset Plaza
The Telluride Room	Heritage Plaza
Telluride Properties	Sunset Plaza
Telluride Real Estate Corp	Heritage Plaza
Telluride Sports (both locations)	Heritage Plaza
Telluride Elevated	Heritage Plaza
TMVOA	Sunset Plaza
TSG Ski Valet / Slopeside Lockers	Heritage Plaza
TSG Ticket Office (excluding the Children's Center/Nursery)	Heritage Plaza
Wagner Custom Skis	Conference Center Plaza
Neve	Reflection Plaza
The Resort Store	Gondola Plaza
<b>Non-Liquor Licensed Premises NOT in the Promotional Association</b>	<b>Location</b>
Wells Fargo	Conference Center Plaza
Starbucks	Reflection Plaza
Black Tie Ski Rentals	Conference Center Plaza





AGENDA ITEM 5  
**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

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**TO:** Mountain Village Town Council  
**FROM:** John Miller, Principal Planner  
**FOR:** Town Council Meeting; July 16, 2022  
**DATE:** June 6, 2022  
**RE:** Interview Applicants for Design Review Board Open Alternate Seat

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**Overview:** The purpose of this memo is to provide information to Town Council on recommended Design Review Board (DRB) Alternate Seat appointments. The DRB is appointed by Town Council to serve a four-year term and according to the Municipal Code is responsible for the following tasks:

- 1. The improvement or alteration of any land, open space, exterior design of all new development and all exterior modifications to existing development, shall be subject to design review as specified in the Design Regulations.*
- 2. In addition to its architectural review function, the Design Review Board shall serve as a planning and zoning advisory board and shall review all zoning applications and make recommendations thereon to the Town Council.*

On June 2, 2022, The DRB voted to appoint Jim Austin for an open alternate seat. To date, eleven applications have been received from the following interested individuals:

1. Charles Lynch
2. David Eckman
3. David Gallagher
4. Jim Austin
5. Peter McGinty
6. Suzanne Sitlington
7. Teri Steinberg
8. Isabella James
9. Neal Elinoff
10. Jeff Roberts
11. Ed Healy

**ATTACHMENTS**

Exhibit A: Letters of intent and supplementary application materials  
Exhibit B: Recommended interview questions

**Design Review Board Recommendation:**

The DRB voted to recommend Jim Austin, to be appointed by Town Council as a DRB Alternative. Should Town Council accept the DRB recommendation, the DRB will consist of five members who are lot owners or residents of the Mountain Village consistent with the recent CDC amendment.

**Staff Recommendation:**

Staff recommends discussing and interviewing as needed, the applicants interested in the DRB Alternate Seat.

**Proposed Motion:**

I move to appoint \_\_\_\_\_ as the second alternate seat, on the Design Review Board of the Town of Mountain Village.



## CHARLES LYNCH CLC SERVICES LLC

General contractor/ Superintendent  
Licensed and Insured  
29 years of experience.

### MISSION

To provide timely management and exceptional craftsmanship.

### BACKGROUND

Grew up in Springfield, IL.  
Attended University of Colorado.  
Started career in Seattle, WA.  
Telluride resident since 1997.  
Fairway Four resident 1999 – 2004.  
VCA resident 10/2010 - Present  
Father of two.  
Non-drinker/smoker.  
Avid outdoorsman & golfer.  
Strong self-performer.

### VITALS

415 Mountain Village Blvd., Unit 1149  
Telluride, CO 81435

T (970) 708-1432

E [lynchc71@yahoo.com](mailto:lynchc71@yahoo.com)

### RECENT PROJECT HISTORY

Superintendent / Koenig Construction

04/2020 - Present

Philipps Project / 424 W. Dakota, Telluride.

New construction. 2200SF custom home.

General Contractor / CLC Services LLC

03/2019 – 03/2020

Boyd Project. (Phase 2) / 767 HWY 145, Telluride.

Garage renovation. Majority of work performed by self.

07/2017 – 08/2018

Boyd Project. (Phase 1)

Kitchen and (3) Bath renovation. Majority of work performed by self.

Carpenter / Koenig Construction

09/2018 – 02/2019

Rosenthal Project / 792 Smuggler

### JOB EXPERIENCE

Rapport with clients. Reading construction documents. Permitting.  
Creating CMP plans & completion schedules. Resolving design  
conflicts. Material take-offs. Hiring & directing sub-contractors. Safety  
monitoring. Generating shop drawings.

### SKILLS

Computer & Smart Phone. (Microsoft Office user).

Journeyman carpenter.

Jack of all trades.

### EDUCATION & CERTIFICATION

University of Colorado, B.A. Biology

Licensed National Standard Building Contractor (B)

Procore Software (Superintendent Level)

Building Science Organization Member

### NOTABLE

Strong sub-contractor relationships.

Handled superintendent & lead carpenter duties on multiple projects.

Largest project supervised was 11,000SF Luxury Triplex in Telluride.

Commercial construction experience. (Starbucks)

Soil Stabilization. (Supervised Hilfiker Wall construction)

Per OSHA > No injuries on my watch.

Detailed work history and **references available upon request.**

## Design Review Board Letter of Intent

To whom it may concern,

My name is Charles Lynch.

I'm interested in serving on the Mountain Village Design and Review Board.

I have lived and worked in Telluride since August of 1997. I was married here and both of my kids went to Mountain Munchkins, Telluride Preschool and Telluride Elementary. I owned Unit 13 @ Fairway Four and lived there between 1999 and 2004. Moved to Norwood and lived there until 2009. I divorced in 2010 and have lived @ VCA since October 2010.

My first job in Telluride was as a carpenter with B.O.N.E. Construction. I worked on the Smugglers Restaurant Project.

My first project as a general contractor in Telluride was converting the old karate studio across the street from the library into office space for Scott Ericson and Joshua Fairbanks in 1999.

As a carpenter, I also worked with Dallas Divide Construction, DeLuca Construction and Shavano.

I started managing projects as a superintendent with Hoins Construction in 2002. I also have worked as a superintendent with CCS Construction and am currently working for Koenig Construction as a superintendent. All along the way I have taken on many projects, commercial and residential, as a general contractor. Some clients easy to work with, some difficult. All the projects had their own unique challenges.

The majority of my commercial project experience has been in Mountain Village: Granita Building (Office remodel for Dr. J. Bronson), Hotel Madeline (misc. scope), Starbucks.

I have participated in the construction of numerous new homes and renovations in Mountain Village throughout the years and have always maintained a good relationship with the building department, clients and residents.

I feel my project history, love for living in Mountain Village and desire to facilitate the building process makes me an ideal candidate for the Design and Review Board.

I would be happy to help in any way.

Sincerely,  
Charles Lynch

**From:** [David Eckman](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Cc:** [Michelle Haynes](#); [Banks Brown](#)  
**Subject:** Design Review Board: one open alternate seat - David Eckman application  
**Date:** Tuesday, May 31, 2022 9:48:45 AM  
**Attachments:** [Eckman David - Resume May 22.pdf](#)

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Town of Mountain Village Council, DRB, and staff,

I would like to submit my application for consideration of the alternate seat with the Town of Mountain Village Design Review Board. In the prior years I had served with this board with much pleasure giving back to the industry and community. Having taken time away from this board I had sought out where I could give back with the knowledge retained and have not found an opportunity as satisfying as serving this board and the Town of Mountain Village community. Most recently I have had several inquiries if I would consider serving once again which has sparked an interest and kindled a new interest for the engagement in this capacity. Attached is my resume for your review and consideration. I thank you in advance for your consideration of my request.

w/r

*David D Eckman*, LEED® AP

120 Alexander Overlook

Telluride, CO 81435

970-708-9336 Cell

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 Please consider the environment before printing this email

# DAVID DALE ECKMAN

[david@eckmancm.com](mailto:david@eckmancm.com)

970.708.9336

120 Alexander Overlook  
Telluride, CO 81435

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## SUMMARY

Project development and management professional with experience in the development and / or construction of resort, hotel, restaurant, multi-family office, industrial, medical, airport, and sport facility property. This experience spans working in the capacity of an owner, consultant, and contractor representative. A foundation of US Army experience provided essential leadership skills coupled with a graduate education.

## WORK EXPERIENCE

**PROSET CONSTRUCTION, INC**, Montrose, Colorado

April 2017 – Current

### ***Chief Operating Officer***

General contractor providing modular construction solutions to the hospitality and multifamily market in the western US with regional projects providing for luxury estate home and commercial ground up construction.

- Development of Standard Operating Procedures, Safety and Scheduling, Fiscal Management of Projects.
- Establishing and development of Preconstruction department as the Director of PreConstruction, Implementation of standard operating protocols, integration of operating platforms, personnel development and recruitment
- National travel and engagement of prospective clientele, strategic development of industry partners in design and fabrication, participation with design charrettes and design development
- Fast track Airport remodel and expansion, terminal retrofit with fire suppression system
- Commercial unit in ski village conversion to a luxury condo
- Plaza / parking garage reconstruction with integration of snowmelt system and new boiler plant
- Several reference projects - Holiday Inn – 100 unit apt bldg – Oakland, CA, San Jose, CA, Hilton Garden Inn – San Jose, CA, Fairfield Inn – Rohnert Park, CA, (5) multi-family apt bldgs. – Truckee, CA, Modular SFR employee housing – Telluride, CO, Multiple luxury home – Mountain Village, CO
- 35+ projects engaged with precon dept provide ROM budgets to detailed costing

**ECKMAN CONSULTING & MANAGEMENT**, Telluride, Colorado

April 2009 – Current

### ***Owner Representation and Project Manager Services***

Founded Eckman Consulting & Development to provide owner representation and project management services regionally for high alpine resort development.

- School expansion and remodel under Design Build methodology. Retro commissioning management on existing facilities with system replacement / upgrades. 26 Mil project, 70,000 SF of new or remodeled in under 2 years with school in session.
- Mixed use hotel Owner Rep / Project Management of facility improvements, retro commissioning, and build out of unfinished commercial spaces. Participate with Executive Committee in sales process of hotel asset. Due diligence, design development, and construction of flagship Starbucks in 5 star hotel property
- Expert witness - multiple engagements and retention in construction defect claims
- Developed program, designed, and RFP for Town of Mountain Village owned multifamily property.
- Retained as Owner Representative for luxury estate home in Telluride at inception to attain approvals and see through to closeout.
- Luxury estate home with stopped work due to quality and cost control. Negotiated new contract and oversaw completion of work by GC to satisfaction of owner.
- Managed design and construction for luxury estate home build out of spacious unfinished space with existing condition constraints.
- Retained by Town of Mountain Village to consult on energy initiatives on proposed projects.

**BUCKENDORF MANAGEMENT INC**, Mountain Village, Colorado June 2008 – March 2009

***Project & Preconstruction Manager***

BMI is a builder founded by the COO of RA Nelson & Associates with a focus on luxury homes and multifamily projects in the Telluride region. BMI emphasizes green building techniques deployed with critical path scheduling of the work.

- Developed standard forms and protocol for operations.
- Business development within region Preconstruction for multifamily, single-family, and athletic facilities. Some highlighted projects are:
  - Elkstone 21 – 38 million, Greyhead Tennis Barn – 7 million, Graysill Condos – 1 million
- Consulting Town of Mountain Village – develop scope and manage RFP for Village Court Apartments.

**RA NELSON & ASSOCIATES**, Telluride, Colorado

June 2006 – June 2008

***Project Manager***

RA Nelson is a builder in the Vail, Aspen, Mammoth and Telluride regions. Focus is high-end construction in commercial, multi-family, and single family. 150 Million / Yr. Organization

- Fast track project with 25% scope change in less than 6 months from foundation.
- Commercial and multifamily project preconstruction assistance / management.
- Fire and smoke restoration project.
- Close out multiple projects Conduct business development and work on special committees for organization standardization.

**TOWN OF MOUNTAIN VILLAGE**, Telluride, Colorado

Oct 2007 – Current

***Board Member***

Design Review Board – Chairman for Planning, Zoning, and Design Review for the Town of Mountain Village. Special appointment by Mayor, Director of Development, and Chairman of Board.

**DELWEST HOLDINGS LLC**, Denver, Colorado

Mar 2004 – Nov 2005

***Development Manager, Project Manager***

Delwest is a multifamily developer / builder in the Denver region. Product is an entry-level town home and condo in communities with typically 2 – 3 year build out projections.

- Performed contract and budget audits on projects during transitional term, reviewed departmental organizational structure and mediated subcontractor disputes
- Commenced or completed over 218 multifamily units and 3 land development projects.
- Daily responsibilities included management of design teams for pre-development, securing necessary entitlements or regulatory approvals, and assembly of construction documents. Developed / managed land development, indirect, and vertical construction budgets, wrote subcontractor contracts, created schedules, managed staff, and reported on project progress for communities.

**ECKMAN PROJECT MANAGEMENT SERVICES**, Frisco, Colorado

Oct 2002 – Mar 2004

***President***

Provide services in construction management to assist clientele achieve development to completion of projects without the liability of retaining the necessary expertise in house.

- Centex Destination Properties – deployed to Palm Springs, CA to assist site managers in fast tracking land development through scheduling with SIPS principals to achieve fiscal goals.
- Intrawest US Holdings – manage team in the completion of projects after corporate lay off. Continued representation on Eagles Nest Design Review Committee.
- MWA Builders, LLC – joint venture and business development. Provided management services.



**INTRAWEST US HOLDINGS**, Three Peaks Resort Development Group, Dillon, Colorado 2001-2002  
**Construction Manager**

Responsible for the construction of vertical products on the Three Peaks resort in Silverthorne, Colorado and performed a tenant improvement at Copper Mountain.

- Eagles Nest Design Review Committee Chairperson – recognized for achievement in restructuring the committee, executed the duties of review, approval, and monitoring residential projects.
- Assembled design teams for development of project, secured necessary entitlements or regulatory approvals while maintaining schedule, and assembled construction documents to proceed to the construction phase, all within budget.
- Selected qualified general contractors to perform work, ensured compliance of construction budget, delivered quality, meeting or exceeding expectations while maintaining schedule to the close-out.
- Reported timely and concisely to corporate, the partnership, as well as senior management on project progress.

**OZ ARCHITECTURE**, Summit County Studio, Dillon, Colorado 2000-2001  
**Construction Administrator**

Functioned as construction representative of the architect in the mountain region for Boulder and Denver studios.

- Realized confidence of owner and acted as primary contact between Owner/Contractor
- Successfully administered Owner-Architect-Contractor meetings and other project manager duties
- Under own initiative identified need to implement quality control program and reported field progress on Intrawest projects at Copper Mountain with satisfaction of owner.
- Compiled concise as-built information for new construction concerns of mechanical, electrical, plumbing and architectural coordination.
- Generated thorough deficiency reports and punch lists for Copper Mountain projects.

**NORTH STAR CONSTRUCTION MANAGEMENT, INC.**, Allentown, Pennsylvania 1997-2000  
**Project Development, Operations, & IT Management**

- Solicited proposals and completed conceptual estimates for projects.
- Assisted with conceptual schedules and design for Design-Build proposals.
- Involvement with sports complex, hotel, fitness facility, medical, manufacturing, and office facilities
- IT Support - administered computer network system, consulted management on available technology.
- Acquired, integrated, and instructed usage of new technology for operations.
- Researched OSHA standard and developed a company safety program.
- Conducted plan review and design meeting coordination.

**DANIEL, MANN, JOHNSON, & MENDENHALL, INC.**, Denver, Colorado 1998  
**Project Inspector at Denver International Airport (Summer Position)**

- Responsible for scheduling, cost tracking, and quality assurance of subcontractors.
- Without disruption to operations, successfully coordinated runway closures and planned the construction operations directly with airport operations officer, control tower, and airline operations officer.
- Oversaw subcontractors performing specialty concrete processes with assurance to compliance of the specifications.

## **EDUCATION / TRAINING / CERTIFICATIONS**

**MS, Architectural Engineering, Pennsylvania State University,**  
University Park, Pennsylvania, 1999  
Advanced studies in Design Build Construction Management,  
Organizational Design, Contract Law, Productivity Analysis

**BS, Architectural Engineering, Pennsylvania State University**  
University Park, Pennsylvania, 1999  
ABET accredited degree program,  
Construction Management emphasis, Deans List

**CETC 150, Stormwater Management and Erosion Control**  
CDOT certification course

**Intrawest Development School**  
Whistler, Canada, 2002  
Seminar with Senior Corporate Management  
Intrawest Delivery Methodology, Organizational Design and Behavior

### **OSHA Construction Safety Certification**

**Denver Building Contractor Class B Supervisor Certificate**  
Certified Class B under 2003 IBC & IRC by International Code Council

**Building Contractor Class B Supervisor Certificate**  
Certified Class B under 2009 IBC & IRC by International Code Council

**Scheduling Seminar** – Scheduling Consultants private seminar

### **LEED Accredited Professional**

## **COMPUTER SKILLS**

**Software:** Scheduling – Primavera P3, Suretrack, and Microsoft Project  
Project Management – Expedition 10 & 8.5  
Estimating – Timberline, Precision Estimating, and Win Est Pro  
Takeoff – On Screen Takeoff  
Design – AutoCAD  
MS Office – all modules

**Special skills:** Proficient in the upgrade, assembly, and diagnosing of PC problems  
Experienced in the administration and troubleshooting of networks.

## **MILITARY EXPERIENCE**

SERVED IN US ARMY AS A SCOUT, Germany & Fort Knox, Kentucky

1990-1993

- Leadership position, managed 6 personnel.
- Served as the Squadron's Operations Officer's Assistant.
- Recipient of Army Achievement, National Defense, and Good Conduct medals.
- Three years service with Honorable Discharge.

## Speaker. Father. Entrepreneur. Advocate. Innovator.

Speaker. Father. Entrepreneur. Advocate. Innovator. These are just some of the words that describe David Gallagher, CEO of Dominion Payroll and co-founder of the Cameron K. Gallagher Foundation.

David's story started in Richmond, Virginia, where he attended Benedictine High School before going on to earn an accounting degree from Virginia Commonwealth University. He married his high school sweetheart, Grace, and embarked on a dynamic career path that started with Coopers & Lybrand, then led to managing the West Coast and Asia-Pacific markets for ADP from Australia before returning to his roots in Richmond.

In 2002, David started Dominion Payroll with a classic (and decidedly American) entrepreneurial beginning: a few thousand dollars, a computer and a printer in a borrowed garage. Since then, Dominion Payroll has grown and changed dramatically, being named as one of Inc. magazine's 5,000 fastest-growing companies in the United States for twelve consecutive years. Headquartered in Richmond with offices in Nashville, Tampa, Dallas, Louisville, and Charlotte, Dominion Payroll recently won Chamber RVA's Impact Award for its outsized contributions to the community and has twice won the HYPE Young Professional Workplace Award.

David and his wife, Grace, have five children, and together they founded the Cameron K. Gallagher Foundation in 2014 to honor their oldest daughter, who passed away suddenly after completing the Shamrock Half Marathon in March of that year. Cameron, who was 16 years old at the time wanted to raise awareness of teenage anxiety and depression by starting a 5k race in Richmond before she passed.

The Speak Up 5k race series was born out of a desire to see Cameron's dream become reality and, through those events and other programs, the CKG Foundation has raised awareness and funding to help teens struggling with depression and anxiety in unprecedented ways throughout the country. David and Grace were honored with the 2015 Carol S. Fox Making Kids Count Award in recognition of the foundation's efforts.



**David Gallagher**

*Founder and CEO, Dominion Payroll*

*President, Tang & Biscuit*

*Chairman, Cameron K. Gallagher Foundation*

David generously donates his time and visionary leadership through service as a board member for several organizations in the Richmond community, including Collegiate School, Richmond CenterStage and ChamberRVA. He was named a finalist in 2015 for the Richmond Times-Dispatch "Person of the Year" Award and, in 2016, received the Edward H. Peeples Jr. Award for Social Justice, an award given to a VCU alumnus for leadership in humanitarian contributions in combating inequality and social injustice.

In 2018 David opened Tang & Biscuit, the largest indoor shuffleboard facility in the world. Tang & Biscuit offers an alternative to regular bars, where people of all ages are encouraged to engage, be social and enjoy a shared experience.

David continues to lead his business ventures and non-profit foundations to new heights in 2022.

**From:** [David Gallagher](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Cc:** [Brad Crouch](#); [Michelle Haynes](#)  
**Subject:** Bio and letter of intent  
**Date:** Thursday, February 10, 2022 9:56:12 AM

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Hello,

I would like to join the design review board, this note is my letter of intent.

Brad - can you please send my bio to the people attached?

Thank you,

David Gallagher

**David A. Gallagher** | CEO | [Dominion Payroll Services](#) |  
P 804.355.3430 | F 804.355.3432  
3200 Rockbridge Street, RVA 23230  
[dominionpayroll.com](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Blog](#) | [Secure File Transfer](#)

**David Gallagher** | CEO | Dominion Payroll  
3200 Rockbridge Street, Suite 300 | Richmond, VA 23230 | 804-355-3430 | 804-355-3432  
(fax)  
[dominionpayroll.com](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Blog](#) | [Secure File Transfer](#)



Ed Healy  
4501 Westlake Drive, #22  
Austin, Texas 78746

May 31, 2022

Town of Mountain Village  
Design Review Board  
455 Mountain Village Blvd.  
Suite A  
Mountain Village, CO 81435

Subj. Application for consideration to the Design Review Board

Design Review Board of Mountain Village,

I'd like to submit my name for consideration as a member for the alternate seat on the Design Review Board.

Mary and I are currently living in Austin, Texas and will be moving to Mountain Village as full-time residents this year. We anticipate that our new home will be complete and ready for move-in mid-August 2022.

As part of this move and to become actively engaged in our new community being a member of the design review board is something I find deeply intriguing.

Design, architecture, and planning are very important aspects of growing a community like Mountain Village. I'm passionate about these aspects of growth and of creating a vibrant beautiful and environmentally conscious community.

Sincerely,

Ed Healy

## Ed Healy • Biography

Ed Healy is currently serving on the board of directors of Hospice Austin, one of the largest non-profits in Austin, Texas serving the needs of the community facing the final months of serious illness by providing expert and compassionate care, education, and bereavement support. He is also serving on the board of directors of Tech Qualled, a technology service company based in Fort Worth, Texas providing educational training and placement for junior military officers transitioning from the military. Additionally, he is serving as a board advisor to CNEX Labs a private venture founded company based in San Jose, CA providing advanced flash-based controllers to the enterprise and webscale markets.

He has over forty years of leadership experience spanning both his time in technology as well as in his service to our country as an officer in the United States Army. His last twenty-six years have been in Austin, Texas working in growing market-leading technology companies in the semiconductor and data analysis fields. Most recently Ed served as CEO and President of RF Code, a privately held technology company in Austin, Texas providing data center solutions to many of the top tier data center companies in the world. He transitioned from RF Code in 2018 and continues to work in an advisory capacity for the company. Prior to RF Code he started and served as CEO and President of Acertus Technologies, CEO of Cubic Wafer and helped found and start the wireless business at Silicon Labs, a semiconductor company located in downtown Austin. Ed was instrumental in Silicon Lab's Initial Public Offering in March of 2000, at the time the most highly valued IPO in the history of the semiconductor industry. Ed has also served as board director of six companies, board advisor of three companies, including as senior advisor to the Chairman of Mediatek, a public semiconductor company with headquarters in Hsinchu, Taiwan.

Ed served as an officer in the United States Army upon graduating from the United States Military Academy at West Point. He was commissioned a second lieutenant in the infantry, graduated from the US Army's elite Airborne and Ranger schools and served tours in California and the Republic of Korea before being selected by West Point to attend graduate school and teach electrical engineering at the academy. Ed holds several academic degrees including a master's degree in management from Stanford University, an MBA from Santa Clara University, a master's degree in Electrical Engineering from the Georgia Institute of Technology, and a Bachelor of Science degree from the United States Military Academy at West Point. He holds five technology patents and is an author and contributor to numerous professional journals, conferences, and panels.

Ed's awards include being elected to join the highly selective Philosophical Society of Texas, an organization whose purpose is to establish and foster research into literary, scientific, and philosophical studies in Texas and beyond. In 2017 he was selected as a KPMG QuantumShift Fellow and KPMG Entrepreneur of the Year.

Ed and his wife, Mary, moved to Texas in 1998. They have three children Callie, Vanderbilt BS Human and Organizational Development 2011, Michael, University of Texas at Austin BS Chemistry Phi Beta Kappa 2015 and Meg, Rhodes College BS Mathematics 2016 and a two-time NCAA national golf champion in 2014 and 2016 and first team All-American. Mary serves on several boards including Chairman of the Austin Chapter of the National Charity League and President of Austin20, a group of Austinites who are committed to advocate for the end of sex trafficking in our city. #Not in my city.

Ed is an avid golfer, skier, and fitness enthusiast.

Edmund (Ed) G. Healy  
4501 Westlake Drive, Unit 22  
Austin, Texas 78746  
Mobile: (512) 962-7450 • eghealy@gmail.com

History of setting high standards of performance, digesting complex problems, developing practical solutions, and driving organizational process improvements. Skilled at driving consensus, collaboration, clarity, and focus and turning disruptive technologies into mainstream products. Currently serving as board director of Hospice Austin (non-profit), Tech Qualified (private venture funded) and board advisor to CNEX Labs (private venture funded)

## PROFESSIONAL EXPERIENCE

RF Code Inc. - Austin, Texas (June 2014 – February 2018)

*Chief Executive Officer and President*

Responsible for turning around an unprofitable company that had been operating for 15 years, developing a new subscription business model, and growing revenue. Established a focus for the company on IoT (Internet of Things) technology that automates physical asset management in enterprise-class data centers. The new business created value by providing analysis and measurement reporting that heretofore was unachievable in data centers. The company recorded record revenues over its last two years (25% YoY growth in 2017 alone) and positive net operating profits and cash flows for the first time in its history.

MediaTek Inc. – Hsinchu, Taiwan (January 2009 – January 2016)

*Senior Advisor to the Chairman of MediaTek, Inc. Mr. M.K. Tsai*

As the senior advisor to the Chairman of MediaTek Inc., advised the Chairman on business and engineering strategies across MediaTek's diverse business lines. Was responsible for negotiating and closing Mediatek's largest first tier mobile semiconductor deal working with the executive staff and CEO's of both companies.

Acertus Technologies Inc. – Austin, Texas (July 2008 - January 2009)

*Chief Executive Officer*

Acertus Technologies was a company focused on innovative ultra-low power short-range wireless CMOS radio communication technology. As one of three founders of Acertus Technologies was responsible for developing the business plan, investor presentations, customer technology validations, and the recruiting process. Negotiated and successfully completed the acquisition of Acertus Technologies by MediaTek Inc. in January of 2009.

Cubic Wafer Inc. - Austin, Texas (May 2005 - June 2008)

*Chief Executive Officer*

Executed the transition of Cubic Wafer (formerly Xanoptix) from an optical transceiver company to an intellectual property company focused on 3D integrated circuit process technology. Secured a first-tier semiconductor company to prove commercial viability while also generating first revenue. Signed two of the "big four" off-shore assembly and test companies to license agreements. Working with a retained investment banking firm negotiated and successfully completed the sale of Cubic Wafer.

Silicon Laboratories Inc. - Austin, Texas (June 1998 - May 2005)

*Vice President and General Manager of the Wireless Division*

As an early member of the founding team of Silicon Labs team was responsible for starting the wireless business at Silicon Labs, defining the first wireless product; recruiting and building the team; setting the strategy; managing the growth; and mentoring a strong, competent, able and energetic team of engineers and business people. Grew the wireless business from zero dollars in revenue to an annual \$250M+ in revenue with 50% gross margins. Grew the team from one person to over 150 team members with locations



in Texas, Colorado, France, Korea, and Taiwan. Secured market leadership attaining a 55% market share in wireless GSM transceivers excluding captive manufacturers Nokia and Motorola.

Cirrus Logic - Fremont, California (September 1992 - June 1998)

*Director and General Manager of Magnetic Storage Division*

As one of the early team members of the read channel hard disk drive team and its first business manager, was responsible for managing the development and securing the business unit's first read channel design win with Toshiba. Grew the read channel business from zero dollars in revenue to \$400M in annual revenue. Oversaw and had general management responsibility for the development of the industry's first single chip disk drive solution.

Zilog - Campbell, CA (September 1991 - September 1992)

*Senior Manager for Hard Disk Drive Business*

Managed the development and marketing of the industry's first hard disk drive dual processor single chip solution incorporating Zilog's Z8 microcontroller and a DSP core. Secured design wins with Seagate Simi Valley and Seagate Scotts Valley.

GEC Plessey Semiconductor - Scotts Valley, CA (August 1987 - September 1991)

*Marketing Engineer for Mixed Signal Products*

Marketed read channel products and general purpose mixed signal products. Secured design wins with Conner Peripherals and Quantum. Marketed Plessey's mixed signal development system.

US Army (June 1976 – July 1987)

*US Army Officer and Adjunct Professor at West Point*

After graduating from the US Military Academy at West Point was commissioned a second lieutenant in the infantry. Successfully completed the Army's rigorous airborne and ranger schools and became an infantry platoon leader in the 7th Infantry Division. As a first lieutenant was selected to command an Infantry Company of 175 men, an assignment usually conveyed upon senior captains. Was selected as the aide-de-camp in a division wide selection process of over 200 captains by the Commanding General of the 2nd Infantry Division in the Republic of Korea. After completing my tours of duty was selected to attend graduate school and to teach the undergraduate core electrical engineering courses at West Point. Was selected in the first round for advanced promotion to Major as well as first round selection to attend the Naval War College.

## **BOARD OF DIRECTORS**

Hospice Austin (non-profit)

Hospice Austin is a nonprofit organization that serves the greater Austin community. Provides expert and compassionate care, education and bereavement support to persons facing the final months of serious illness. Currently serving as board director.

Tech Qualified

A Fort Worth, Texas based privately funded technology training company. Tech Qualified has discovered an underserved need for identifying top talent and providing technology sales training for military officers transitioning from military service to the civilian sector. Currently serving as board advisor.

WiSpry Inc.

An Irvine, CA based private venture-funded RF frontend semiconductor company WiSpry designs tunable capacitor arrays using CMOS RF MEMs (micro electrical mechanical systems) technology. Successfully oversaw the acquisition of WiSpry by AAC Technologies in 2015. Served as board director from January 2009 to March 2015.

Icera Inc.

Icera was a private venture-funded fabless semiconductor company located in Bristol, England that designed and developed advanced third generation, 3G, chipsets for the mobile handset and broadband modem industry. Served as board director from June 2008 to February 2009. (Resigned from the Icera board in February 2009 to pursue an advisory role with MediaTek Inc)

Sirific Wireless Inc.

Sirific Wireless was a private venture-funded fabless semiconductor company that designs and develops advanced CMOS RF transceivers for third generation multi-mode wireless applications. Served as board director from July 2007 to April 2008. (Sirific was acquired by Icera)

## **BOARD OF ADVISORS**

CNEX Labs

CNEX Labs is a private venture-funded fabless semiconductor company providing advanced flash-based controllers to the enterprise and webscale markets.

Currently serving as board advisor

Telegent Systems Inc.

Telegent Systems was a private venture-funded fabless semiconductor company providing high performance, single-chip CMOS solutions enabling worldwide free-to-air and pay-per-view mobile TV in cellular phones and portable media devices. (Telegent was valued at ~\$250M at time of exit)

Served as board advisor from September 2006 to June 2011

## **EDUCATION**

1997 MS Business Management, Sloan Fellow at Stanford University, Palo Alto, CA

1991 MBA, Santa Clara University, Santa Clara, CA

1983 MSEE, Georgia Tech, Atlanta, Georgia

1976 BS, United States Military Academy, West Point, NY

## **PATENTS and PUBLICATIONS**

US Patent 20,170,214,117, filed and pending, 27 July, 2017

Systems and methods for locating rack-based assets

US Patent 10,199,715, granted 5 February, 2019

Systems and methods for locating rack-based assets

US Patent 7,209,011, granted 24 April, 2007

Method and apparatus for synthesizing high frequency signals for wireless communications

US Patent 6,903,617, granted 7 June, 2005

Method and apparatus for synthesizing high frequency signals for wireless communications

US Patent 6,323,735, granted 27 November, 2001

Method and apparatus for synthesizing high frequency signals utilizing on-package oscillator circuit inductors

Author and contributor to numerous professional journals, periodicals, conferences, and panels and speaker at numerous international conferences, both technical and business oriented

## **HONORS and AWARDS**

- Named KPMG QuantumShift 2017 Top Entrepreneur in America
- Inducted into the highly selective and prestigious Philosophical Society of Texas in 2016
- Selected to attend 2016 Stanford Graduate School of Business Director's Consortium (Board of Directors)



## **JIM AUSTIN**

### **President, JH Austin Associates, Inc.**

Jim Austin, a former senior executive at Baxter Healthcare, combines business strategy and organizational development theory with extensive industry experience. As a Consultant at the Aresty Institute of Executive Education at the Wharton School, Jim tailors senior-level seminars for a number of leading entities including CUES, SIFMA, Boston Scientific, Coca-Cola, Lincoln Financial, GE, GlaxoSmithKline, and China Minsheng Banking Company.

Jim is an Adjunct Assistant Professor at Brown University where he teaches Leadership & Marketing in the School of Professional Services.

In his consulting work, Jim developed scenarios of the future for the League of Southeastern Credit Unions; a new vision/priorities at RAND Health; and strategic priorities for the Board of Unity Medical Center, ND.

Jim has written two books (*Transformative Planning*; and *Leading Strategic Change*).

Jim holds a BA in Economics and Politics from Yale University. He was a Special Student at the Massachusetts Institute of Technology in the Urban Studies Department and received a joint Master of Public Affairs (MPA) and Master of Urban and Regional Planning (MURP) from Princeton University.

**Fun fact about Jim:** Between college and graduate school, Jim spent four years as an economist/planning officer in the Ministry of Finance, Botswana (southern Africa).

## **CURRICULUM VITAE**

**James H. Austin, Jr.**

### **PERSONAL INFORMATION**

Address: 125 Adams Way, Mountain Village, CO 81435  
Phone: 312-388-2750 (cell)  
Fax: NA  
E-mail: james\_austin@brown.edu

### **EDUCATION**

1975 BA, Economics, Yale  
1982 MPA, Woodrow Wilson School, Princeton University (full scholarship)  
MURP, Woodrow Wilson School, Princeton University

### **ACADEMIC APPOINTMENTS**

1998 – 2016 Business Management Professor, Introduction to Healthcare Management;  
Strategic Management; Lake Forest Graduate School of Management  
2004 – 2005 Adjunct Faculty, Healthcare Communication Strategies; Healthcare Informatics;  
Stuart Graduate School of Business, Illinois Institute of Technology  
2013 – 2016 Adjunct Faculty, Healthcare Ethics; Department of Health Systems Management,  
College of Health Sciences, Rush University  
2014 - Present Adjunct Assistant Professor, Leadership & Marketing, Master's of Healthcare  
Leadership, Brown University

### **OTHER APPOINTMENTS/EMPLOYMENT**

1976-1980 Economist/Planning Officer, Ministry of Finance, Botswana  
1982-1986 Consultant, Arthur D. Little, Inc.  
1986-1988 Assistant to the President, ANCHOR HMO, Rush Medical Center  
1988-2000 Vice-President Strategy Development, Renal Division, Baxter Healthcare  
2001-2003 CEO, MV Health, MonacoViola

- 2003-2005 Practice Leader, Organizational Development, St. Aubin, Haggerty & Associates  
Senior Principal, Decision Strategies International, Inc.
- 2005-2016 Senior Principal, Decision Strategies International, Inc.
- 2006 – Present Consultant/Lecturer, Aresty Institute of Execution Education, Wharton
- 2014 – Present Faculty, Executive Programs, American College of Healthcare Executives (ACHE)
- 2016- Present President, JH Austin Associates, Inc.

### **HONORS AND AWARDS**

- 2010 – 2010 “Most Distinguished Corporate Education Faculty Member”, Lake Forest Graduate School of Management
- 2015 - 2015 “Contribution to Learning Excellence”, Lake Forest Corporate Education

### **MEMBERSHIP IN SOCIETIES**

- 1997 – 1998 International Strategic Leadership Forum, Chairman
- 2000 – 2003 National Kidney Foundation of Illinois, Member Board of Directors

### **NATIONAL OR INTERNATIONAL SERVICE**

#### **Editorial Responsibilities**

- 1973-74 Editorial Editor, Yale Daily News
- 1994 - 2000 Editorial Board, *Strategic Direction*, MCB Business Strategy Publications, UK

### **SERVICE TO OTHER INSTITUTIONS**

- 1990 – 1993 University Club of Chicago, Member Board of Directors
- 1997 – 1998 Catholic Health Partners, Member Strategic Planning Council
- 1997 – 1998 Latin School of Chicago, Member Admissions Committee

## BOOKS AND BOOK CHAPTERS

1. **J. Austin**, Botswana Drought Contingency Plan, Government of Botswana Printing Office, 1979
2. **J. Austin**, The Business of BioMedicine (Chapter 5); Paul J.H. and Joyce A Schoemaker, Chips, Clones and Living Beyond 100, FT Press, 9/09
3. **J. Austin**, J. Bentkover, L. Chait, Leading Strategic Change in an Era of Healthcare Transformation, Springer International Publishing, Switzerland, 2016
4. **J. Austin**, Transformative Planning: How Your Healthcare Organization Can Strategize for an Uncertain Future, Health Administration Press, 2018

## OTHER NON-PEER REVIEWED PUBLICATIONS

1. **J. Austin**, “The Botswana Economy and the Problem of Vulnerability”, Swedish Embassy Development Cooperation Office Quarterly, January 1981
2. **J. Austin**, “South Africa’s Vulnerable Neighbor”, *Christian Science Monitor*, Op-Ed, June 10, 1981
3. **J. Austin**, “Trade Marts for Computer/Information Markets”, *Urban Land*, ULI, August 1984
4. **J. Austin**, “Project Management Models”, *Management Notes*, Arthur D. Little Management Education Institute, Inc., Vol. 2, 1985
5. **J. Austin**, “Profile of the ANCHOR Organization for Health Maintenance”, *Journal of Medical Practice Management*, May 1987
6. **J. Austin**, “Four Key Questions in Negotiations”, *Group Practice Journal*, American Group Practice Association, 1988.
7. **J. Austin**, “Leveraging the Internet for Better Patient Education”, *Dialysis & Transplantation*, Wiley Periodicals, Inc., June 2000
8. **J. Austin**, “The Future of BioSciences: Four Scenarios for 2020 and Beyond...”, *DSI Quarterly*, Summer 2005
9. **J. Austin**, “Case Study: Helping a Major Hospital Develop a New Vision”, *DSI Quarterly*, Fall 2005
10. **J. Austin**, M. Mavaddat, “The Future of BioSciences: Implications for the Bio-Pharmaceutical Industry”, *DSI Quarterly*, Spring 2006
11. **J. Austin**, M. Mavaddat, “The BioScience Industry and Technological Convergence”, *DSI Quarterly*, Summer 2006
12. **J. Austin**, P. Schoemaker, “Future Scenarios for Implantable Medical Devices”, *DSI Quarterly*, Summer 2007
13. **J. Austin**, T. Fadem, P. Schoemaker, “A Look into the Future of the U.S. Medical Device Market”, *Medical Device & Diagnostic Industry*, January 2009
14. **J. Austin**, “The Need for New Business Models: Big Pharma”, *DSI Quarterly*, Winter 2009
15. **J. Austin**, “2016: Possible Production Scenarios for the US Dairy Industry”, *Progressive Dairyman*, May 2008 (one of top-10 articles for the year)

## INVITED PRESENTATIONS

### National

1. "Leading Strategic Change", ACHE Executive Conference, Chicago, Dec. 2021
2. "Decision-Traps: Becoming a Better Strategic Decision-Maker", Cerner Healthcare Conference (virtual), October 12, 2021
3. "Leadership Development: Strategic Execution", Highmark Health, June 2021
4. "Leading Strategic Change", 6-Part ACHE Executive Program (virtual), October-November 2020
5. "Leading Strategic Change," Mid-America Healthcare Executives Forum, October 2020
6. "CEO Roundtable", CUES, Jan-November 2020
7. "Leading Strategic Change", ACHE/Iowa Hospital Association, December 2019
8. "Critical Thinking", Sompo/Wharton, October 2019
9. "Strategic Agility: Embracing Future Uncertainty", 2019 Healthcare Forum Leadership Summit, American Hospital Association, July 25, 2019  
(<https://web.cvent.com/event/553b8ae2-ec4c-4cef-bd7f-7f9b5bdf10f9/websitePage:de5400e0-9ebd-47d6-93ae-ad5c7e59944b>)
10. "Strategic Planning", American College of Healthcare Executives (ACHE) Senior Executive Program, June 11, 2018
11. "Leading Strategic Change", pre-Congress Seminar, ACHE 2018 Annual Congress, March 24-25, 2018
12. "Leading Strategic Change in an Era of Uncertainty", Cerner Healthcare Conference, October 10, 2017
13. "Leading Transformational Change", American College of Healthcare Executives 2017 Conference, Chicago, March 2017
14. "Leading Strategic Change", American College of Healthcare Executives, Kiawah Island, April 2016
15. "Driving Change in Primary Care", American College of Healthcare Executives 2015 Conference, Chicago, March 2015
16. "Introduction to Strategic Thinking and Wharton Executive Education", American Association of Pediatric Dentists, Board of Directors, San Diego, January 2015
17. "Business Ethics: What to Do", PCMA 2015 Convening Leaders Conference, Chicago, January 2015
18. "Strategy Under Uncertainty", The Association for Convenience and Fuel Retailing (NACS) Conference, Las Vegas, October 2014
19. "Decision-Making Under Uncertainty", BBA Aviation, CEO/Executive Team, September 2014
20. "New Growth Strategies", AIBTM Orlando Conference, June 2014
21. "Value Innovation: Finding New Growth Opportunities", AIME CEO Conference, Australia, February 2014
22. "Scenario Planning: A Tool for Times of Uncertainty", Professional Convention Management Association (PCMA) 2014 Convening Leaders, January 2014



23. "Value Innovation and New Growth Opportunities", Redstone Financial Credit Union, Board of Directors, Florida, November 2013
24. "Scenarios of the Future of the Beef Industry", American Association of Bovine Producers Conference, Milwaukee, WI, September 2013
25. Strategic Plan Development, Volunteers of America, IL Chapter Board of Directors, January-May 2013
26. "Dealing with Uncertainty and Strategic Prioritization", Redstone Financial Credit Union, Board of Directors, Florida, November 2012
27. "Leadership in a Changing Healthcare Landscape", Board/Senior Management, St. Luke's University Health Network, Bethlehem PA, October 2012
28. "Strategy Under Uncertainty", Volunteers of America, Board of Directors, August 2013
29. "Dealing with Uncertainty and Strategic Prioritization", Redstone Financial Credit Union, Board of Directors, Florida, November 2012
30. "Leadership in a Changing Healthcare Landscape", Board/Senior Management, St. Luke's University Health Network, Bethlehem PA, October 2012
31. "Strategic Planning for Changing Times", Navistar Financial Executive Team, Chicago IL, October 2011-June 2012
32. "Scenario Planning and Innovation", Executive Team/Board, League of Southeastern Credit Unions & Affiliates, Florida, August 2011
33. "Scenarios of the Future", American College of Healthcare Architects, Board Retreat, January 2011
34. Dealing with Uncertainty...Developing Strategic Priorities", Board of Advisors, RAND Health, January-June 2011
35. "What is Strategy and the Tool of Scenario Planning", Royal Caribbean International Leadership Retreat, Miami Florida, November 2010
36. "Decision Traps", University of Alabama at Birmingham (UAB), 2009 National Symposium for Healthcare Executives, July 2009
37. "Decision-Making in Increasingly Uncertain Times", "Strategic Agility--Developing a Robust Plan for Short and Long-Term Success", "Creating a Local Vision", APTA, 2009 Transit CEOs Seminar, January 2009
38. "From the Future Back", Abbott, PPD, 2008 Managed Care Summit, Spring 2008
39. "Working with MDs", Decision Analysis Affinity Group (DAAG) 2008 Conference, April 2008
40. "Decision Traps and Managing Future Uncertainties", APTA, Transit Board Members Seminar, July 2008
41. "Updated Scenarios of the Future for US Dairy and Strategic Execution", PDPW, Managers Academy, January 2008
42. "Scenarios of the Future for US Dairy", PDPW, Managers Academy, January 2007
43. J. Austin, M. Hess, T. Fadem, "US Medical Device Industry: Scenarios for the Future", AdvaMed, 2007 Medical Technology Conference, Fall 2007
44. "Future of Medical Devices: Overview of the Market and Key Issues", Wharton, Medical Devices Scenario Conference, Fall 2006
45. J. Austin, D. de St. Aubin, "New Approaches to Strategy: Combining Team-building and Strategy Development", University of Chicago Business School Consulting Roundtable, 2002

46. Conference Chair, IIR, ePharma Summit: Leveraging eBusiness Strategies Across the Enterprise for Competitive Advantage, November 2000
47. “Maximizing the Role of eCommerce in Global Marketing Strategy”, IIR, E-Pharma: Implementing an Effective Electronic Media Marketing & Promotion Strategy, August 2000
48. Conference Chair, Frost & Sullivan, Second Annual Business Intelligence and Strategy in Healthcare Industry Conference and Exhibition, November 1999
49. “Going Global: Market Entry Strategies”, Frost & Sullivan, Fourth Annual Medical Device Industry Conference, March 1999
50. “Changing Strategic Direction: Implications for Growth and Performance Measurements”, IQPC, Performance Measurements for Strategic Planning Conference, February 1999
51. “Best Practices: Competitive Intelligence Management Strategies”, Frost & Sullivan, Competitive Intelligence in Business Conference, September 1998
52. “Technology Transfer at Baxter’s Renal Division”, Technology Transfer Society, July 1998
53. “Implementing a Global Strategy”, Strategic Management Society, Annual Conference, 1995
54. Chairman Introduction, Strategic Leadership Forum, Annual Conference, 1995

### **International**

1. “Strategic Planning Under Uncertainty”, Saudi Ministry of Health, Wharton Executive Education, January 2020
2. “Decision-Making and Execution in Times of Uncertainty”, E-House, Chengdu China, January 2019
3. “Finding New Growth Opportunities: Strategy from the Outside-In”, The Wharton Latin America Conference Tour—Seminarium Master Classes, August 19-23, 2019, Mexico City, Bogota, Santiago
4. “Scenario Planning and Dealing with Uncertainty”, China Minsheng Banking Co, Beijing China, May 2019
5. “Strategic Leadership Under Uncertainty”, Lonza G-Camp, Basel Switzerland, November 2017
6. “Business Model Transformation”, Lonza G-Camp, London UK, March 2017
7. “Strategic Leadership: Dealing with Uncertainty”, Campbell’s, Sydney Australia, March 2016; July 2015
8. “Innovation and Strategic Segmentation”, Roche Leadership Excellence Program, Shanghai China, July 2015
9. “Value Innovation”, Scotiabank, Toronto Canada, 2014-2018 (annual meeting)
10. “Decision-Making Under Uncertainty”, CEO Summit at AIME, Melbourne Australia, February 2014
11. “Strategy in an Age of Uncertainty”, GSK High-Potentials, Mumbai India, May 2011; 2012 and 2013
12. “Strategy, Scenario Planning and Driving Change”, Santander Banco High Potentials, Madrid Spain, November 2011
13. “Decision-Making and Blue Ocean Strategy to Drive Future Growth”, Telstra High Potentials, Sydney Australia, June 2011
14. “Scenario Planning and Dealing with Decision Traps”, GE LIG Program (Munich, Istanbul, Milwaukee), April-October 2011

15. “Strategic Planning, Dealing with Uncertainty and the Tool of Scenario Planning”, ANZ Executive Team, Jakarta Indonesia, April 2011

**From:** [Jim Austin](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Subject:** J. Austin Application for Vacant Seat on DRB  
**Date:** Saturday, February 12, 2022 9:59:44 AM  
**Attachments:** [Austin Jim bio short.docx](#)  
[CV Austin Long.docx](#)  
[Letter of Intent to Join the Mountain Village Design Review Board.docx](#)

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Dear Mr. Quinn-Jacobs:

I am writing to submit my name for consideration to fill one of the upcoming four vacant Design Review Board (DRB) seats. Attached please find a recent bio (short and long) and letter of intent. In brief, the reasons I am applying are:

- Long-time Visitor/New Resident: my family spent most winter holidays with my wife's parents in the Ski Ranches from the mid-1980's until 2005. Now we are now enjoying our recently built home in Mountain Village.
- Planning/Education Background: I have a joint Masters in Public Affairs and a Masters in Urban and Regional Planning; most of my professional life has been spent in strategy, planning roles. Today I lecture at Wharton and Brown in strategy, leadership and short- vs. longer-term decision-making.
- Love of the Outdoors: I am an avid skier, hiker, golfer and tennis player...all pleasures I enjoy here in Telluride. I am also aware of the challenges inherent in protecting our pristine environment with the demands of growth.
- Past Volunteer Efforts: I have been a member of a number of Boards, enjoying the challenges, comradery, and learning inherent in such enterprises. I hope to help here.

Thank you for your consideration.

Sincerely,

Jim

125 Adams Way, Mountain Village

**Jim Austin**

Strategy Executive Education

t: 312-388-2750

[www.jh-austin.com](http://www.jh-austin.com)

Letter of Intent to Join the Mountain Village Design Review Board, 2022

*Jim Austin, 125 Adams Way, Mountain Village*

I hope to be considered for one of the upcoming four vacant Design Review Board (DRB) seats for the following reasons:

- Long-time visitor/new resident: I first came to Telluride in the mid-1980's, spending most winter holidays with my wife's family in their Ski Ranches' home (Dr. and Mrs. George Conger). My wife and I are now enjoying our recently constructed new home for our family in Mountain Village (125 Adams Way)—designed by my wife, a licensed architect and professor of architecture at the Illinois Institute of Technology (IIT).
- Planning/Education/Corporate Background: I obtained a joint Masters in Public Affairs (MPA) and a Masters in Urban and Regional Planning (MURP) from Princeton. Today, I am an Adjunct Assistant Professor, Brown University, School of Professional Studies, where I teach Leadership & Marketing. I am also a Consultant/Lecturer at the Aresty Institute of Executive Education, Wharton (University of Pennsylvania), where I lead seminars on strategic planning, decision-making and execution. Prior to that, I was VP Strategic Development at Baxter Healthcare, a large pharmaceutical and medical device company, focusing on new, global growth opportunities, constantly balancing past initiatives against new, transformative investments.
- Love of the Outdoors: As the Town of MV Home Rule Charter (HRC) Preamble states, "...our Charter should provide measures which safeguard our citizens' life-style, protect the beauty of our natural

surroundings, and encourage the recreational nature of our town.”<sup>1</sup>

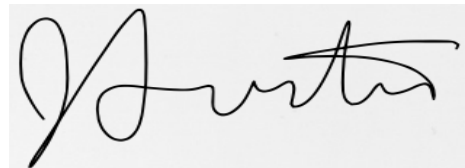
While I am an ardent skier, tennis player, golfer and hiker, I am also aware of the challenges in meeting the HRC’s goals...not just today, but in the years to come. More fundamentally, how should the Town balance the desires of current residents with those of new entrants, visitors, and the natural environment?

- Past Volunteer Efforts: I was Chairman of the Strategic Leadership Forum, a board member of the National Kidney Foundation of Illinois, a member of the Board of Directors for the University Club of Chicago, treasurer of LaSalle Language Academy, and a member of the Admissions Committee for the Latin School of Chicago. In all these efforts, I tried to listen first, discuss second, for it is only in bringing out different perspectives are the best decisions made.

In summary, I would welcome the opportunities and challenges to participate with other DRB members in maintaining and evolving the aesthetic bounty of this wonderful place. For more detail on my background, please visit my website:

[www.jh-austin.com](http://www.jh-austin.com)

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "J. Austin", is centered on a light gray rectangular background.

<sup>1</sup> Amended 6/28/05

**From:** [suzanne.sitlington](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Subject:** DRB open seat  
**Date:** Thursday, May 26, 2022 9:12:30 AM  
**Attachments:** [Suzanne Sitlington Resume 4 \(1\) \(1\) \(1\).PDF](#)

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Hi,

Something is nudging me to apply for the open seat position....maybe the ski pass?

At present and for the past five years, I've lived with my son at the VCA. I've been around the Telluride area for the past twenty plus years, working for businesses in Mountain Village and Telluride and am thrilled to call Mountain Village home.

In my previous life, I lived in Seattle where I worked professionally and as a side gig purchased fixer uppers. The process of taking something run down and disrespected and bringing it back to life was immensely satisfying. I love and appreciate design and beauty and have no problem with offering an opinion.

Currently I'm working for Colorado 145 Jeep rental.

Sincerely,  
Suzanne Sitlington  
970.497.0670



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# SUZANNE SITLINGTON

## PROFESSIONAL SUMMARY

Motivated sales/customer service professional offering years of experience. Highly results-oriented and energetic with unsurpassed interpersonal and communication strengths. Productive, hardworking and known for consistent stellar performance against target sales goals and customer service expectations.

## SKILLS

- The ability to plan, organize and execute.
- Exceptional communication and networking skills.
- The ability to work under pressure and multi-task.
- Comfortable and excited about technology.
- Successful working in a team environment, as well as independently.

## WORK HISTORY

**SALES ASSOCIATE** 04/2020 to Current  
**Spectrum**, Telluride, CO

- Implemented up-selling strategies, encompassing recommendation of accessories and complementary purchases.

**SUBSTITUTE TEACHER** 09/2017 to Current  
**Telluride Schools**, Telluride, CO

- Upheld classroom routines to support student environments and maintain consistent schedules.

**SALES ASSOCIATE** 06/2019 to 04/2020  
**Elinoff Gallery**, Telluride, CO

- Maintained organized, presentable merchandise to drive continuous sales.

**SALES REPRESENTATIVE** 12/2017 to 06/2019  
**Telluride Sports**, Telluride, CO

- Sold over \$268,000 of sports wear over a two month period.

**MANY HATS** 08/1998 to 08/2011  
**Telluride Horseback/Property Manager/Telski**, Telluride, CO

- Exceptional customer service.

**PUBLISHING REPRESENTATIVE** 09/1984 to 08/1997  
**Harper Collins**, Seattle, WA

- Ran and managed my individual sales territory out of my home office. Largest territory was \$1.5 million.

## EDUCATION

38

**Missouri State University**, Springfield, MO  
**Bachelor of Science**, Marketing



## EXPERIENCE

**Teri Steinberg, LLC** Ophir, CO November 2022 – present  
Work as an independent contractor with local attorneys on a variety of legal matters

**T&B Literary, Publishing Consultant Firm**, Detroit, MI and Ophir, CO  
*Co-Founder* December 2018 – March 2021  
Co-founded a publishing consultancy to bring my industry expertise to aspiring authors. Provided a range of services including coaching, editing and contract negotiation for authors and publishing companies

**Campaign for Michigan Secretary of State Jocelyn Benson**, Detroit, MI  
*Campaign Manager, Detroit headquarters* September 2017 – November 2018  
Coordinated and executed a successful political campaign including website, email campaigns, political strategy, fundraising and organizing Benson's appearance at Michigan Democratic conventions and fundraisers. Worked in coordination with the campaign manager and other lead staff in Lansing, Michigan.

**Teri Tobias Agency**, New York, NY  
*Creator and President of an independent literary agency* October 2009 – 2017  
Was an independent consultant for publishing clients including Penguin Random House, Inc., where I worked with the US CEO on special projects requiring company-wide implementation and Amazon Publishing, where I created their first foreign rights program. Represented major publishers and agencies to sell their authors' book worldwide, working with hundreds of internationally bestselling writers across fiction and non-fiction. Helped ideate, edit and sell books for Teri Tobias Agency's clients worldwide and co-represented film rights for the agency's clients. Spoke at international publishing conferences around the world on the future of publishing.

**Sanford J. Greenburger Associates**, New York, NY  
*Foreign Rights Director* September 2005 – July 2009  
Sold translation rights in over 50 territories for all clients represented by Sanford J. Greenburger Associates, including the only person to represent the foreign rights for Dan Brown at the height of his international best-selling status. Negotiated all foreign ancillary deals associated with The Da Vinci Code movie, coordinating with Sony Pictures Entertainment.

**The Robbins Office**, New York, NY.  
*Foreign Rights Director and Literary Agent* September 2003 – August 2005  
Helped ideate, edit and sell author's books in the US and worldwide on behalf of clients represented by The Robbins Office  
*Contracts Manager*  
Drafted and negotiated option/purchase agreements, publishing agreements, collaboration agreements, magazine agreements, and audio agreements for all clients represented by The Robbins Office.

**International Creative Management**, New York, NY.  
*Business Affairs Associate* March 2001– August 2003  
Drafted and negotiated option/purchase agreements, publishing agreements, collaboration agreements, magazine agreements, and audio agreements for all clients represented by the literary department of ICM  
*Literary Assistant to Agent Sloan Harris* April 1999 – March 2001  
Assisted now president of ICM Sloan Harris

## **LOCAL VOLUNTEER EXPERIENCE**

### ***Ophir General Assembly***

- Chairperson, Ophir Budget Committee June 2021- present
- Ophir Environmental Commission member April 2021 – present

### ***Telluride Adaptive Sports Program (TASP)***

- Winter Assistant for skiing and snowboarding Winter 2019 – present

## **OTHER BUSINESS EXPERIENCE**

- **Burns & Harris, Esqs, Associate**, New York, NY September 1998 – March 1999
- **Third Circuit Court Wayne County, Judicial Clerk**, Detroit, MI Summers, 1996 – 1998

## **EDUCATION**

- **Wayne State University Law School**, Detroit, MI, Juris Doctor, 1998
- **Universiteit Utrecht**, Utrecht, The Netherlands: Public International Law program, Fall Semester, 1997.
- **University of Michigan**, Ann Arbor, MI, Bachelor of Science, School of Natural Resources, 1995.

**From:** [Teri Steinberg](#)  
**To:** [Samuel Quinn-Jacobs](#)  
**Subject:** Application for Design Review Board  
**Date:** Friday, February 18, 2022 3:34:59 PM  
**Attachments:** [Teri Steinberg Resume .doc](#)

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Dear Sam Quinn Jacobs,

Thank you for considering my application for one of the open seats of the Mountain Village Design Review Board.

I will start by confessing I do not meet the exact qualifications you are looking for. I am a lawyer who worked for many years as a literary agent in New York City. However, my undergraduate degree is from the School of Natural Resources at The University of Michigan, which focused on Urban Planning. I have always been interested in city planning and find the opportunity to be involved with a community that is still creating itself to be thrilling. I understand that the Design Review Board does not have a direct hand in planning, but in making sure that the plans and designs others create are in keeping with the intent and vision of Mountain Village. I have read the 30-year Comprehensive Plan just out of interest.

I moved to Ophir three years ago, am a member of the Ophir Environmental Commission and started a Budget Advisory Committee last year so that we Ophir citizens can understand the needs of our own growing community. I feel incredibly fortunate to live in this area and enjoy being an involved community member.

I am happy to answer any questions you may have and thank you for your time and consideration of this application.

Best regards,

Teri

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Teri Steinberg  
cell: 917-771-8446

# ISABELLA JAMES

isbellajames97@gmail.com

720 633 4947

## Experience and References

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Architectural Designer, **CANSANO Design**, Telluride CO – 2021-Present

Contact: Ascenzo DiGiacomo 720 633 4948

Board Advisor, **Institute of Classical Architecture and Art**, Rocky Mountain

Recipient of the Certificate in Classical Architecture (ICAA)

Architectural Designer, **RATIO | Humphries Poli Arch**, Denver CO – 2017-2021

Contact: Dennis Humphries 303 607 0040

Architectural Intern, **The Mulhern Group** Ltd., Denver CO - 2014-2015

Contact: Andy Baldyga 303 297 3334

## Education

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University of Colorado Denver / **Master's of Architecture**

2019 - 2022 / Magna Cum Laude

University of Colorado Denver / **Bachelor's of Science in Architecture**

2015 - 2019 / Magna Cum Laude

## Letter of Intent

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To Whom it May Concern,

Lucky enough to be born in raised in the most wonderful community in the country, I am a Telluride woman through and through. I have witnessed the growth of this town through a unique perspective, one of architecture and design. After receiving my architectural education in Denver, I could not wait to come back to Telluride and Mountain Village to have a hand in the growth. The mountain vernacular is incredibly special to me and is worth preserving. Whether it be in a multi million dollar house on the hill, a new hotel in the village core, or a trash enclosure for the village market, I am committed to the very specific architectural language of Mountain Village.

I have experience working in a boutique firm on high end residential on the Ridge as well as in a corporate firm working on community buildings such as the Ridgeway library expansion and the Mancos K-12 schools renovation. My passion for architecture began very early in life when I would spend hours at the Wilkinson Public Library, it was here I realized the intense connection between architecture and our culture. It is our historic main street, ski shacks, and community buildings that truly give our home it's character. Mountain Village is one of the most unique towns in the country and that comes from the charm of the Chamonix-esque core. As the village grows and more houses go up on the ski area, it is our duty to preserve the architectural identity of our little mountain town. The design of Telluride and Mountain Village inspired me to pursue a degree in architecture. With this knowledge, experience and passion for our little slice of heaven here in the San Juans, I came back with the intention of preserving the historic architectural character while launching Mountain Village into a new era of growth and sustainability. I am deeply rooted in this community and my passion and knowledge of the mountain vernacular would make me the perfect candidate for the Mountain Village Design Review Board.

Thank you very much for your time and consideration,

Isabella James

The Town of Mountain Village  
455 Mountain Village Blvd Suite A  
Mountain Village, CO 81435

Jeff Roberts  
650 Mountain Village Blvd Unit E  
Mountain Village, CO 81435

RE: Letter of Intent, Design Review Board Alternative Seat

Dear Sam Quinn-Jacobs,  
Please consider this my Letter of Intent for the Design Review Board Alternative Seat.

As a property owner and one who greatly appreciates the Mountain Village/Telluride area, I would be honored to be a part of helping shape and protect the future of our community. Nothing gives me more pleasure than bringing friends and family to my home, witnessing the instant awe and love of our region. As a member of the Design Review Board, it would be my focus to continue to create and sustain that experience.

While I am not an experienced architect, designer, or contractor in professional capacity, I have had executive leadership over numerous facility design and construction projects in the healthcare and hospitality spaces, in various cities across the United States. I also have led several construction projects in my personal life. This experience not only gives me insight into the tactical work to bring a plan or project to life, it also gives me the insight to know what is important to our customers, the business and homeowners that need our services.

Thank you for considering my candidacy,  
Jeff Roberts  
651-529-2954

**From:** [Kathrine Warren](#)  
**To:** [neal elinoff](#); [Samuel Quinn-Jacobs](#)  
**Subject:** Re: design and review board for MV  
**Date:** Tuesday, February 15, 2022 5:20:49 PM

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Hi Neal,

I am looping in Sam Quinn-Jacobs who is overseeing DRB applications.

Thank you!

Kathrine Warren  
Public Information Officer  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
O :: 970.369.6415  
M :: 970.708.7285  
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#) | [Submit event](#) |

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**From:** neal elinoff <nealelinoff@gmail.com>  
**Date:** Tuesday, February 15, 2022 at 5:18 PM  
**To:** Kathrine Warren <KWarren@mtnvillage.org>  
**Subject:** design and review board for MV

Please throw my name into the hat.

I've lived in Telluride as a year round, full time resident since 1995. I own the Elinoff Gallery on Main Street and the Alpinist & the Goat.

We own a couple of rental properties in MV and we live at Crystal which is behind See Forever Village.

I'm a licensed contractor in MV having just completed a major excavation and addition to my MV home.

I'm 66 years old and married to Karla for 17 years. I have four children from my first marriage, two are lawyers, one is an internet professional and one is a NY Fashion designer. My wife, Karla and I brought 4 of her half-brother's children from Honduras who were taken by the state and we raised them here. Karlita is the Neil Armstrong Merit Scholar currently a Junior at CSU, and the two youngest ones are finishing their education in Aurora High School on the front range.

I am a private pilot and do volunteer flying for Angel Flights West, flying patients through the region to and from the hospitals in Denver, children and adults who cannot tolerate extended driving.

I'm vested in the community. I have no other residences and live here year round, full time since 1995 jockeying between properties but finally moving to our forever home at Crystal after it's recent renovation and expansion.

I'm an art dealer by trade, artist by desire, and lay architecture scholar for most of my life having personally known Michael Graves, Renzo Piano, IM Pei, (I was on the architectural committee for the University of Chicago Graduate School of Business) I've studied the works of Le Corbusier, Frank Gehry, Frank Lloyd Wright, Philip Johnson and many others, and I know many of our local architects and designers and I want to see MV as the quintessential place for people who want the best homes ever!. plus I want to do more volunteering now that I'm winding down much of my hands-on work on Main St.

I have a BS degree in statistics and BS in genetics from CU in 1973, I taught Epidemiology at St. George's University School of Medicine from 1973-1975 and was also a student there before moving back to the states and starting a chain of ice cream stores (Neal's Ice Cream in Houston) and cookie stores (Neal's Cookies, HQ in Houston with 122 stores) before selling out years ago. At the time I had a bakery products manufacturing company that produced cookie doughs, muffin mixes and brown batters as well as making our own fine chocolate which we used in our own cookies, etc. of 7.5 tonnes/week before moving to Chicago where I invented a coffee roaster, wrote a book on coffee roasting and started a chain of coffee shops (Brewsters). I founded the first weed store in Telluride in 2008 (Legally Supplied Marijuana for Telluride - LSMFT) and gave it to an employee to continue. He was a moron and couldn't keep it open so that was my foray into Marijuana.

I'm interested in contributing to the local community more than just being a local business owner, so please add me to your selection committee.

***Neal Elinoff*** *president*

*Elinoff & Co. Gallerists and Jewelers*

*204 West Colorado Ave.*

*PO Box 2846*

*Telluride, CO 81435*

*work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679*



**AGENDA ITEM #6**  
**TOWN MANAGER**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 729-2654

**TO:** Mountain Village Town Council

**FROM:** Paul Wisor, Town Manager; Michelle Haynes, Planning and Development Services Director

**DATE:** June 9, 2022

**RE:** Waiver of Coyote Court Unit 10 Price Cap

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Executive Summary: The current owner of Coyote Court Unit 10 is seeking a waiver of the appreciation cap associated with Unit 10. The price caps formerly imposed on all Coyote Court units were eliminated due to an administrative error. The cap imposed on Unit 10 is the result of a document executed in connection with a first-time buyer program, and such a document was not uniformly required of all individuals who participated in the program.

### **History**

In 2002, the Town of Mountain Village Housing Authority (“Housing Authority”) constructed an affordable housing project as for sale units – the Coyote Court Condominiums. These units were subject to the 1997 Employee Housing Deed Restriction Ordinance (“1997 EHR”) and the 2002 Town of Mountain Village Operating Document (Operating Document).

The 2002 Operating Document created a process for ownership and sale of these units. The 2002 Operating Document included, among other things, a requirement that the units be subject to a 4% annual appreciation cap.

In 2009, the 2002 Operating Agreement was amended via Resolution 2009-0521-06 (the “2009 Resolution”). The 4% appreciation cap language was removed and replaced with a new capital improvements section. The Town Council packet materials for the 2009 Resolution did not specify why the 4% appreciation cap was removed, nor was that action referenced in the resolution or agenda title.

The Town of Mountain Village Housing Authority began administration of our own deed restrictions in December of 2021. The Town was approached regarding application of the Operating Documents to the sale and purchase of Coyote Court units.

On March 17, 2022, the Town Council acknowledged the 2009 Resolution removed the the 4% appreciation cap from the 2002 Operating Agreement, and further amended the 2002 Operating Agreement to conform to the elimination of the 4% of the cap.

### **Coyote Court Unit 10**

Like all other units in Coyote Court, Coyote Court Unit 10 is subject to the 2002 Operating Agreement, as amended. However, the current owner of Coyote Court (the “Owner”) acquired



Unit 10 pursuant to the Town's first-time buyer loan program. In entering into the loan, a loan that has since been repaid in full, the Town required to sign a promissory note acknowledging Unit 10 is subject to a 4% deed restriction. The Owner is not the only individual to have acquired a Coyote Court unit using the first-time buyer loan program, but the Owner is the only individual who was required to sign a document acknowledging the 4% cap.

Although the 2009 and 2022 amendments eliminated the 4% appreciation cap, the paperwork associated with Unit 10 arguably imposes a 4% appreciation cap that was not eliminated by such amendments. The Owner, and Unit 10 more broadly, is now subject to the 4% appreciation cap, and other individuals who participated in the first-time loan program are not.

The Owner is now requesting the 4% appreciation cap be waived. The Owner's perspective is set forth in Exhibit A hereto.

### **Financial Considerations**

There are no financial impacts to the Town. Coyote Court represented the vast majority of price capped units in Mountain Village. If the price cap for Unit 10 is waived, then all the price caps Coyote Court will be removed. There will only be three such units remaining in Mountain Village.

### **Proposed Motion**

I move to approve the request to waive the 4% appreciation cap associated with Coyote Court Unit 10.

I move to deny the request to waive the 4% appreciation cap associated with Coyote Court Unit 4.

## Exhibit A

June 5 2022

I am writing to the Town of Mountain Village to request the removal of the price cap on my property at 10 Coyote Ct.

It appears that there was some miscommunication and disconnect concerning deed restricted policies between San Miguel County's housing authority and the Town's housing authority at the time when I purchased my home. As a result, my specific property was given a 4% price cap despite the fact that the other nine properties on Coyote Ct did not have this price cap. There are two reasons that support my request.

In 2009, the Town wrote an official decree removing the price cap on all Coyote Ct properties. With this precedent in place, a price cap should not have been placed on my property when it was purchased in 2013. When I signed my contract purchasing my home, I was told by the Town employee overseeing the purchase that the price cap was a normal part of deed restricted housing on Coyote Ct. I accepted that on face value.

The second disparity comes from the loan offered to me by the Town to assist with the down payment to purchase the property. At that time I was a full time employee of the Town, and was offered the opportunity to take part in the Town's financial assistance program for first time home buyers. The promissory note I signed for that loan included the 4% price cap as part of the conditions of the loan. That loan has since been paid in full to the Town. Two years after I purchased my home in 2013, another Town employee Rich Shoup was offered the same financial assistance loan program from the Town to purchase his first home at 2 Coyote Ct. However, his promissory note on the loan did not include a price cap, even though the terms and structure were identical to mine.

I feel that for the sake of consistency in Town policy, Mr. Shoup's loan and my loan should have had the same terms. So my request to the Town simply comes down to the issue of consistency and fairness. I have no plans to sell my home at 10 Coyote Ct, but I would like my property to be on the same level as the other nine Coyote Ct homes.

Thank you.

Jason Smith



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TO: Mountain Village Town Council

FROM: John Miller, Principal Planner

FOR: Regular Town Council Meeting of June 16, 2022

DATE: June 6, 2022

RE: Second Reading, Public Hearing and Council Vote on an Ordinance Regarding Amendments to the Municipal Code and Community Development Code; Creation of Chapter 2.18: Public Art Commission, and Amending Sections 17.5 and 17.8, Concerning the Creation of a Public Art Commission

#### PART I. Overview

The Town has proposed to amend the municipal code to create Chapter 2.18: Public Art Commission. This amendment would establish a Public Art Commission to review art proposals located in a plaza area, right-of-way, or other public space where the art is intended to be enjoyed by residents and visitors the Mountain Village. Because Public and Private Art are currently regulated by the Community Development Code (CDC), this proposal would also require portions of the CDC to also be modified to align with the new Public Art Commission provisions.

With the success of The Cabins at Mountain Village, the Town's Business Development Advisory Committee (BDAC) recognizes the positive economic impact of public art. Through a recommendation of the BDAC committee, a Public Arts Commission will streamline the process of public art approvals and encourage applications.

#### PART II. Proposed Amendment Discussion

The following formatting styles are used for the proposed code language:

Regular Text = Existing code language to remain

Underline = Proposed new language

~~Strikethrough~~ = Language proposed for removal

(\*\*\*) = Portion of existing code removed to shorten length of report

#### **Proposed Amendment 1: Amending Title 2 of the Municipal Code to create Chapter 2.18: Public Art Commission**

Title 2 Administration and Personnel

2.18 Public Art Commission

2.18.10 Established

The Public Art Commission (PAC) is hereby established to review the placement of public art in plaza areas, right-of-way, or other public spaces

2.18.20 Membership

The Public Art Commission shall consist of five (5) regular members who shall be appointed by the Town Council. At least three (3) regular members shall be qualified electors of the Town and, at the time of his or her appointment, each shall have been a resident of the Town for at least six (6) months. Of the five (5) regular members, one (1) member shall be from the Town Staff, one (1) member shall be from the Town Council; two (2) members shall be an artist or arts professional; and one (1) member shall be from the public at large.

2.18.30 Terms – Vacancies

The PAC shall be appointed by the Town Council and shall hold office at its pleasure. Terms shall be staggered with the Town Council and Town Staff seat serving four (4) year terms and the remaining public seats serving an initial two (2) year term and subsequent four (4) year terms for any reappointments or new appointments. Any member may be removed with or without cause by a majority vote of the Town Council. Any vacancy shall be filled by the Town Council.

2.18.40 Organization and Meetings

- A. The members of the Public Art Commission shall elect from its regular membership a Chairperson, whose term of office in such capacity shall be for one (1) year with eligibility for reelection. The Public Art Commission shall adopt rules for its organization and for the transaction of business. Such business shall not conflict with the ordinances of the Town or applicable laws of the State.
- B. All meetings shall be open to the public, and the Public Art Commission shall keep a public record of its proceedings. Meetings shall be held as needed.

2.18.50 Powers and Duties

The following powers and duties of the Public Art Commission shall include, but not be limited to, the following:

- A. To review and make decisions on request for public art on Town Plazas, rights-of-way, parks, or other public space where the art is intended to be enjoyed by residents and visitors of the Mountain Village.

- B. To develop, maintain, and oversee a policy and review criteria for the display of arts on Town-owned properties and other public spaces.

#### 2.18.60 Definition of Public Art

Public art shall be defined as a noncommercial expression of creative skill or imagination in a visual form, in any media. Public art shall be planned and executed with the intention of being staged on public property, plaza areas, sidewalks, streets, or in other areas outside and accessible to all. Public art does not include commercial speech and signs are not included within this definition and are otherwise regulated by Section 17.5.13 and defined in Section 17.8 of the Community Development Code.

Certain standards are included in the definition for the purpose of preventing distraction to vehicular and pedestrian traffic and providing certain reasonable safeguards that will protect the quiet enjoyment of adjacent property or property from which such expression is visible. Those standards are as follows:

- A. The size and manner of the expression do not negatively affect the safe and efficient flow of pedestrian and/or vehicular traffic; restrict ingress and egress to any structure; interfere with the operations of neighboring businesses; or prevent the quiet enjoyment of adjacent property or property from which such expression is visible; and
- B. The expression does not negatively affect public health, safety, or welfare, nor does it create a public nuisance; and
- C. The expression is not generally accepted as a seasonal or holiday display, political campaign advertisement, yard ornament, furniture, or mass-produced statuary or decoration.

#### 2.18.70 Exemption from Design Review

In that public art, as applied for and granted under the terms of this article, is to be transitory and temporary in nature, the architectural, design regulations as set forth or incorporated into Title 17, Community Development Code, shall not be applied or controlling in the evaluation, approval or denial of public art, and applications as submitted under this Chapter shall be exempt from the review and jurisdiction Design Review Board.

#### 2.18.80 Call-Up Procedure

The Town Council, or any two (2) Council Members, may call up a Public Art application for review by Town Council upon written notice thereof at any time after the application has been submitted to the Public Art Commission. Upon call-up, the Town Council shall be vested with the jurisdiction of the application and shall conduct its review of the application. Such review shall be conducted within thirty (30) days from

the date of the call-up, or as soon thereafter as can be reasonably accommodated.

**Proposed Amendment 2: Amending Title 17 of the Municipal Code, Section 17.5.12:Lighting Regulations**

(\*\*\*)

B. *Exterior Lighting Permittable with Review.* The basic guideline for exterior lighting is for it to be subdued, understated and indirect to minimize the negative impacts to surrounding lots and public rights-of-way. The location of exterior lighting that meets the requirements of this section shall only be allowed at:

1. Buildings where Building Codes require building ingress and egress doors;
2. Pedestrian walkways or stairs;
3. Plaza areas and other public areas where lighting is required;
4. Surface parking lots;
5. Signs;
6. Address identification or address monuments;
7. Flags;
8. ~~Public art;~~
9. 8. Driveways;
10. ~~9.~~ Streetlights; and
11. 10. Swimming pools, spas and water features.

(\*\*\*)

E. *Exemptions.* The following types of exterior lighting shall be exempt from the Lighting Regulations:

(\*\*\*)

9. Lighting associated with Temporary Public Art as defined in Chapter 2.18 of the Municipal Code.

**Proposed Amendment 3: Amending Title 17 of the Municipal Code, Section 17.5.14: Public and Private Art**

17.5.14 Private and Public Art.

A. *Private Art.*

(\*\*\*)

~~B. *Public Art.*~~

~~1. Public art may be located on a lot provided:~~

~~a. A class 3 development application is submitted and approved by the DRB;  
and~~

~~b. The DRB finds the public art meets the art criteria for decision.~~

~~2. *Art Criteria for Decision.*~~

~~a. The following criteria shall be met for the review authority to approve public art:~~

~~i. The proposed public art is appropriate and fits within the high alpine mountain context and contributes towards achieving the Town design theme;~~

~~ii. The proposed public art has an appropriate scale with the surrounding development;~~

~~iii. The proposed public art is appropriate for public viewing;~~

~~iv. The proposed public art is constructed of high quality, durable materials that will withstand the high alpine environment; and~~

~~v. The proposed public art meets all applicable Town regulations and standards.~~

~~b. It shall be the burden of the applicant to demonstrate that submittal material and the proposed public art complies with the criteria for decision.~~

**Proposed Amendment 4: Amending Title 17 of the Municipal Code, Section 17.8.1: Definitions**

(\*\*\*)

~~*Art, Public.* Art that is proposed to be located in a plaza area, right-of-way or other public space where the art is intended to be enjoyed by residents and visitors.~~

## PART IV. Findings and Recommended Motion

**Design Review Board Recommendations:** The Design Review Board reviewed the proposed amendments at their regular meeting on May 5, 2022, and provided a unanimous recommendation on the proposal, with no requested modifications.

**Staff Recommendation:** Town Council discussed the proposed Municipal Code changes that would create Chapter 2:18 establishing a Mountain Village Public Art Committee at the May 19<sup>th</sup> Town Council meeting and provided specific requests for changes to be completed prior to Second Reading. Those changes were as follows:

- Section 2.18.30 modified to allow for staggering of terms
- Section 2.18.80 added to create a call-up procedure for Town Council
- Section 2.18.60 modified to remove references to temporary art

With those changes incorporated, staff now recommends approval of the proposed amendment. If the Town Council is in agreement, then Staff recommends following proposed motion:

**Proposed Motion:**

*I move to approve, the second reading of an ordinance amending the Mountain Village Municipal Code, Creating Chapter 2.18: Public Art Commission, and Amending Sections 17.5.12: Lighting Regulations, 17.5.14: Public and Private Art and Chapter 17.8: Definitions; of the Community Development Code with the findings set forth in the staff memo of record dated June 6, 2022.*

*This motion is based on the evidence and testimony provided at the first reading of an ordinance held on May 19, 2022, with notice of such hearing as required by the Community Development Code.*



**ORDINANCE NO. 2022-XXXX**

**AN ORDINANCE AMENDING THE MOUNTAIN VILLAGE MUNICIPAL CODE, CREATING CHAPTER 2.18: PUBLIC ART COMMISSION, AND AMENDING SECTIONS 17.5.12: LIGHTING REGULATIONS, SECTION 17.5.14: PUBLIC AND PRIVATE ART, AND CHAPTER 17.8: DEFINITIONS TO ACCOMPLISH THE FOREGOING.**

**RECITALS**

- A. The Town of Mountain Village (the “Town”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado (the “Constitution”) and the Home Rule Charter of the Town (the “Charter”).
- B. Pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to regulate the use and development of land and to adopt ordinances and regulations in furtherance thereof.
- C. The Town Council may amend the Municipal Code from time to time due to changing circumstances or for general housekeeping purposes. Such an update of the Municipal Code has become necessary to allow for the creation of a Mountain Village Public Art Committee.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AS FOLLOWS:**

**Section 1. Amendment of the Municipal Code**

- A. The Town of Mountain Village Municipal Code, Title 2: Administration and Personnel is hereby amended in order to create Chapter 2.18: Public Art Commission as set forth in Exhibit A which as attached hereto and incorporated herein.
- B. The Town of Mountain Village Community Development Code, Title 17 is hereby amended and replaced as set forth in Exhibit A which is attached hereto and incorporated herein.
- C. The Planning Division is directed to codify the amendments in Exhibit A into the CDC.
- D. The Planning Division may correct typographical and formatting errors in the amendments or the adopted CDC.

**Section 2. Ordinance Effect**

- A. This Ordinance shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided and the same shall be construed and concluded under such prior ordinances.
- B. All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section 3. Severability**

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

**Section 4. Effective Date**

This Ordinance shall become effective on \_\_\_\_\_ XX, 2022

**Section 5. Public Hearing**

A public hearing on this Ordinance was held on the xx<sup>th</sup> day of \_\_\_\_\_ 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the xx<sup>th</sup> day of \_\_\_\_\_, 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

ATTEST:

By: \_\_\_\_\_  
Laila Benitez, Mayor

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

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this XX<sup>th</sup> day of \_\_\_\_\_, 2022.**

**TOWN OF MOUNTAIN VILLAGE:**

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

ATTEST:

By: \_\_\_\_\_  
Laila Benitez, Mayor

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

Approved As To Form:

\_\_\_\_\_  
David H. McConaughy, Town Attorney

I, Susan Johnston, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. \_\_\_\_\_ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2022, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Patrick Berry				
Peter Duprey				
Jack Gilbride				
Marti Prohaska				
Harvey Mogenson				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2022 in accordance with Section 5.2b of the Town of Mountain Village Home Rule.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_ XX, 2022. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Patrick Berry				
Peter Duprey				
Jack Gilbride				
Marti Prohaska				
Harvey Mogenson				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

(SEAL)

## EXHIBIT A

The following formatting styles are used for the amended code language:

Regular Text = Existing code language to remain

Underline = Proposed new language

~~Strikethrough~~ = Language proposed for removal

(~~\*\*\*~~) = Portion of existing code removed to shorten length of report

### Amendment 1: Amending Title 2 of the Municipal Code to create Chapter 2.18: Public Art Commission

#### Title 2 Administration and Personnel

##### 2.18 Public Art Commission

##### 2.18.10 Established

The Public Art Commission (PAC) is hereby established to review the placement of public art in plaza areas, right-of-way, or other public spaces

##### 2.18.20 Membership

The Public Art Commission shall consist of five (5) regular members who shall be appointed by the Town Council. At least three (3) regular members shall be qualified electors of the Town and, at the time of his or her appointment, each shall have been a resident of the Town for at least six (6) months. Of the five (5) regular members, one (1) member shall be from the Town Staff, one (1) member shall be from the Town Council; two (2) members shall be an artist or arts professional; and one (1) member shall be from the public at large.

##### 2.18.30 Terms – Vacancies

The PAC shall be appointed by the Town Council and shall hold office at its pleasure. Terms shall be staggered with the Town Council and Town Staff seat serving four (4) year terms and the remaining public seats serving an initial two (2) year term and subsequent four (4) year terms for any reappointments or new appointments. Any member may be removed with or without cause by a majority vote of the Town Council. Any vacancy shall be filled by the Town Council.

##### 2.18.40 Organization and Meetings

- A. The members of the Public Art Commission shall elect from its regular membership a Chairperson, whose term of office in such capacity shall be for one (1) year with eligibility for reelection. The Public Art Commission shall adopt rules for its organization and for the transaction of business. Such business shall not conflict with the ordinances of the Town or applicable laws of the State.

- B. All meetings shall be open to the public, and the Public Art Commission shall keep a public record of its proceedings. Meetings shall be held as needed.

#### 2.18.50 Powers and Duties

The following powers and duties of the Public Art Commission shall include, but not be limited to, the following:

- A. To review and make decisions on request for public art on Town Plazas, rights-of-way, parks, or other public space where the art is intended to be enjoyed by residents and visitors of the Mountain Village.
- B. To develop, maintain, and oversee a policy and review criteria for the display of arts on Town-owned properties and other public spaces.

#### 2.18.60 Definition of Public Art

Public art shall be defined as a noncommercial expression of creative skill or imagination in a visual form, in any media. Public art shall be planned and executed with the intention of being staged on public property, plaza areas, sidewalks, streets, or in other areas outside and accessible to all. Public art does not include commercial speech and signs are not included within this definition and are otherwise regulated by Section 17.5.13 and defined in Section 17.8 of the Community Development Code.

Certain standards are included in the definition for the purpose of preventing distraction to vehicular and pedestrian traffic and providing certain reasonable safeguards that will protect the quiet enjoyment of adjacent property or property from which such expression is visible. Those standards are as follows:

- A. The size and manner of the expression do not negatively affect the safe and efficient flow of pedestrian and/or vehicular traffic; restrict ingress and egress to any structure; interfere with the operations of neighboring businesses; or prevent the quiet enjoyment of adjacent property or property from which such expression is visible; and
- B. The expression does not negatively affect public health, safety, or welfare, nor does it create a public nuisance; and
- C. The expression is not generally accepted as a seasonal or holiday display, political campaign advertisement, yard ornament, furniture, or mass-produced statuary or decoration.

#### 2.18.70 Exemption from Design Review

In that public art, as applied for and granted under the terms of this article, is to be transitory and temporary in nature, the architectural, design regulations as set forth or incorporated into Title 17, Community Development Code, shall not be applied or controlling in the evaluation, approval or denial of public art, and

applications as submitted under this Chapter shall be exempt from the review and jurisdiction Design Review Board.

2.18.80 Call-Up Procedure

The Town Council, or any two (2) Council Members, may call up a Public Art application for review by Town Council upon written notice thereof at any time after the application has been submitted to the Public Art Commission. Upon call-up, the Town Council shall be vested with the jurisdiction of the application and shall conduct its review of the application. Such review shall be conducted within thirty (30) days from the date of the call-up, or as soon thereafter as can be reasonably accommodated.

**Amendment 2: Amending Title 17 of the Municipal Code, Section 17.5.12:Lighting Regulations**  
(\*\*\*)

B. *Exterior Lighting Permittable with Review.* The basic guideline for exterior lighting is for it to be subdued, understated and indirect to minimize the negative impacts to surrounding lots and public rights-of-way. The location of exterior lighting that meets the requirements of this section shall only be allowed at:

1. Buildings where Building Codes require building ingress and egress doors;
2. Pedestrian walkways or stairs;
3. Plaza areas and other public areas where lighting is required;
4. Surface parking lots;
5. Signs;
6. Address identification or address monuments;
7. Flags;
8. ~~Public art;~~
9. 8. Driveways;
10. ~~9.~~ Streetlights; and
11. 10. Swimming pools, spas and water features.

(\*\*\*)

E. *Exemptions.* The following types of exterior lighting shall be exempt from the Lighting

Regulations:

(\*\*\*)

9. Lighting associated with Temporary Public Art as defined in Chapter 2.18 of the Municipal Code.

**Amendment 3: Amending Title 17 of the Municipal Code, Section 17.5.14: Public and Private Art**

17.5.14 Private and Public Art.

A. *Private Art.*

(\*\*\*)

~~B. *Public Art.*~~

~~1. Public art may be located on a lot provided:~~

- ~~a. A class 3 development application is submitted and approved by the DRB; and~~
- ~~b. The DRB finds the public art meets the art criteria for decision.~~

~~2. *Art Criteria for Decision.*~~

- ~~a. The following criteria shall be met for the review authority to approve public art:~~
  - ~~i. The proposed public art is appropriate and fits within the high alpine mountain context and contributes towards achieving the Town design theme;~~
  - ~~ii. The proposed public art has an appropriate scale with the surrounding development;~~
  - ~~iii. The proposed public art is appropriate for public viewing;~~
  - ~~iv. The proposed public art is constructed of high quality, durable materials that will withstand the high alpine environment; and~~
  - ~~v. The proposed public art meets all applicable Town regulations and standards.~~
- ~~b. It shall be the burden of the applicant to demonstrate that submittal material and the proposed public art complies with the criteria for decision.~~

**Amendment 4: Amending Title 17 of the Municipal Code, Section 17.8.1: Definitions**

(\*\*\*)

~~*Art, Public.* Art that is proposed to be located in a plaza area, right-of-way or other public space where the art is intended to be enjoyed by residents and visitors.~~



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ATTORNEYS AT LAW  
Since 1975

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MEMORANDUM

TO: Town of Mountain Village  
FROM: David McConaughy  
Christine Gazda  
RE: Ethics Code Update (Second Reading)  
DATE: June 16, 2022

---

This memorandum is intended to explain the changes proposed by the Ordinance Repealing and Replacing Appendix A Code of Ethics of the Mountain Village Municipal Code.

Appendix A of the Municipal Code outlines the Town's Code of Ethics, but there are conflicts between Appendix A and C.R.S. § 24-18-101, *et seq.*, which contains state-wide ethical principles and rules of conduct, and Article XXIX § 3 of the Colorado Constitution, which contains certain gift bans. For example, C.R.S. § 24-18-102 contains definitions pertaining to financial interests that differ from the existing definitions of Section 1-2, Appendix A.

Meanwhile, Article XXIX § 3 of the Colorado Constitution contains three gift bans. The first pertains to money, forbearance, or forgiveness of indebtedness. For this ban, acceptance or receipt of any amount is a violation. The second pertains to things of value, including but not limited to gifts, loans, rewards, promises or negotiations of future employment, favors or services, honoraria, travel, entertainment, or special discounts. For this ban, solicitation, acceptance, or receipt of a thing of value having a fair market value or aggregate actual cost greater than \$65.00 is a violation. This amount is adjusted for inflation every four years by the Colorado Independent Ethics Commission. The third pertains to gifts or things of value from professional lobbyists.

This Ordinance would repeal Appendix A in its entirety and replace it with the state-wide ethical standards of C.R.S. § 24-18-101, *et seq.*, and the constitutional gift bans, while keeping the existing provisions concerning the Town's Ethics Commission and event tickets policy.

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

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,  
COLORADO REPEALING AND REPLACING APPENDIX A CODE OF ETHICS OF THE  
MOUNTAIN VILLAGE MUNICIPAL CODE**

WHEREAS, the Town of Mountain Village (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town of Mountain Village Home Rule Charter of 1995, as amended (“Charter”); and

WHEREAS, Appendix A of the Mountain Village Municipal Code outlines the Town’s Code of Ethics for Town Council Members, Town Board Members and other Town employees; and

WHEREAS, C.R.S. § 24-18-101, *et seq.*, provides state-wide ethics standards that have been subject to uniform interpretation, and Article XXIX § 3 of the Colorado Constitution contains certain gift bans; and

WHEREAS, there are conflicts between the Town’s Code of Ethics and C.R.S. § 24-18-102 and the Colorado Constitution; and

WHEREAS, to promote consistency in ethics rules across the State of Colorado, the Town Council desires to repeal and replace the Town’s Code of Ethics to conform to state-wide standards as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, as follows:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Repeal and Replace. The Town Council hereby repeals Appendix A Code of Ethics of the Mountain Village Municipal Code in its entirety and replaces it as set forth in Exhibit A, attached hereto.

Section 3. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 5. Effective Date. This Ordinance shall become effective on \_\_\_\_\_, 2022 and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.

Section 6. Public Hearing. A public hearing on this Ordinance was held on the \_\_\_ day of \_\_\_\_\_, 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 6. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.8 of the Charter.

**INTRODUCED, READ, AND REFERRED to public hearing before the Town Council of the Town of**

Mountain Village, Colorado on the \_\_\_ day of \_\_\_\_\_, 2022

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_  
Laila Benitez, Mayor

ATTEST:

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

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

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_  
Laila Benitez, Mayor

ATTEST:

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

Approved as to Form:

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

I, Susan Johnston, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. 2022-\_\_ ("Ordinance") is a true, correct, and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2022, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2022 in accordance with Section 5.2(d) of the Town of Mountain Village Home Rule Charter.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2022. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Susan Johnston, Town Clerk  
 (SEAL)

Exhibit A

Appendix A CODE OF ETHICS

§ 1-1 PURPOSE

The Town Council recognizes the importance of promoting public confidence in the Town government and that those citizens who hold public office or are employed by the Town may have conflicts arise between their public duty and their personal and or financial interests. Therefore, to promote consistency in ethics rules across the State of Colorado, the Town Council desires to conform to state-wide ethics standards as set forth in C.R.S. § 24-18-101, *et seq.*

§ 1-2 DEFINITIONS

As used in this Code of Ethics, unless the context otherwise requires:

(1) “Board” means the boards, commissions, committees, or other authorities operating on behalf of the Town as the Town Council may, from time to time, create.

(2) “Board member” means a member of any Board, including regular and alternate members, but does not include any Employee of the Town.

(3) “Business” means any corporation, limited liability company, partnership, sole proprietorship, trust or foundation, or other individual or organization carrying on a business, whether or not operated for profit.

(4) “Compensation” means any money, thing of value, or economic benefit conferred on or received by any person in return for services rendered or to be rendered by himself or another.

(5) “Council Member” means a duly elected member of the Town of Mountain Village Council.

(6) “Employee” means any temporary or permanent employee of the Town, except an employee under contract to the Town.

(7) “Financial interest” means a substantial interest held by an individual which is:

- (a) An ownership interest in a business;
- (b) A creditor interest in an insolvent business;
- (c) An employment or a prospective employment for which negotiations have begun;
- (d) An ownership interest in real or personal property;
- (e) A loan or any other debtor interest; or
- (f) A directorship or officership in a business.

(8) “Official act” or “official action” means any vote, decision, recommendation, approval, disapproval, or other action, including inaction, which involves the use of discretionary authority.

(9) “Town” means the Town of Mountain Village, Colorado.

(10) “Town Council” means the duly elected Town of Mountain Village Council.

(11) “Town official” means an elected or appointed official of the Town and includes any Board member, but does not include any Employee of the Town.

#### § 1-3 PUBLIC TRUST – BREACH OF FIDUCIARY DUTY

A. The holding of public office or employment is a public trust, created by the confidence which the electorate reposes in the integrity of local government officials and employees. A Town official or employee shall carry out their duties for the benefit of the people of the Town.

B. A Town official or employee whose conduct departs from their fiduciary duty is liable to the people of the Town as a trustee of property and shall suffer such other liabilities as a private fiduciary would suffer for abuse of their trust. The Town Attorney may bring appropriate judicial proceedings on behalf of the people. Any moneys collected in such actions shall be paid to the general fund of the Town. Judicial proceedings pursuant to this section shall be in addition to any criminal action which may be brought against such Town official or employee.

#### § 1-4 ETHICAL PRINCIPLES FOR TOWN OFFICIALS AND EMPLOYEES

A. The principles in this section are intended as guides to conduct and do not constitute violations as such of the public trust of office or employment in local government.

B. A Town official or employee should not acquire or hold an interest in any business or undertaking which they have reason to believe may be directly and substantially affected to its economic benefit by official action to be taken by an agency over which they have substantive authority.

C. A Town official or employee should not, within six months following the termination of their office or employment, obtain employment in which they will take direct advantage, unavailable to others, of matters with which they were directly involved during their term of employment. These matters include rules, other than rules of general application, which they actively helped to formulate and applications, claims, or contested cases in the consideration of which they were an active participant.

D. A Town official or employee should not perform an official act directly and substantially affecting a business or other undertaking to its economic detriment when they have a substantial financial interest in a competing firm or undertaking.

E. Town officials and employees are discouraged from assisting or enabling members of their immediate family in obtaining employment, a gift of substantial value, or an economic benefit tantamount to a gift of substantial value from a person whom the officer, official, or employee is in a position to reward with official action or has rewarded with official action in the past.

#### § 1-5 RULES OF CONDUCT FOR TOWN OFFICIALS AND EMPLOYEES

A. Proof beyond a reasonable doubt of commission of any act enumerated in this Section is proof that the actor has breached their fiduciary duty and the public trust. A Town official or employee shall not:

1. Disclose or use confidential information acquired in the course of their official duties in order to further substantially their personal financial interests; or
2. Accept a gift of substantial value or a substantial economic benefit tantamount to a gift of substantial value:

(a) Which would tend improperly to influence a reasonable person in their position to depart from the faithful and impartial discharge of their public duties; or

(b) Which they know or which a reasonable person in their position should know under the circumstances is primarily for the purpose of rewarding them for official action they have taken.

B. An economic benefit tantamount to a gift of substantial value includes without limitation:

1. A loan at a rate of interest substantially lower than the commercial rate then currently prevalent for similar loans and compensation received for private services rendered at a rate substantially exceeding the fair market value of such services; or

2. The acceptance by a Town official or employee of goods or services for their own personal benefit offered by a person who is at the same time providing goods or services to the Town under a contract or other means by which the person receives payment or other compensation from the Town, as applicable, for which the official or employee serves, unless the totality of the circumstances attendant to the acceptance of the goods or services indicates that the transaction is legitimate, the terms are fair to both parties, the transaction is supported by full and adequate consideration, and the official or employee does not receive any substantial benefit resulting from their official or governmental status that is unavailable to members of the public generally.

3. The following are not gifts of substantial value or gifts of substantial economic benefit tantamount to gifts of substantial value for purposes of this Section:

(a) Campaign contributions and contributions in kind reported as required by C.R.S. § 1-45-108;

(b) An unsolicited item of trivial value;

(b.5) A gift with a fair market value of sixty-five dollars (\$65.00) or less that is given to the Town official or employee by a person other than a professional lobbyist.

(c) An unsolicited token or award of appreciation as described in Section 3 (3)(c) of Article XXIX of the Colorado Constitution;

(c.5) Unsolicited informational material, publications, or subscriptions related to the performance of official duties on the part of the Town official or employee;

(d) Payment of or reimbursement for reasonable expenses paid by a nonprofit organization or state and local government in connection with attendance at a convention, fact-finding mission or trip, or other meeting as permitted in accordance with the provisions of Section 3 (3)(f) of Article XXIX of the Colorado Constitution;

(e) Payment of or reimbursement for admission to, and the cost of food or beverages consumed at, a reception, meal, or meeting that may be accepted or received in accordance with the provisions of Section 3 (3)(e) of Article XXIX of the Colorado Constitution;

(f) A gift given by an individual who is a relative or personal friend of the Town official or employee on a special occasion.

(g) Payment for speeches, appearances, or publications that may be accepted or received by Town official or employee in accordance with the provisions of Section 3 of Article XXIX of the Colorado Constitution that are reported pursuant to C.R.S. § 24-6-203 (3)(d);

(h) Payment of salary from employment, including other government employment;

(i) A component of the compensation paid or other incentive given to the Town official or employee in the normal course of employment; and

(j) Any other gift or thing of value a Town official or employee is permitted to solicit, accept, or receive in accordance with the provisions of Section 3 of Article XXIX of the Colorado Constitution, the acceptance of which is not otherwise prohibited by law.

C. The provisions of this Section are distinct from and in addition to the reporting requirements of C.R.S. §§ 1-45-108 and 24-6-203, and do not relieve an incumbent in or elected candidate to public office from reporting an item described in subsection (3) of this Section, if such reporting provisions apply.

D. The amount of the gift limit specified in paragraph (b.5) of subsection (3) of this Section shall be identical to the amount of the gift limit under Section 3 of Article XXIX of the Colorado Constitution, which is adjusted for inflation from time to time by the Colorado Independent Ethics Commission.

#### § 1-6 INTERESTS IN CONTRACTS, SALES, OR PURCHASES.

A. Town officials or employees shall not be interested in any contract made by them in their official capacity or by any body, agency, or board of which they are members or employees. A former employee may not, within six (6) months following the termination of their employment, contract or be employed by an employer who contracts with the Town involving matters with which they were directly involved during their employment. For purposes of this Section, the term:

(1) “Be interested in” does not include holding a minority interest in a corporation.

(2) “Contract” does not include:

(a) Contracts awarded to the lowest responsible bidder based on competitive bidding procedures;

(b) Merchandise sold to the highest bidder at public auctions;

(c) Investments or deposits in financial institutions which are in the business of loaning or receiving moneys;

(d) A contract with an interested party if, because of geographic restrictions, the Town could not otherwise reasonably afford itself of the subject of the contract. It shall be presumed that the Town could not otherwise reasonably afford itself of the subject of a contract if the additional cost to the Town is greater than ten percent (10%) of a contract with an interested party or if the contract is for services that



must be performed within a limited time period and no other contractor can provide those services within that time period.

(e) A contract with respect to which any Town official or employee has disclosed a personal interest and has not voted thereon or with respect to which any member of the governing body of a local government has voted thereon in accordance with C.R.S. §§ 24-18-109 (3)(b) or 31-4-404 (3). Any such disclosure shall be made to the Town Council, for Town officials and employees.

B. Town officials shall not be purchasers at any sale or vendors at any purchase made by them in their official capacity.

C. Any contract made in violation of this Section shall be voidable at the instance of any party to the contract except the Town official or employee interested therein.

#### § 1-7 EVENT TICKETS

A. In the event the Town receives event or festival tickets for an event within the Town or the Town of Telluride, the Town Manager shall have the discretion to distribute such tickets to Employees if attendance at the event will be beneficial to the Town.

B. Each Employee receiving tickets shall submit a report on the event to the Town Manager within two (2) weeks after the event.

C. In no event shall event or festival tickets received by the Town be distributed to Council or Board members.

D. Notwithstanding the foregoing, for events held within the Town, if the Town deems it desirable for Council members to attend such events, the Town may purchase tickets to such events for Council members.

#### § 1-8 VOLUNTARY DISCLOSURE

A member of a board, commission, council, or committee who receives no compensation other than a per diem allowance or necessary and reasonable expenses, a Town official, or an employee may, prior to acting in a manner which may impinge on their fiduciary duty and the public trust, disclose the nature of their private interest. Such disclosure shall be made in writing to the Town Manager and Town Attorney, listing the amount of their financial interest, if any, the purpose and duration of their services rendered, if any, and the compensation received for the services or such other information as is necessary to describe their interest. If the Board member, Town official, or employee then performs the official act involved, they shall state for the record the fact and summary nature of the interest disclosed at the time of performing the act. Such disclosure shall constitute an affirmative defense to any civil or criminal action or any other sanction.

#### § 1-9 ETHICS COMMISSION

A. The Town Council hereby establishes the Ethics Commission for the purpose of reviewing alleged violations of this Code of Ethics and determining the validity of the alleged violations.

B. The Ethics Commission shall be comprised of three (3) members and two (2) alternates. The first member shall be a Council Member appointed by the Town Council, the second shall be a qualified elector appointed by the Town Council third member shall be a qualified elector, appointed by the Town

Council. The first alternate shall be a Council Member appointed by the Town Council and the second alternate shall be a qualified elector appointed by the Town Council.

C. Each member of the Ethics Commission shall serve for two (2) year terms.

D. Two (2) members of the Ethics Commission shall constitute a quorum at meetings of the Ethics Commission. If a member of the Ethics Commission is not available to attend a meeting, then an alternate may serve in his or her place. The Ethics Commission shall meet on an as needed basis, with the exception that the Ethics Commission shall meet on an as needed basis, when formal complaints of a violation of the Code of Ethics have been presented. All Ethics Commission meetings shall be public meetings, noticed by posting at Town Hall at least twenty four (24) hours prior to such meeting.

E. Each member of the Ethics commission or alternate serving in a members place shall be entitled to one (1) vote. A vote of the majority of the members (or alternate serving in the member's place) of the Ethics Commission shall constitute an affirmative vote of the Ethics Commission for all matters including the enforcement of this Ethics Code and administering penalties.

F. Upon the Town receiving a complaint alleging a violation of this Code of Ethics, the Ethics Commission to convene within thirty (30) days and hold a public hearing on the alleged violation, taking evidence from the person or group making the allegation and from the person against whom the allegation is made. Upon conclusion of the hearing, in the event the Ethics Commission determines by clear and convincing evidence that a violation of this Code of Ethics has occurred, the Ethics Commission shall make a report to Town Council with its findings and recommended penalty to the Town Council. The Town Council shall then consider the findings of the Ethics Commission before imposing penalties in accordance with this Code of Ethics.

#### § 1-10 ENFORCEMENT AND PENALTIES

A. The Town Council and Boards have the duty to bring a matter concerning an alleged violation to the Ethics Commission for investigation and appropriate action including levying penalties under this Code of Ethics.

B. Any Council members found to have violated any provision of this Code of Ethics, by clear and convincing evidence, shall be subject to a public reprimand by the Town Council and may be subject to a censure if deemed appropriate by the Ethics Commission.

C. Any Board members found to have violated any provision of this Code of Ethics, by clear and convincing evidence, shall be subject to a public reprimand by the Town Council and may be subject to a censure if deemed appropriate by the Ethics Commission. Furthermore, upon such a finding by the Ethics Commission, the Town Council shall have good cause to remove such Board member from the Board upon which they sit.

D. The penalties contained herein shall not limit the Town from bringing any action at law or equity, including civil or criminal action under federal, state, or local law for violation of this Code of Ethics, a breach of public trust, a breach of fiduciary duty, or any other related violation. The Town shall be entitled to its costs and expenses in pursuing such action, including reasonable attorneys' fees.



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

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**TO:** Mountain Village Town Council

**FROM:** Michelle Haynes, Director of Planning and Development Services and Amy Ward, Senior Planner

**FOR:** Public Hearing on June 16, 2022

**DATE:** June 2, 2022

**RE:** First Reading of an Ordinance Considering a Major Planned Unit Development Amendment to the Lot 109R Planned Unit Development, commonly called the Mountain Village Hotel, by Tiara Telluride, LLC

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**PROJECT OVERVIEW**

The applicant requests a Major PUD Amendment to the 109R Planned Unit Development (PUD), formerly known as the Mountain Village Hotel PUD first approved in 2010, but subsequently received two PUD amendments to extend the approval to December of 2022. The amendment contemplates minor adjustments to the density, significant design changes inclusive of an increase in the height request from 88'-9" to 96'-8" and also an increase in average height from 65'-2.9" to 82.46'. The design as currently proposed has heights that vary slightly from this request. A letter of intent has been provided by a luxury hotel brand called Six Senses. The project will also include public plaza improvements, public bathrooms, a market, two retail spaces, fine dining, a bar and a conference/wedding space on the 6<sup>th</sup> floor. The application also contemplates a replat to adjust boundaries around the property with the Town of Mountain Village, Village Center open space property, pending Town Council consent to the application to be discussed. The use elements consist of 62 guaranteed hot beds, 22 condominiums, 18 lodge units with lock offs, employee dormitory, and hotel amenity spaces and public commercial areas as identified above.

**Legal Description:** Lot 109R, Town of Mountain Village according to the Plat recorded on March 18, 2011 in Plat Book 1 at Page 4455, Reception No. 416994, County of San Miguel, State of Colorado

**Address:** 628, 632, 636, 638, 642 Mountain Village Blvd

**Owner/Applicant:** Tiara Telluride, LLC  
**Agent:** Ankur Patel & Matt Shear  
**Zoning:** Village Center Zone District, Village Center Active Open Space

**Proposed Zoning:** Planned Unit Development (PUD)

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

**Approved Use Pursuant to PUD**

**Development Agreement:** 66 efficiency lodge units; 38 lodge units, 20 condominium units, one employee apartment and 20,164 sq. ft. of commercial space.

**Proposed Use:** 62 efficiency lodge units, 18 lodge units, 22 condominium units, 18 dormitory units, 2 employee apartments and approximately 26,000 square feet of commercial space.

**Site Area:** .825 acres proposed to change to .817 via a major subdivision application

**Adjacent Land Uses:**

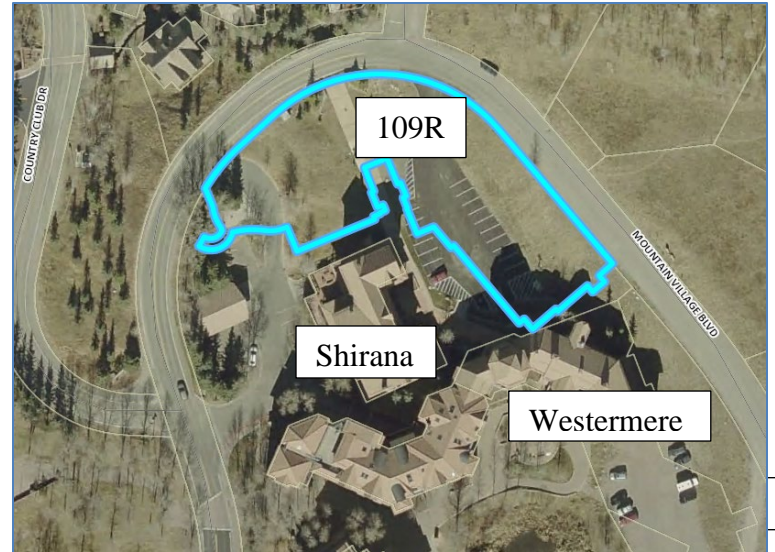
- **North:** See Forever, Village Center
- **South:** Village Center, mixed use
- **East:** Multi-Family and Single Family, vacant
- **West:** Peaks, Village Center

#### RECORD DOCUMENTS

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

#### ATTACHMENTS

1. Draft Ordinance
2. PUD Narrative, dated 6.4.22
3. Design Narrative, dated 5.19.22
4. Combined topo and boundary map, 2.10.22
5. Architectural Drawings, dated 6.7.22
6. Alternative Height Analysis, dated 6.8.22
7. Letter of Intent from Six Senses
8. Original PUD Agreement and associated documents found at the following [link](#)
9. Public benefits spreadsheet dated 6.4.22
10. Public improvements cost dated 6.7.22
11. Public Comments - all
  - a. Infantino 4.12.22
  - b. Koitz 4.16.22
  - c. Czekaj 4.22.22
  - d. Grey, 4.22.22
  - e. Nictakis, 4.22.22
  - f. Maication LLC 4.25.22
  - g. Meek, 4.27.22
  - h. Daigh 4.27.22
  - i. Hoover 4.22.22
  - j. Cooper 4.28.22
  - k. Oslon 4.28.22



- l. Shirana HOA 4.28.22
- m. Hitcner 4.28.22
- n. Solomon 5.23.22
- o. See Forever HOA 5.13.22
- p. Nicktakis.5.13.22
- q. Nicktakis 5.16.22
- r. Kress 5.12.22
- s. Horn 5.16.22
- t. Mr. Whitacre 5.16.22
- u. Mrs. Whitacre 5.16.22
- v. Williams 5.24.22
- w. Shirana 5.23.22
- x. Brown 5.18.22
- y. Billiion 5.16.22
- z. 34 homeowners 5.20.22
- aa. Homeowner 5.26.22
- bb. Kadin, 5.16.22
- cc. Infantino
- dd. Thorpe
- ee. Solomon 5.27.22
- ff. Coleman 5.30.22
- gg. McPheeters, 5.31.22
- hh. Brunners, 5.31.22
- ii. Cunningham, 5.31.22
- jj. Kelly, 5.31.22
- kk. Frank, 5.31.22
- ll. Nicktakis and Neighbors 6.6.22
- mm. Koitz, 6.6.22
- nn. Solomon, 6.6.22
- oo. Earley, 6.9.22
- pp. Howell, 6.9.22

12. Referral Comments - all

- a. Public Works
    - i. Assistant Director
    - ii. Director 4.21.22
  - b. SGM Town Engineer 4.16.22
  - c. Fire Marshal 4.4.22
  - d. Fire Marshal
  - e. Sustainability Coordinator 4.21.22
  - f. Operations Director 4.21.22
  - g. SMPA 4.21.22
  - h. Black Hills Energy, Ficklin 4.6.22
  - i. Public Works Director 5.23.22
  - j. Public Works Assistant Director 5.23.22
  - k. Operations and Development Director 5.23.22
  - l. Transit and Parks Director 5.23.22
  - m. Bruin Waste Management 5.24.22 (trash shed operator)
  - n. San Miguel County, 5.24.22
13. Link to the [May 31, 2022 DRB Packet](#) illustrating the design drawings associated with the motion and recommendation as well as the full staff design review memo.

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## SECTION 1. 109R MOUNTAIN VILLAGE HOTEL PUD HISTORY

### **109R MOUNTAIN VILLAGE HOTEL PLANNED UNIT DEVELOPMENT HISTORY**

- Lot 109R PUD was approved in 2010 by Resolution 2010-12088-31 which included a replat inclusive of Village Center open space.
- 1<sup>st</sup> amended PUD agreement via a Major PUD amendment process extended the approval to expire on December 8, 2015, approved by ordinance.
- 2<sup>nd</sup> amended PUD agreement via a Major PUD amendment process extended the approval to expire on December 8, 2022, approved by ordinance.

When the original PUD was approved, the following items occurred:

- ✓ The developer received 0.50 acre from the Town that was part of OS 3-BR-1.
- ✓ 0.50 acre is now part of Lot 109R.
- ✓ Town received Lot 644 in the Meadows in exchange for the land given for the development
- ✓ Cost from the Developer was \$700,000 for 1.6 acres (Lot 644)
- ✓ Density permitted by the PUD has been transferred to the site
- ✓ The property was replat into its current configuration

There have been **two work sessions** regarding the proposed major PUD amendment held on the following dates:

- September 16, 2021 Town Council
- December 16, 2021 Town Council and Design Review Board Joint Meeting

The **additional meetings** have occurred:

- May 5, 2022, Design Review Board Recommendation to the Town Council regarding the Major PUD Amendment inclusive of the initial design review. – Continued to May 31, 2022
- May 31, 2022, Design Review Board Recommendation to the Town Council regarding the Major PUD Amendment inclusive of the initial design review – **APPROVED 3-1**, Bennett dissenting.

### **Anticipated Meeting Schedule**

- June 16, 2022, Town Council consideration on first reading of an ordinance – Council to provide direction regarding the public benefits, development overall and variations requested. Council to provide guidance as to the major subdivision request. This item to be **continued** pending council direction and the following meeting schedule:
- DRB final design review- TBD
- DRB recommendation on a major subdivision - TBD
- Continued first reading, from June 16<sup>th</sup>, of an ordinance for Town Council to evaluate the Major PUD amendment – all draft legal documents, subdivision plat as applicable, development agreement, easements, agreements in draft form for review. A Resolution to consider the major subdivision plat - TBD.
- Second Reading of an Ordinance regarding the Major PUD amendment- TBD

## SECTION 2. MAJOR PUD AMENDMENT PROCESS

### ***Emphasis added.***

Pursuant to CDC Section 17.4.12.6.a., PUDs approved prior to the effective date of the CDC are valid and enforceable under the terms and conditions of the approved development agreements. Modifications to such PUDs may be proposed pursuant to the ***PUD amendment process.***

Pursuant to CDC Section 17.4.12.O. Review Process, a Major Amendments. Major PUD amendment development applications shall be ***processed as class 4 development applications.***

The ***criteria for decision*** for a PUD amendment is the same as for the creation of a PUD. Given this application has significant design revisions, an initial and final design review and concurrent subdivision process has been built into the meeting schedule.

### **PURPOSE OF THE MEETING**

The purpose of the Town Council meeting is for the Town Council to understand the breadth of PUD amendments proposed, that includes significant site, design, public benefit and variation changes, and provide direction to the applicant on the following key elements. The full list begins on page 9 of the staff memo.

1. A request to increase **height** above 88'9" as afforded by the existing PUD Agreement
  - a. An associated request that the heights be measured pursuant to the 2010 Land Use Ordinance in affect when the original PUD was approved.
2. **Density and associated variations** requested (see page 8 of the staff memo)
  - a. A request to allow lodge units to have an additional room and bathroom
  - b. A request to vary the lock-off requirements per the original development agreement at Section 8.3.
  - c. A request that all future density transfers on or off the property inclusive of in and out of the density bank be reviewed as class 1 applications, PUD amendments, staff level review.
3. **Public Benefits**
  - a. Increase in onsite employee housing
  - b. Removal of 48 public parking spaces and two (2) parking space requirements
  - c. Increase in snowmelt area, use agreement area and public improvements (sidewalks)
  - d. Village Pond Improvements/Plaza Improvements
  - e. Discussion of the co-located Village Center trash facility, boilers for snow melt, town needs and utility infrastructure proposed to be placed on town property or relocation of town trash facility.
4. **Review of the DRB's recommendation**
  - a. Assuring the newly created primary pedestrian routes and plazas remain open for use for emergency, maintenance and have flex space capability.
5. **Variations**
  - a. A request to consolidate one payment to the town inclusive of the mitigation payment afforded in the PUD agreement with the building permit fee. A payment of \$1.5 million dollars (that results in roughly a savings to the applicant of \$2.5 million dollars, and results in unrealized revenue to the Town)
  - b. A request to reduce the dimensional requirements of the load and unload area and allow the large truck to not be entirely contained within the garage can be removed if below grade area is allowed on town property
  - c. No Build Zone
  - d. Lock-Off Unit and Lodge definition (see density above)
6. Consent regarding a proposed **major subdivision** (separate agenda item #10)



### **SECTION 3. OVERVIEW OF THE EXISTING PUD AND PROPOSED AMENDMENTS**

The PUD elements existing and proposed are listed below by the following categories:

#### **MAJOR PUD AMENDMENTS PROPOSED BY CATEGORY**

- a. Density and Use
- b. Parking
- c. Public Benefits
- d. Variations & Specific Approvals
- e. Subdivision
- f. Public Improvements
- g. Site Planning

#### **a. Density**

##### **Approved Density pursuant to the PUD**

Type of Zoning Designation Unit	Total Zoning Designation Units	Person Equivalent per Unit Type	Total Person Equivalents
Efficiency Lodge	66	.5	33
Lodge	38	.75	28.5
Condominiums	20	3	60
Employee Apartments	1	3	3
Commercial	20,164 sq ft	0	0
<b>TOTAL</b>			<b>124.5</b>

##### **Proposed Density**

Type of Zoning Designation Unit	Total Zoning Designation Units	Person Equivalent per Unit Type	Total Person Equivalents
Efficiency Lodge	62	.5	31
Lodge*	18	.75	13.5
Condominiums	22	3	66
Employee Apartments	2	3	6
Employee Dormitory	18	1	18
Commercial	26,468 sq ft		0
<b>TOTAL</b>			<b>134.5</b>

\*The applicant requests that the lodge units have an associated additional room varying the definition of lock-off and lodge unit zoning designation.

#### **Density Summary**

The applicant will have the following excess or deficient density:

- Four (4) efficiency lodge unit zoning designations = Two (2) person equivalent – in excess
- Twenty (20) lodge unit zoning designations = Fifteen (15) person equivalent – in excess
- One (1) employee unit zoning designation = Three (3) person equivalent deficient

- Eighteen (18) employee dormitory designation = Eighteen (18) person equivalent deficient
- Two (2) condominium zoning designation = Six (6) person equivalent in deficient

### Density Variation Requests

The applicant is asking for the following variations.

1. Although at Section 17.4.9.D.6. f. notes, “Lodge, efficiency lodge, hotel and hotel efficiency zoning designations may not be rezoned to condominium zoning designations,” and further the town has not allowed efficiency lodge or lodge zoning designation to be rezoned to employee zoning designations, the applicant is asking that the excess lodge and efficiency lodge zoning designations be rezoned to condominium and employee density.
2. That the Town of Mountain Village either move employee density from the density bank or create bonus density, as needed to satisfy the employee housing units provided onsite.
3. The applicant requests that any future rezones and density transfers related to employee housing be considered PUD amendments (per the CDC) and approved as a staff level, class 1 applications, inclusive of transfers of density from the density bank or to the density bank
4. The applicant requests that in the event there is excess density (any type of density), It would be placed in the density bank; and any reallocation of density back to the lot would be reviewed as a class 1 application, staff level review, and a major PUD amendment.
5. The applicant requests that the type, mix or configuration of individual Employee Apartments and Employee Dorms, including changes that result in increases or decreases in density used at the Project or in changes to use designations, may be initiated by the owner of fee title to the Employee Housing Unit, without any requirement that such change be initiated or joined by owners of fee title to at least 67% of the real property within the PUD or an individual or entity having the written permission of owners of fee title to at least 67% of the real property within the PUD, provided the Employee Housing Unit continues to be used for Employee Apartment, Employee Dorm, and Employee Amenities (an “Employee Housing Unit PUD Amendment”).
6. The applicant is asking for variations to both the definition of a lodge unit and a variation to the 2010 LUO definition of lock-off, as well as Section 8.3 of the Development Agreement. The excerpt below is the lock-off definition and lodge definition from the 2010 LUO

#### **2-466 LOCK-OFF UNIT**

A one (1) room space with a bathroom within a Condominium or Lodge Unit that may be designated to lock off from the remainder of the Dwelling Unit for use by a separate individual, family or group.

#### **2-467 LODGE UNIT**

A Lot zoned as Lodge Unit that is a two (2) room space plus a Mezzanine with up to two separate baths and a full kitchen. These units may be condominiumized.

The applicant shows 18 Lodge Units, called “two bedroom lodge units.” They are requesting a lock-off unit be attached to the lodge unit, the lock-off not be separately keyed which would result in a three-room (two bedroom) space with up to three separate bathrooms, a mezzanine (optional) and a full kitchen. The applicant is request the lock-off unit is not separately keyed. It’s unclear whether the applicant intends to meet the definition of a lock-off that includes inclusion of a bathroom in the one room lock-off unit. To be discussed under staff analysis.

The Development Agreement states the following for lock-off units:

8.3. **Lock-Off Units.** Each Lock-Off Unit shall meet the following requirements:

8.3.1. Lock-Off Unit doors that lock-off one unit or room from another unit or room shall be maintained as a separate, lockable door, and shall not be removed for any reason.

8.3.2. Each Lock-Off Unit entry shall maintain a separately keyed entry from the other attached Lock-Off Units and its own unit number.

8.3.3. Each Lock-Off Unit shall be shown as a separate condominium unit on the project's condominium map, with an owner allowed up to own up to a maximum of three units in a Lock-Off Unit configuration.

8.3.4. Each lock-off unit shall maintain a separate, unique unit designation in the common hallway.

8.3.5. Each lock off unit shall contain a bed or sleeper sofa for lodging accommodations.

The applicant is asking to vary all of the above requirements in order to create a larger than code required lodge unit for residential use and voluntary rental through the onsite rental management company.

**b. Parking**

Parking	Requirement per type	Required	Provided
Commercial Space	1 per 1,000*	27	27
Condo	1 per unit	22	22
Efficiency Lodge	.5 per unit	31	31
Lodge	.5 per unit	9	9
Public Parking	48	48	0
Employee Dormitory	1 per unit	18**	18
Employee Apartment	1 per unit	2	2
HOA Maintenance Vehicles	1-5 spaces	1-5	1
Unassigned		0	16
Total		110	108

\*The original PUD only required 1 parking space per 1,000 square feet of commercial space and did not calculate commercial parking per intensity of use which otherwise is one (1) parking space per 500 square feet of high intensity commercial use (e.g. restaurant versus an office). The applicant requests that the parking requirement only recognize one (1) parking space per 1,000 square feet of commercial space consistent with the original development agreement.

\*\*Employee Dormitory use does not list a parking requirement; however, the CDC states 17.5.8.A.5 states, "For uses not listed, the parking requirements shall be determined by the review authority based upon the parking requirements of a land use that is similar to the proposed use, other Town parking requirements or professional publications. A parking study may also be submitted by an applicant to assist the review authority in making this decision."

The DRB established dormitory parking at 1 space per dormitory unit at their May 31, 2022 meeting.

**Parking Overview.** The applicant is requesting to vary the parking requirement from 110 parking spaces to 108, as well as removal of the 48 public parking spaces previously provided in the original PUD agreement and design plans.

**c. & d. Overview of the 2010 PUD Development Agreement compared to the Proposed Amendments specific to public benefits, variations and specific approvals**

The table below illustrates the difference between the original PUD development agreement public benefits, variations and specific approvals and those requests through the Major PUD amendment identified with the application. Those items that the Town Council agrees to will be incorporated entirely into the Major PUD amendment development agreement which will be in draft form at your continued meeting. Staff has highlighted in **yellow**, the amendment requests that require further discussion or specific direction from the Town Council. The highlights in **blue** are new variations pursuant to the revised submitted narrative dated 6.7.22

	<b>Original PUD</b>	<b>Amendment Request</b>
<b>Public Benefits</b>		
	40 dedicated hotel rooms	62 dedicated hotel rooms
	Hotel Operator requirements	Hotel Operator requirements – letter of intent with Six Senses
	Furniture package	Furniture package
	40 dedicated hotel rooms held in common ownership with Hotel Facilities Unit	62 dedicated hotel rooms held in common ownership with Hotel Facilities Unit; not condo-hotel rooms
	A Mitigation payment of \$996,288	A Mitigation payment of \$1,500,000 to be a combined mitigation payment and building permit payment.
	Up to \$250,000 can be used to relocate the trash facility	Existing Trash Facility to be replaced at applicant estimated cost of \$750,000
	60% (\$597,773) of the mitigation payment to be used for employee housing.	On-site housing increased from one employee to 56 employees with shared kitchen and recreational facilities and a laundry, and parking (applicant estimated cost \$6,435,000 with a cumulative sale value of approximately \$20,000,000 if sold individually and not subjected to employee housing restrictions)
		Reposition and replace the Town Village Center trash facility. The applicant indicates this has a value of \$750,000 inclusive of co-location of the proposed snow melt boilers.
	On the 2 <sup>nd</sup> anniversary of a Certificate of Occupancy, the operator will provide actual full time equivalent employee information. The owner shall pay \$4,018.52 per employee in excess of the 90 full time equivalent employees estimated by the owner.	On the 2 <sup>nd</sup> anniversary of a Certificate of Occupancy, the operator will provide actual full time equivalent employee information. The owner shall pay \$4,018.52 per employee in excess of the 90 full time equivalent employees estimated by the owner.

	One (1) employee apartment	Two (2) employee apartments and 18 employee dormitories, each comprised of individual sleeping rooms accommodating three people with common amenities such as a shared kitchen and recreational facilities and a laundry
		A commitment to providing 11,700 square feet of area within the hotel project dedicated to employee housing and associated amenity spaces
	Public Restroom	Public Restroom
	Plaza Improvements	Plaza Improvements
		Emergency access to Plaza Area
		Installation of two new sidewalks improved with snow melt systems: (1) Shirana to MV Blvd (2) From where the four seasons sidewalk ends continuous along MV Blvd to the entrance to OS-3BR-2 (109R back of house and town short term parking area)
	The Project Association responsible for removing and/or relocating snow from the south side of upper Mountain Village Boulevard	Installation of snow melted sidewalks along south side of Mountain Village Blvd – see above
		See Forever Walkway. A pedestrian access easement will be drafted that connects See Forever through Lot 109R to the Village Center. The pathway is recognized onsite.
	48 public parking spaces in the parking garage	<b>Removed</b>
	Westermere Breezeway Improvements	Westermere Breezeway Improvements
	Conference Room space rentable by the public	Conference Room space rentable by the public
	20,164 square feet commercial density	26,468 square feet commercial density
	24 hour valet service in exchange for tandem parking	Tandem parking eliminated; valet parking provided for commercial uses
	Village Pond Improvements	Village Pond Improvements as a fee in lieu
	The Town included 21,562.2 square feet of town property to create the resulting Lot 109R containing a total of 35,928 square feet. The Town accepted replacement property specifically Lot 644 in the meadows in consideration for the replatted property and original PUD agreement.	A total of 1,328 square feet would be removed from Lot 109R and added to OS-3-BR-2 and a total of 968 square feet would be removed from OS-3-BR-2 and added to Lot 109R. Offsetting the two results in a total addition to OS-3-BR-2 of 360 square feet (.008 acres).
	<b>Original PUD</b>	<b>Amendment Request</b>
<b>Variations</b>	Variation/waiver to LUO Section 2-416 to allow Lot 109 and 110, Building Footprint Lots, to expand by more than 25%.	

	Variation/waiver to LUO Section 4-308-9 to allow an increase in maximum to 88' – 9" and maximum average height of 65' – 2.9".	Variation/waiver CDC 17.3.12 Building Height Limits, to allow an increase in maximum to 96'-8" and maximum average height of 86.63'. Changes to 94' 1 3/16" Maximum Height and 76.84' average height (pursuant to the 2010 LUO height calculations)
		To request building heights are measured pursuant to the 2010 Land Use Ordinance Section 8-1 rather than the Community Development Code.
		A request to waive two parking spaces otherwise required to meet the parking requirements for the project.
		A request to vary the definition of a lodge unit to allow for three rooms and up to three bathrooms plus a kitchen and (optional) mezzanine (combining the definition of a lodge and lock-off into one unit)
		The applicant requests a variation to lock-off configuration units not be separately keyed and all requirements in the development agreement at section 8.3. Staff is unclear whether the applicant intends to conform to the lock-off unit including a bathroom per the definition.
	Variation/waiver to LUO Section 2-466 to allow for the proposed lock-off unit configuration as shown in the Final PUD Plans.	Lock-off unit configuration consistent with LUO Section 2-466 (2010 definition) not the current CDC definition.
	Variation/waiver to LUO Section 4-308-2 (sic.) [ <i>*Should have referenced 4-311-2.</i> ] to allow for permitted uses (parking, pedestrian paths, etc. as shown in plans) in Active Open Space as shown on the Final PUD Plans to be approved pursuant to the PUD process and not the special use permit process.	N/A
	Variation/waiver to LUO Section 4-308-2(f) to allow for conference and meeting space on the plaza level.	N/A
	Variation/waiver to LUO Section 4-609-5 to extend the PUD vesting period from three (3) to five (5) years.	N/A. Applicant proposes to create a vested property right in PUD as amended for standard 3-year vesting period
	Variation/waiver to LUO Section 9-13 through 9-16 to allow for the "festoon" lights over the plaza area.	
		Amendment to PUD to allow for excess efficiency lodge and lodge density to be rezoned to condominium, employee apartment or employee dormitory density.
		A request for Town Council to create bonus density or MV density in the density

		bank to be transferred to the property for employee apartment or employee dormitory use, as needed.
		A request to allow for any density transfer and rezone to increase or decrease density or uses on the property to be approved as a class 1, staff level, administrative review.
		A request to allow for an administrative, staff level rezone and density transfer for additional employee density, as a class one staff level PUD amendment processed upon application of the owner of the employee housing unit only.
		All commercial space to be parked at 1.00 per 1,000 sf in accordance with existing PUD and LUO Section 7-301
		A replat request to adjust boundaries between Lot 109R and OS-3-BR-2, Village Center Active Open Spaced owned by the Town of Mountain Village. Village Center Open space when reconfigured would increase by 360 square feet with modified boundaries (see public benefit above).
		A request for no build zones to allow for the establishment of assumed property lines for building code purposes
		A request for easements for building overhangs and encroachments and emergency egress from employee housing unit
		Reposition the 89 Lot access easement.
		The load and unload area is less than the dimensional requirements at CDC Section 17.5.8.C.10.a – if the town allows below grade area below OS-3BR-2 then this will not need to be varied
		The load and unload area is not entirely contained within the building at CDC Section 17.5.8.C.10.d.ii.h.- if the town allows below grade area below OS-3BR-2 then this will not need to be varied
		Conference Center to be offered to the public at market rate rather than comparable to the Conference Center.
		Westermere breezeway improvements and Westermere path improvements consistent with their proposed development plan and subject to 7.2.8 of the proposed development agreement.
		Roof Form per CDC 17.5.6.C.
		Wall material (no stucco proposed) per CDC 17.5.6.E.
		Glazing – uninterrupted areas of glass that exceed 16 square feet per CDC 17.5.6.G.5



		Decks and Balconies – long continuous bands per CDC 17.5.6.I.
		Commercial, Ground Level and Plaza Area Design Regulations – Storefront Design, Color Selection per CDC 17.5.15
		Garage Drive Aisle reduced from 22 feet to 18 feet approved by the fire marshal per CDC 17.5.8.C.3
		Exterior Lighting, shielded natural gas torches not downlit
		Commercial, Ground Level and Plaza Area Design Regulations To allow for a ski locker private unit on a Primary Pedestrian Plaza

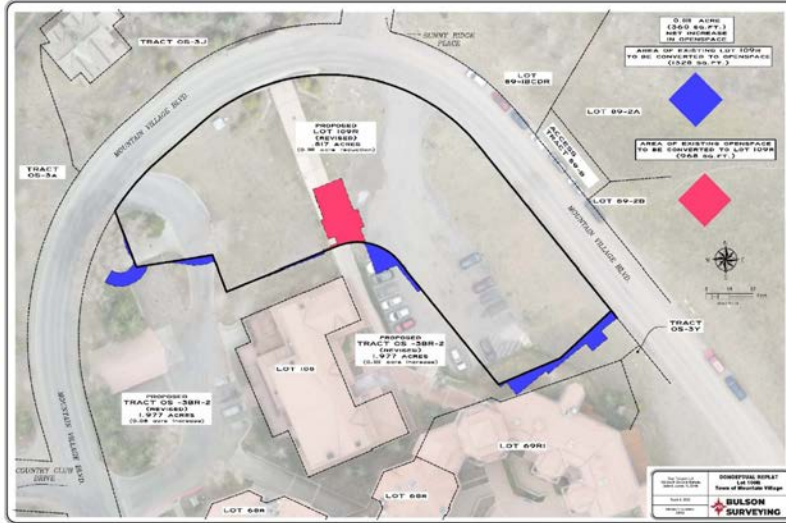
	<b>Original PUD</b>	<b>Amendment Request</b>
<b>Specific Approvals</b>	Specific approval from the Town Council to allow residential occupancy on the plaza level for an Employee Housing Condominium (LUO Section 4-308-4).	N/A
	Specific approval from the DRB to allow tandem parking to be included as required parking (Design Regulations Section 7-306-2).	N/A
	Specific approval from the DRB to allow for modification of the tile roofing material, not design (Design Regulations Section 8-211-5).	N/A
	Specific approval from the DRB to allow for 2:12 roof pitch (Design Regulations Section 8-202)	N/A
		Materials- TPO membrane roof, metal fascia and soffit
		Solar roof tiles in the Village Center
		Road and Driveway Standards – 2 curb cuts
<b>Specific Approvals</b>		<b>Imposition of Town Requirement</b>
		The DRB established a one parking space per dormitory unit on May 31st per CDC 17.5.8.A.5 (May 31, 2022 meeting)

**e. Major Subdivision Request**

The applicant requests a major subdivision to essential trade property areas between town owned Village Center open space (OS 3BR 2) and 109R. The request needs Town Council consent and is agendized as a separate item. The proposed replat results in town Village Center Open space (OS-3BR-2) increasing by 360 square feet and lot 109R decreasing by 360 square feet. The primary motivator for the request is the acquisition of the red area that is located within the See Forever walkway area and allows the applicant the ability to construct areas below grade and above grade with multiple levels of building.

Exhibit. Major Subdivision Exhibit – red is town owned, blue is 109R to be replat into OS-BR-2





## **f. Public Improvements**

There is a combination of public improvements that constitute public benefits, required public improvements, and public improvements consistent with the original PUD agreement as part of this Major PUD amendment application.

### **Public Improvements considered Public Benefits**

1. The applicant is snowmelting the entirety of the town owned Village Center Open Space parcel (OS-3BR-2) which constitutes an area used for surface parking and the Village Center trash enclosure. The impetus is that the applicant intends to use this area for access to the back of house and private condominium parking access requiring the areas to be improved and reconfigured. Additionally, the applicant requests that significant infrastructure and utilities be located on this property because of lack of space on lot 109R. In exchange it makes more sense for the entirety of this area to be snow melted for safety and so that the town is not introducing additional large trucks, like a snow plow within such a confined area.
2. A new snowmelted sidewalk from Shirana to Mountain Village Boulevard. Staff believes this is intended to be snowmelted, however the current civil plans do not indicate it as such. This will need to be revised on the plan sets or removed as a listed public benefit.
3. A new continuous snowmelted sidewalk from the current OS-3BR-2 between Mountain Village Boulevard and the Lot 109R property terminating on Upper Mountain Village Boulevard.
4. Providing public access through the lobby to the plaza – whether this be by legal mechanism TBD.

### **Required Public Improvements:**

All new development on lots within the Village Center are required to construct improvements extending 30 feet from the building or dripline that include snowmelt, landscaping, wayfinding, pavers. Snowmelt systems are required to be installed by the developer and operated and maintained by the subsequent lot owner for all new and improved town plaza areas. Adjacent plaza area improvements shall be maintained by the developments owners association and shall be set forth in the development agreement as well as the governing documents of the owners' association.

1. The applicant is maintaining and improving the See Forever access through the property with snowmelt which once constructed will have a public easement to connect it to the Village Center.
2. Enhancing the town owned portions of the See Forever walkway/new primary pedestrian route and plaza area inclusive of snowmelt and landscape elements.

Public Improvements pursuant to the Original PUD Agreement

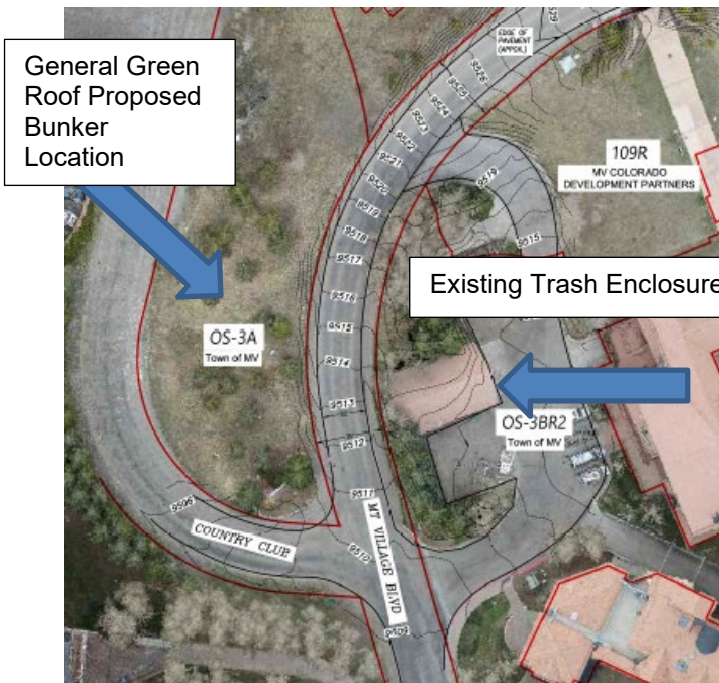
1. Westermere breezeway improvements consistent with the original PUD improvements plans. The applicant needs to provide detailed drawing of the proposed improvements.
2. Village Pond Improvements, now proposed as a cash in lieu fee
3. Snow melting and improving the fire lane. It is slightly reduced in width from the original plan.
4. Trash enclosure improvements.
5. Access for the 89 lot owns to the Village Center. Proposed to be relocated.
6. Primary Pedestrian routes and Plazas. The landscape plans need additional details before the final DRB submittal to assure plaza areas can be used for town purposes, while working with the applicant regarding their design concepts.

**g. Site Planning**

**Village Center Trash Enclosure**

The trash enclosure location has been problematic since the original PUD was approved. Expansion of the trash enclosure to co-locate snowmelt boilers has been problematic as it leads to additional impacts in a small area with increased uses. Staff recently spent more time brainstorming around this issue and is exploring the concept of relocating the Village Center trash shed from OS-3BR-2 to town owned OS-3A directly west and on a sloping lot. This location was studied in 2010 for this same purpose but at that time, some expanded uses as a central load and unload area.

Staff believes on a conceptual level that we could adequately screen and construct a concrete trash enclosure “bunker” with a green roof in a new location. This benefits the town in the following ways:



- Relocates the Village Center trash enclosure as originally anticipated in 2010
- Removes one additional impact on OS-3BR2 of trash pick up/trucks/circulation conflicts
- Tastefully screen and screens trash pick-up from public view
- The town can limit trash management hours to off-peak times
- Creates more circulation space OS-3BR2
- Addresses Shirana’s concerns about impacts adjacent to their condominiums

This also solves some problems for 109R, who indicated a willingness to pay for this relocation/improvements. Staff seeks direction from Council to explore this idea

and can bring some engineering and design back at the next hearing. This benefits 109R in the following ways:

- Allows for additional circulation on OS-3BR-2 for multiple uses because the existing trash shed would be reduced in size or removed.
- The applicant indicated the boilers would be placed below grade on OS-3BR-2 in the general vicinity of the existing trash shed. The town would co-locate boilers to complete snowmelting the village center walking paths.
- Town Council could consider approving additional above grade utility infrastructure in this location rather than those elements being placed on 109R, as a courtesy. This includes transformers, a gas substation, boiler venting and an electric switch station.

#### **SECTION 4. PUD CRITERIA FOR REVIEW**

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

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

*At the time the Comprehensive Plan was adopted, those properties, like 109R, were not included in the Village Center Development Table with site specific polices and actions because it had an existing PUD entitlement. The vision therefore is based upon the original development agreement, subject to PUD amendments pursuant to the CDC, which is a public process with DRB and Council review.*

*The application however, can apply broadly to the Comprehensive Plan. The application is generally consistent with the Comprehensive Plan Village Center Subarea Goals which are as listed:*

##### **Village Center [Comprehensive Plan] Subarea Goals**

- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project – *this is being met*
- Prioritize pedestrian circulation to and within Mountain Village Center – *this needs to be demonstrated*
- Integrate deed restricted dorm units into future hotbed projects – *this is being met*
- Provide a coordinated, combined development plan between multiple property owners on Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to maximize the number of hotbed units, attract a significant flagship hotel operator and provide enhanced retail, restaurant, open space and recreational amenities *n/a*
- Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting – *to be determined through design review*
- Develop an improved wayfinding program specifically to direct visitors to key activity centers such as Mountain Village Center – *coordinate wayfinding with the Town*

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

*This application proposed variations to the PUD agreement and underlying zoning as described.*

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

*Staff has concerns regarding adequate site planning as there does not appear to be adequate space for back of house, circulation and utilities which still need to be refined.*

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

The PUD Purpose and Intent is to found at 17.4.12.A.1-6.

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

1. Permit variations from the strict application of certain standards of the CDC in order to allow for flexibility, creativity and innovation in land use planning and project design;
2. Allow for a creative planning approach to the development and use of land and related physical facilities to produce a better development;
3. Provide for community benefits;
4. Promote and implement the Comprehensive Plan;
5. Promote more efficient use of land, public facilities and governmental services; and
6. Encourage integrated planning in order to achieve the above purposes.

*Staff recommends the application needs further discussion related to #2, #3 and #5 above in order to determine whether all purpose and intent is being met with this PUD amendment.*

5. The PUD meets the PUD general standards;

PUD General Standards are found at 17.4.12.I. which includes and is not limited to the following requirements:

Sub 5. **Rezone.** The development must rezone to the PUD Zone District which is a rezoning process, that does not require a separate application but does require the PUD Major PUD amendment to be approved by Ordinance. Staff note: The development will be rezoned to Planned Unit Development.

Sub.7. **Density.** Recognizes that a density transfer does not require a separate application.

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

*Staff feels the applicant needs to address this in a more meaningful way in their site planning specifically the back of house area, make modifications to the proposed planters in the plaza areas, and could create more buffer areas if the footprint of the building itself was reduced.*

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

*Staff feels the applicant needs to better address the infrastructure requirements.*

6. The PUD provides adequate community benefits;

*Staff is in agreement with many benefits provided, but have noted some for Council discussion.*

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

*Location, maintenance and access to existing, relocated and abandoned utilities need to be better understood with the final application including stormwater management.*

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

*The town needs to see how the circulation plans will work.*

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

*This is being met, subject to conditions of approval.*

The application is generally consistent with CDC Section 17. Required Improvements for Adjacent Plaza Areas are listed below:

7. Required Improvements for Adjacent Public Areas

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

- owners' association.
- h. The developer shall obtain adjacent property owner permission when the adjacent areas to be improved and maintained are owned by a third party, non-Town entity.

### **SECTION 5. DESIGN REVIEW BOARD RECOMMENDATION**

*Below is the recommendation with findings and conditions from the DRB hearing on May 31, 2022. The DRB's focus was on design review. **Staff note, the applicant revised the drawing set as part of this application in order to demonstrate their willingness to address the DRB conditions of approval. A link to the May 31, 2022 DRB packet is provided under the attachments for reference.***

*Garner moved and Jordan seconded to recommend approval to Town Council of a Major Planned Unit Development Amendment to the Lot 109R Planned Unit Development, commonly called the Mountain Village Hotel PUD, by Tiara Telluride, LLC., based on the evidence provided within the Staff Report of record dated May 23, 2022 with findings and conditions as outlined in the staff memo of record with a 3-1, vote Bennett dissenting. Bennett felt the motion did not deal enough with the height.*

#### **Findings:**

1. The DRB required 1 parking spaces for dormitory unit.
2. That the fire lane must be used only for emergency vehicles, or authorized maintenance vehicles and is not otherwise expressly prohibited to be used for pedestrians.
3. The DRB recommendation is limited to design review however general consensus on broader Town Council related topics can be summarized and provided for Council consideration. Town Council will provide the final determination as to the Major PUD Amendment via the public hearing process.
4. The application meets the General Standards at 17.5.15.A.5 as it relates to site furniture and fixtures, that plaza uses shall be placed so as to not obstruct or impede fire access routes, pedestrian ways, general building ingress and egress or pedestrian flow through the plaza areas so long as the conditions are addressed as cited below.
5. The application meets the PUD Criteria for Decision found at CDC Section 17.4.12.E
6. The application is consistent with Design Review Process Criteria for Decision at CDC Section 17.4.11.D.

#### **Variation to Chapter 17.3.2 Building Height Limits:**

1. Building heights - with a max height up to 96' 8" and an average height up to 82.46'  
*The DRB encourages Town Council to consider something less than the maximum height of 96' 8" and an average height up to 82.46'*

#### **Design Variations:**

1. Roof Form
2. Wall material – not meeting the required 25% stucco
3. Glazing – uninterrupted areas of glass that exceed 16 s.f.
4. Decks and Balconies – long continuous bands
5. Commercial, Ground Level and Plaza Area Design Regulations –
  - a. Storefront Design \*per outcome of DRB discussion
  - b. Color Selection
  - c. To allow for ski locker private use on a Primary Pedestrian Route
6. Parking Area Design Standards – Aisle Width

#### **DRB Specific Approval:**

1. Materials – TPO membrane roof, metal fascia and soffit
2. Solar roof tiles in the Village Center



3. Road and Driveway Standards – (2) Curb cuts

**And, with the following conditions:**

1. Revise the height compliance drawings to address the issues discussed in the staff memo of record.
2. Revise the proposed sidewalk along Mountain Village Boulevard to show a continuous connection including the section at the See Forever tunnel.
3. Revise the parking plan to show that the required employee parking determined by DRB for the dormitories is being met.
4. Revise the parking plan to indicate the locations of any EV installed, EV Ready and EV Capable parking spaces, with the goal of providing as many as is feasible.
5. Revise the garage sections to show structure of building and utilities to the point where staff can understand the stack of structure, utilities (as applicable) and vehicular clearance.
6. Revise the unloading area to meet the minimum dimensional requirements per the CDC including containing delivery trucks entirely within the building.
7. Further detail the vehicular access plan. Investigate the possibility of one-way traffic in the trash area-garage access area. Further demonstrate that access will be available to the project loading dock, the project garage and the Shirana garage when trash removal is being undertaken at the Town trash building. Develop a delivery management plan that contemplates where a delivery truck will wait if the loading dock is occupied. Demonstrate that the current public bus turn-around area will still be available.
8. Revise the snow melt plan to include the area to the south of the trash building as well as the sidewalk from the Shirana stairs.
9. Provide some detail as to how they could potentially avoid bird/glass impacts.
10. Provide additional details regarding proposed solar panels, including the method of mounting and any/all materials associated with the panels.
11. Provide an updated roof plan showing all anticipated rooftop vents and equipment once the final programming is in place.
12. Revise rooftop snowmelt plan to indicate all water will be routed to the stormwater drains.
13. Provide an enlarged detail of the main entrance at the porte cochere area.
14. Provide a drainage study with storm water run-off calculations and/or update the original study as applicable.
15. Provide a current geotechnical report with final DRB review consistent with the Major PUD application requirements.
16. Revise the landscaping plans to reduce the area of planting beds, creating at least one open plaza space capable of having special events and allowing for better access to the plazas for maintenance and EMS services with a 16' minimum path. The applicant shall also include a materials board and specifications for all plaza furniture and hardscape material. Irrigation details and calculations are also required.
17. Investigate engineering anchor points for sun-shades and/or bistro lighting over the plaza areas for special events.
18. Provide details regarding the proposed fixed planters within the building balconies, including technical details of the planters/green roofs, proposed plantings and irrigation details and calculations.
19. Propose pavement striping or another method of indicating potential pedestrian crossing in front of Shirana garage entrance.
20. Provide a detail of the opening to the pedestrian access through the building and demonstrate any proposed architectural features that define this opening and make it visually appealing.
21. Verify the public access via the porte cochere to the plaza through the building and identify the legal instrument that will recognize the public access.

22. Create a trash management plan indicating amount of recycling/trash generated and number of anticipated pickups per week.
23. Provide an interim trash management plan for those users of the Town trash building.
24. Revise the Town trash building plans to provide the equivalent space for trash and storage as the current building, to provide roll-up doors for access, to demonstrate all proposed materials, and to show venting for the boilers (unless those are moved to another location).
25. Remove additional boiler location as proposed on town open space.
26. Provide locations for electrical transformer/s, switch box and gas substation per the comments of this memo and referral comments and identify easements that would be necessary to accommodate utility infrastructure. The applicant should also indicate the plan for disposition of abandoned utilities.
27. Provide electrical load calculation for SMPA so that the number and locations of transformers can be better identified.
28. Revise the access plans to show compliance with dimensional requirements for driveways.
29. Revise plans to show removable bollards at the fire lane access.
30. Prior to building permit, an improvements agreement shall be entered into between the applicant and the town for all landscaping improvements.
31. Prior to building permit, a maintenance agreement for landscaping and plaza maintenance will be entered into between the applicant and the Town.
32. Additional agreements and easements will be identified in the Town Council memo prior to a final approval.
33. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
34. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks or across property lines.
35. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
36. Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
37. It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
38. A Major Subdivision application must be approved by Town Council prior to issuance of a building permit and concurrent with final PUD approval.
39. The applicant will provide renderings from different parts of Mountain Village for the board to review such as the top of the Chondola, Heritage Plaza and Upper Mountain Village Boulevard.



40. The applicant will continue to break up the balcony areas as they demonstrated and provide specific drawings of this for the DRB.

*The DRB chairperson Brown, emphasized for staff to let Council know how serious the board is about the height issue.*

#### **REVISED DESIGN PLANS PROVIDED TO TOWN COUNCIL AND STAFF RESPONSE**

There were (40) conditions of approval placed on the project at the May 31, 2022 DRB Design Review meeting. The applicant voluntarily provided revised plans for Town Council consideration to illustrate their willingness to address the DRB's conditions. Staff will give a general overview of how these revisions relate to the conditions of approval that were put in place at that meeting.

#### **There were a number of conditions from the May 31, 2022 approval that are either standard conditions of approval or more clerical/legal matters that would be expected to remain through the final approval process:**

1. Prior to building permit, an improvements agreement shall be entered into between the applicant and the town for all landscaping improvements.
2. Prior to building permit, a maintenance agreement for landscaping and plaza maintenance will be entered into between the applicant and the Town.
3. Additional agreements and easements will be identified in the Town Council memo prior to a final approval.
4. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
5. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks or across property lines.
6. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
7. Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
8. It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
9. A Major Subdivision application must be approved by Town Council prior to issuance of a building permit and concurrent with final PUD approval.

#### **Some of the conditions from the May 31, 2022 DRB meeting approval have since been met by the applicant:**

1. Revise the proposed sidewalk along Mountain Village Boulevard to show a continuous connection including the section at the See Forever tunnel.  
*This condition has been met.*
2. Provide some detail as to how they could potentially avoid bird/glass impacts.  
*This condition has been met.*
3. Provide an updated roof plan showing all anticipated rooftop vents and equipment once the final programming is in place.  
*Some rooftop equipment/venting is shown. Locations of such may change as final programming is put in place, if changes happen after final review they can be handled through a minor revision/staff review prior to building permit. Staff now believes that this condition is being met.*
4. Revise rooftop snowmelt plan to indicate all water will be routed to the stormwater drains.  
*This condition has been met.*
5. 28. Revise plans to show removable bollards at the fire lane access.  
*This condition has been met.*
6. Revise the landscaping plans to reduce the area of planting beds, creating at least one open plaza space capable of having special events and allowing for better access to the plazas for maintenance and EMS services with a 16' minimum path. The applicant shall also include a materials board and specifications for all plaza furniture and hardscape material. Irrigation details and calculations are also required.  
*The applicant has revised the plans to show a clear space of 16' all the way through the proposed plaza areas which is the minimum deemed necessary by staff for maintenance and EMS access. There is one open space capable of having roughly a 20 x 30' event, and although small, staff feels this is a sufficient space for a plaza of this overall size. Staff understands that materials specifications and irrigation details will be provided at final review. Staff feels this condition is now being met.*

**These conditions still merit further revisions and/or discussion, this section addresses design review issues that are essential problems to solve prior to the final approvals for this project:**

1. Revise the height compliance drawings to address the issues discussed in the staff memo of record.

*The applicant has again revised the height compliance drawings, but not to address the issues raised in the DRB staff memo. Instead, the applicant is requesting that heights be measured as they were during the approval of the original PUD. The major difference between the two is a provision that was added to the definition of average heights. The section highlighted in yellow was not part of the code during the original PUD approval. The code currently reads:*

*Maximum average height shall be measured from the finished grade to a point on the roof plane midway between the eave and ridge. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the maximum average height shall be determined by taking the average of heights at equal intervals around the perimeter of a building. Those intervals shall be no more than twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished*

*grade or natural grade (whichever is most restrictive) to a point on the highest primary roof midway between the eave and the ridge. For purposes of determining the maximum average height on complex buildings, a roof shall have a horizontal projection of at least ten (10) feet. This definition does not intend to allow strategies to circumvent the intention of the maximum average height limitation through such relationships as high-rise structures surrounded by low secondary roofs.*

*Staff recommends determining heights based on the current code. Using the current code, staff has determined that at least 29 of the 60 data points used to determine average height would not be valid as they indicate points on lower roof structures that do not project horizontally at least (10) feet. The applicant did not provide calculations based on the current code, so staff does not have a determination for average heights under the current code with this submittal. The applicant's average height based on the definition in the 2010 LUO is 76.84'*

*The maximum height is currently indicated at 94' - 1 3/16" on the SW elevation. This is a complex building on a sloped site with a stepped building and difficult to represent heights in simple elevation form. Staff has requested, and the applicant has provided a 3D planar view that shows the projection of both existing grade and proposed grade to a max height. It is unclear to staff what height is being projected, on sheet A-2.03 drawing 4 there is a dimension that says max height 91' - 1 3/16", but the table on A-1.13 and the elevation on sheet A2.02 shows the max height at 94' - 1 3/16" in the same location. It will be important to ensure the drawing sets represents the actual ask for height before this goes back to DRB for final review.*

2. Revise the parking plan to show that the required employee parking determined by DRB for the dormitories is being met.

*DRB determined the required parking for dormitory units at 1 space per dormitory unit. This would necessitate 18 spaces given the current employee housing configuration. The overall number of parking spaces has not changed from the DRB submittal drawings. At that time there were 16 unassigned parking spaces that could be assigned to meet the dorm requirement. If these were assigned as such staff believes the applicant is (2) spaces short of meeting the parking requirement. The applicant is requesting a variation to reduce the parking requirement from 110 spaces to 108 spaces.*

3. Revise the parking plan to indicate the locations of any EV installed, EV Ready and EV Capable parking spaces, with the goal of providing as many as is feasible.

*The current plan shows 11 EV spaces on level G2, this is 9.8% of the total number of parking spaces. DRB should discuss whether this number is sufficient at final DRB review.*

4. Revise the unloading area to meet the minimum dimensional requirements per the CDC including containing delivery trucks entirely within the building.

*C2.3 shows an outline of the required dimensional space for the unloading area contained entirely within the building. Although the current drawings do not represent programming space that is altered to accommodate this unloading space, the applicant has indicated verbally that their intention is to make the adjustments to meet this condition. Staff expects to see necessary revisions required to meet this condition with final DRB review. The applicant indicated they are willing to remove this variation request so long as the town could provide subgrade space beneath OS-3BR-2 for additional back of house use. We would expect to see conceptual plans to review.*

5. Further detail the vehicular access plan. Investigate the possibility of one-way traffic in the trash area-garage access area. Further demonstrate that access will be available to the project loading dock, the project garage and the Shirana garage when trash removal is being undertaken at the Town trash building. Develop a delivery management plan that contemplates where a delivery truck will wait if the loading dock is occupied. Demonstrate that the current public bus turn-around area will still be available.

*The applicant is working with staff to further investigate the possibility of relocating the existing trash facility, which could potentially alleviate much of the congestion in this area. If directed by Council to pursue this idea, more detail will be provided at final. If relocation is not supported by Council, the applicant will provide more detail of the above issues for final DRB review.*

6. Revise the snow melt plan to include the area to the south of the trash building as well as the sidewalk from the Shirana stairs.

*The snowmelt plan has not been revised, but is contingent on the proposed changes to the trash building. It should be noted that the civil and landscape plans are not currently in alignment, so overall snowmelt calculations do not reflect accurate plaza square footages. This can be clarified prior to final DRB review.*

7. Investigate engineering anchor points for sun-shades and/or bistro lighting over the plaza areas for special events.

*The applicant has shown posts for string lights or shade sails on the landscaping plan. More information will be needed to determine whether they could handle the tensile strength requirements for a quality sunshade that can stand up to high winds. Attaching to neighboring buildings might make more sense, however staff recognizes that this would compel cooperation with the neighboring structures. Although staff still feels like this could be an elegant solution for this smaller plaza area, versus using tents as in other plazas, it might be difficult to negotiate a workable solution with multiple landowners. Staff would like to better understand the capacities of the proposed posts prior to final DRB review.*

8. Propose pavement striping or another method of indicating potential pedestrian crossing in front of Shirana garage entrance.

*The OS-3BR-2 circulation and programming is still in flux. We would expect wayfinding and safety to be addressed with a final plan that would also address pedestrian safety.*

9. Provide a detail of the opening to the pedestrian access through the building and demonstrate any proposed architectural features that define this opening and make it visually appealing.

*Staff understands that the applicant plans to provide this at final review. There are some renderings included in the applicant's presentation that provide more detail of this area, but they were not included with the architectural set. As there are some inconsistencies between the renderings and the architectural set, staff views the architectural set as the approved plan set, so any level of detail being proposed and approved needs to be included there.*

10. Create a trash management plan indicating amount of recycling/trash generated and number of anticipated pickups per week.

*The applicant has provided more detail as to the path of trash removal and created an additional temporary trash holding area near the loading dock. It should be noted that both the unloading dock area and temporary trash holding area are located in the space where the delivery truck extension is proposed, so will need be moved if the applicant provides for the required unloading space within the building. The applicant has not provided a trash*

*management plan that indicates amount of trash generated and number of anticipated pick ups per week. Staff understands that the applicant plans to provide this at final DRB review.*

11. Revise the Town trash building plans to provide the equivalent space for trash and storage as the current building, to provide roll-up doors for access, to demonstrate all proposed materials, and to show venting for the boilers (unless those are moved to another location). *Staff is seeking feedback from Council as to whether the relocation of the existing trash building is an idea that should be pursued. If relocation of the existing trash facility happens, the existing building could be minimized or removed altogether.*

12. Remove additional boiler location as proposed on town open space. *Staff is still not in favor of an additional boiler location on Town open space. If the trash shed is not relocated and the applicant shows that additional boiler space is required, this can be revisited at final DRB review.*

13. Provide locations for electrical transformer/s, switch box and gas substation per the comments of this memo and referral comments and identify easements that would be necessary to accommodate utility infrastructure. The applicant should also indicate the plan for disposition of abandoned utilities.

*The applicant has moved any utility boxes and substations off of TRACT OS-3A per staff's request. Transformers and switch gear are now proposed at the north side of the trash building. The gas substation is to the south of the existing trash building and south of the entry from Mountain Village Boulevard. More details of how these would be screened and Black Hills and SMPA approval of these locations would be required prior to final review. If the trash building is proposed to be relocated this might have to be revisited.*

14. Revise the access plans to show compliance with dimensional requirements for driveways.

*The port cochere is still not meeting the required dimensional requirements. This should be revised prior to final DRB review.*

15. The applicant will continue to break up the balcony areas as they demonstrated and provide specific drawings of this for the DRB.

*No further details have been provided per this request. This will be important to understand prior to final DRB review.*

**These conditions staff understands will be addressed prior to final DRB review:**

1. Revise the garage sections to show structure of building and utilities to the point where staff can understand the stack of structure, utilities (as applicable) and vehicular clearance.

*Staff understands that the applicant plans to provide this at final review.*

2. Provide additional details regarding proposed solar panels, including the method of mounting and any/all materials associated with the panels.

*Staff understands that the applicant plans to provide this at final review.*

3. Provide an enlarged detail of the main entrance at the porte cochere area.

*Staff understands that the applicant plans to provide this at final review.*

4. Provide a drainage study with storm water run-off calculations and/or update the original study as applicable.



*Staff understands that the applicant plans to provide this at final review.*

5. Provide a current geotechnical report with final DRB review consistent with the Major PUD application requirements.

*Staff understands that the applicant plans to provide this at final review.*

6. Provide an interim trash management plan for those users of the Town trash building.

*Staff understands that the applicant plans to provide this at final review.*

7. Provide details regarding the proposed fixed planters within the building balconies, including technical details of the planters/green roofs, proposed plantings and irrigation details and calculations.

*Staff understands that the applicant plans to provide this at final review.*

8. Provide electrical load calculation for SMPA so that the number and locations of transformers can be better identified.

*Staff understands that the applicant plans to provide this at final review.*

9. Verify the public access via the porte cochere to the plaza through the building and identify the legal instrument that will recognize the public access.

*Staff understands that the applicant is waiting on direction from their attorney as to what legal instrument is proposed to capture public access at this location. Staff understands that the applicant plans to provide this at final review.*

10. The applicant will provide renderings from different parts of Mountain Village for the board to review such as the top of the Chondola, Heritage Plaza and Upper Mountain Village Boulevard.

*These renderings have not been provided and should be provided prior to final review.*

## **SECTION 6. STAFF ANALYSIS**

### **Variations.**

**Height.** The applicant is requesting heights above the 88'-9" already approved pursuant to the prior design plans and PUD approval. The current request is for heights not to exceed 94' 1 3/16" and average height of 76.84'. It is challenging to evaluate the public benefit trade offs as part of this application in order to evaluate whether adequate public benefits are being provided in exchange for additional height until this application is vetted with Town Council and some general direction is provided to the applicant. Staff can provide more analysis as part of the continued first reading of an ordinance hearing. As a matter of comparison, the **Peaks** is approximately 100 feet tall. The **Madeline** was approved at a maximum average height of 86'-6" and an average height of 64'-1".

The DRB had concerns about height, while the applicant indicated they may not otherwise be able to secure the Six Senses operator absent the height request.

**Staff recommends** Town Council provide general consensus direction related to height as it's the basis for the engineering and programmatic elements of the development.

**Staff does not recommend** that heights be evaluated pursuant to the 2010 Land Use Ordinance but rather the current Community Development Code. The application becomes complicated when an applicant requests to apply elements from a revised and superseded

document, the 2010 LUO, while understanding the application is otherwise evaluated against the current Community Development Code. The applicant has not demonstrated how the height calculation varies between application of the CDC or the LUO, but staff is otherwise assuming that the LUO would allow for greater heights than the CDC, although as a paper exercise it would appear to be less.

Although the applicant wishes to utilize the 2010 LUO to measure heights, which as noted, staff does not support, the central issue remains whether the Town Council supports heights greater than the existing PUD heights and whether an increase is acceptable.

**Mitigation Payment/Building Fee.** The applicant is required to provide \$996,288 to the town as a mitigation fee. The applicant proposes to increasing this fee to 1.5 million and ask that it be combined with the building permit fee.

**Staff does not support** combining this fee with the building permit fee. A building permit fee alone would result in a minimal payment to the town of 2.5 million dollars. As proposed the town would lose 2 million as proposed in anticipated revenue. Given the applicant is providing more employee housing onsite than originally proposed, **staff recommends** that the applicant is obligated to pay the full building permit fee, but can reallocate the \$996,288 payment to the town for Village Pond Plaza improvements as the referenced payment in lieu.

**No build zone.** The PUD cannot vary building code requirements. The town is not agreeing to no-build zones that affect our property with a PUD process. A 3<sup>rd</sup> party building code consultant can be considered by the applicant and the Building Official can review their recommendations to address fire separation and building separation within the Village Center either proactively during design review or with a building permit submittal. Generally it is understood that the pedestrian plaza areas separate 109R development from the existing built village center and that those areas are understood to remain unencumbered from built structures that would cause an issue with building separation and fire separation. The 109R must develop in such a way that it does not cause fire separation issues for the existing buildings, but rather modify its separation and/or building materials to address these issues during design and construction with associated code review.

**Load/Unload Area.** Town staff supports **no variation** to the load and unload area dimension limitations and location. The applicant indicated if they can excavate below grade and utilize some of the town's OS-3BR-2 area subgrade, then they could remove this variation request. The town will need to evaluate the new load/unload area configuration and the proposed below grade conceptual plan to evaluate this request but is generally supportive of this direction.

**Lock-Off Units.** Staff does not support the variation request to a lodge zoning designation to consider a lock-off unit as part of the lodge unit resulting in an up to 3 room (2 bedroom) lodge unit, up to three bathrooms, a mezzanine (optional per the CDC) and a kitchen which is shown to function as one large unit. There is a reason why condominium units require 3 person equivalents of density and a lodge unit requires .75 person equivalents of density because it is intended to be a one-bedroom lodge unit. Removing the ability to separately key the lock-off also defeats the purpose of the intention behind a lock-off as a separately keyed unit available to be short term rented. The applicant needs to better demonstrate why the town should support this request.

As a point of contrast, lock-off units in the CDC are defined as , “A one (1) room space with a bathroom within a condominium or lodge dwelling unit that may be designated to lock off from the remainder of the dwelling unit for use by a separate individual, family or group.” Further, “A condominium -hotel project may consist of lodge and efficiency lodge units that are connected by lock-off doors between the individual units. When such a configuration of lodge and efficiency lodge units is desired in a lock-off configuration, the following requirements will be met:

- a) Doors that lock-off one unit from another unit shall be maintained as a separate, lockable door, and doors or locks shall not be removed for any reason;
- b) Each unit shall maintain a separately keyed entry from the other attached unit;
- c) Each unit shall be shown as a separate condominium unit on the condominium map with an owner allowed to own up to a maximum of three (3) units in a lock-off unit configuration;
- d) Each lock-off unit shall maintain a separate, unique unit designation in the common hallway; and
- e) Each unit shall contain a freestanding bed that does not include a sleeper sofa or Murphy bed.”

In summary, the request is to allow for two (2) bedroom lodge residential units to be owned and short term rented only on a voluntary basis, rather than a lodge unit (a one bedroom unit per the definition), that has a one room lock off that could be used as a separate short term rental unit.

### **Density and Use.**

**Staff supports** the proposed density and uses broadly and applaud the breadth of retail, restaurant and bar, conference, plaza and spa amenities.

1. Although the town built in a one-time staff level PUD amendment related to the Madeline PUD to rezone five efficiency lodge units to lodge units, the breadth of the applicant request is too broad for staff to support an open-ended staff level rezone and density transfer applications for the project inclusive of the possibility of moving density in or out of the density bank. Council should discuss this request. As requested, this could result in staff level administrative decision-making regarding changes in density and use on the property which could result in a diminishment of employee square footage, density, use or undermine the intent of the original PUD approval. If there were a way to limit the request to a one time request, staff could consider this.
2. Staff is not supportive of varying the prohibition of rezoning efficiency lodge, lodge, hotel and hotel efficiency density for condominium or employee housing use so that the applicant can rezone the existing density and not need to acquire density from the density bank or move density into the density bank. This could be considered by Council however, should the rest of the variations and public benefits be acceptable.
3. Town Council can either use town owned employee housing in the density bank or create bonus density per the applicant’s request. Town Council has created bonus density on a case-by-case basis in the past. This request, however, has significant value as it means the developer does not otherwise have to pay for this density via traditional fair market rates via the density bank.
4. Staff has no issue for a request that future modifications of the employee housing density and use be allowed to be submitted to the town by the owner of the individual condominium unit (all 11,700 square feet of employee housing) alone, absent the typical 67% ownership



of the HOA.

5. Staff recommends the applicant cannot reduce either the square footage committed or number of deed restricted units part of the PUD agreement and public benefit.

Absent the density variations requested above, the applicant would be required to do the following:

- Two (2) efficiency lodge person equivalents (4 efficiency lodge units) would be placed in the density bank, as excess density.
- Fifteen (15) lodge person equivalents (20 lodge units) would be placed in the density bank, as excess density.
- Six (6) condominium person equivalents (2 condominium units) would need to be acquired from the density bank as a purchase from a private holder of the density.
- Twenty-one (21) employee dormitory/apartment (1 apartment and 18 dormitory) person equivalents would be requested to be created by the town as bonus density or as available utilized from the density bank (owned by the town).

### **Parking**

#### **Removed Public Benefit**

Town Council should evaluate whether adequate public benefit is being provided as a result of a removal of 48 public parking spaces from the project. Referral comments expressed concern regarding the displacement of surface public parking with redevelopment and the lack of any public parking in the building for public use. Removal of 48 public parking spaces is a significant loss to the town with an associated total value around 3.3 million dollars (roughly \$70K per parking space to construct) and the loss of a constructed onsite public parking much needed in the Village Center.

Can the applicant find a creative way to allow for valet parking for the public when the public intends to shop or dine within the property and commit to this through the development agreement?

#### **Parking Variation**

Town Council also should provide feedback related to a request to reduce the parking requirement of two parking spaces as a result of the Design Review Boards decision to require one parking space per one dormitory unit from 110 parking spaces to 108 being provided onsite.

The applicant evaluated height, employee housing and public parking and determined to prioritize employee housing over a height reduction or preservation of public parking because in part, they do not wish to further intrude below grade because of high groundwater and the necessary engineering and waterproofing required to construct with high groundwater constraints

### **Public Benefits**

**Onsite deed restricted housing.** Staff is supportive of the deed restricted housing being provided onsite. The value is roughly \$7,000,000 pursuant to a cost per square foot analysis of \$606 per square foot to construct. This is considered a meaningful public benefit, and a greater housing benefit than afforded with the original PUD.

**Public Improvements.** The applicant is proposing a sidewalk wrapping entirely around the project on Mountain Village Boulevard as well as snow melting OS-3BR-2 used for ingress and egress for this property and owned by the Mountain Village.

**Trash Building.** Council should consider relocation of the trash building as described above. The applicant would then provide snowmelt boilers below grade on OS-3BR-2, the town would co-locate boilers to complete snowmelt of the Village Center walking plaza areas and it could create more space for the applicant for above grade utility infrastructure, boiler venting and circulation. Staff does not support a secondary boiler location. More engineering information needs to be provided should two locations, both located on town property be necessary. Understanding that the applicant proposes to use town property for utility infrastructure, circulation and a boiler location, the town needs to approve any modifications to town property as part of this PUD process.

### **Plaza Improvements**

The town recognizes that significant plaza improvements are required associated with this application and original PUD agreement. Development of 109R is critical to filling in the North Village Center, establishing a primary pedestrian route from See Forever thru Westermere to the Village Pond Plaza and connecting to the Village Center. The applicant has some revisions to the submittal plans pursuant to staff referral comments such as:

- The fixed landscape planters need to be pulled out of the plaza area between Mountain Village Blvd the See Forever Walkway to Westermere to maintain a 16' path for emergency vehicles, maintenance vehicles and to maintain flexible use and pedestrian passage. The applicant and plaza staff will continue to work together to recognize the needs of the town and the desired design elements of the applicant before DRB final design review.
- Keep as much clearance in the emergency lane for emergency vehicles and maintenance vehicles as possible.
- Work closely with staff to determine where fixed or movable furniture will be placed, style and site planning as some furniture will be located on town village center open space (plaza) and all subject to public use and our plaza regulations.

### **Back of House**

- Staff referral comments generally indicate that circulation, garage clearance and area for back of house is inadequate. Demonstrating how the area would function during a peak period of activity is a staff request.
- Circulation on the site inclusive of pedestrians, delivery trucks, trash trucks, town public transportation bus, emergency vehicles, maintenance vehicles and public vehicles needs to be demonstrated similar to the circulation plan provided with the original PUD plan set.

### **Utilities and Infrastructure**

Utilities and infrastructure are critical to the development itself and how it will infill with existing utilities, infrastructure and services. Once council direction is given, the applicant will need to better identify these issues with a final DRB design plan.

## **SECTION 7. STAFF RECOMMENDATION**

Staff recommends that Town Council

1. Continue the hearing to August 25, 2025 so that the DRB can provide a recommendation on the subdivision, as applicable, and the DRB can provide a final DRB

architectural review consistent with direction given today (e.g. height, public benefits and site planning considerations); and

2. Give specific consensus direction on the following list of recommended topics (feel free to address other concerns here):

	Original PUD	Amendment Request
<b>Public Benefits</b>		
	48 public parking spaces in the parking garage	Removed
	A Mitigation payment of \$996,288	A Mitigation payment of \$1,500,000 to be a combined mitigation payment and building permit payment.
	Up to \$250,000 can be used to relocate the trash facility	Existing Trash Facility to be replaced at applicant estimated cost of \$750,000
		To consider paying for the relocation and construction of the town trash facility if directed by Council
Variations	Variation/waiver to LUO Section 4-308-9 to allow an increase in maximum to 88' – 9" and maximum average height of 65' – 2.9".	Variation/waiver CDC 17.3.12 Building Height Limits, to allow an increase in maximum to 96'-8" and maximum average height of 86.63'. Changes to 94' 1 3/16" Maximum Height and 76.84' average height (measured per 2010 LUO).
		To request building heights are measured pursuant to the 2010 Land Use Ordinance Section 8-1 rather than the Community Development Code.
		A request to waive two parking spaces otherwise required to meet the parking requirements for the project.
		A request to vary the definition of a lodge unit to allow for three rooms and up to three bathrooms plus a kitchen and (optional) mezzanine (combining the definition of a lodge and lock-off into one unit)
		The applicant requests a variation to lock-off configuration units not be separately keyed and all requirements in the development agreement at section 8.3. <i>Staff is unclear whether the applicant intends to conform to the lock-off unit including a bathroom per the definition.</i>
		Amendment to PUD to allow for excess efficiency lodge and lodge density to be rezoned to condominium, employee apartment or employee dormitory density.
		A request for Town Council to create bonus density or MV density in the density bank to be transferred to the property for employee apartment or employee dormitory use, as needed.
		A request to allow for an administrative, staff level rezone and density transfer for additional employee density, as a class

		one staff level PUD amendment processed upon application of the owner of the employee housing unit only.
		A request for no build zones to allow for the establishment of assumed property lines for building code purposes
		Reposition the 89 Lot access easement.
		The load and unload area is less than the dimensional requirements at CDC Section 17.5.8.C.10.a – if the town allows below grade area below OS-3BR-2 then this will not need to be varied
		The load and unload area is not entirely contained within the building at CDC Section 17.5.8.C.10.d.ii.h.- if the town allows below grade area below OS-3BR-2 then this will not need to be varied

## **SECTION 8. STAFF RECOMMENDED MOTION**

### Proposed Motion

*I move to continue a first reading of an ordinance a Major PUD amendment for Lot 109R with improvements shown on OS-3BR-2, to a special Town Council meeting to be held on August 25, 2022 and with the following summary direction:*

1. *Incorporate the DRB conditions of approval into the final design.*
2. *Direction regarding variations*
  - a. *Height [provide direction here]*
  - b. *Density [provide direction here]*
  - c. *Lock-off and lodge variation*
  - d. *Parking [provide direction here]*
  - e. *Mitigation payment [provide direction here]*
  - f. *Load and unload variation removed in exchange for town below grade area on OS-3BR-2 [provide direction here]*
3. *Direction regarding public benefits [provide direction here]*
4. *Direction regarding trash shed relocation [provide direction here]*
5. *Direction regarding utility infrastructure placed on OS-3BR-2 [provide direction here]*

*/mbh/aw*

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

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO CONDITIONALLY APPROVING A MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT FOR LOT 109R AND PORTIONS OF VILLAGE CENTER OPEN SPACE TO BE CONVEYED TO THE DEVELOPER**

WHEREAS, Tiara Telluride, LLC (“Developer”) is the owner of certain real property described as Lot 109R, Town of Mountain Village, Colorado, according to the plat recorded as Reception No. 416994 (“Lot 109R”) and

WHEREAS, the Town of Mountain Village (“Town”) is the owner of certain real property adjacent to Lot 109R described as open space parcel OS 3BR2 according to the plat recorded as Reception No. 416994 (the “Town Property”); and

WHEREAS, the Developer has submitted an application to replat the Town Property, which is being considered simultaneously with this Ordinance, for the purpose of having the Town convey to Developer a portion of the Town Property as described on Exhibit A hereto (the “Adjustment Parcel”) to Developer, all for the purpose of including both Lot 109R and the Adjustment Parcel (collectively the “Property”) in the Developer’s application for a Major Planned Unit Development Plan for the Property; and

WHEREAS, the Town previously approved a Planned Unit Development (“PUD”) Plan for Lot 109R by Resolution 2010-1208-31 (the “2010 PUD”) and, in connection therewith, the Town and Developer’s predecessor-owner of Lot 109R entered into a Development Agreement dated March 18, 2011, which was recorded as Reception No. 416997 (the “Development Agreement”); and

WHEREAS, pursuant to Ordinance 2015-07, the Town approved a First Amendment to the Development Agreement extending vested rights relating to the 2010 PUD until December 8, 2020; and

WHEREAS, pursuant to Ordinance 2020-16, the Town approved a Second Amendment to the Development Agreement extending vested rights relating to the 2010 PUD until December 8, 2022; and

WHEREAS, the Developer has applied to the Town for approval of a Major Amendment to the 2010 PUD to include the Adjustment Parcel, to make adjustments to density, height, design, and other matters as reflected in the application which consists of the materials submitted to the Town and itemized on Exhibit B, plus all statements, representations, and additional documents of the Developer and its representatives as reflected in the minutes of the public hearings before the Design Review Board and Town Council (the “Application”); and

WHEREAS, the Design Review Board (“DRB”) held public hearings regarding the Application on May 5, 2022 and May 31, 2022, and voted 3-1 to issue a recommendation of approval to the Town Council concerning the Application but subject to further consideration by the DRB for final design review and for its recommendation regarding the related subdivision application; and

WHEREAS, the Town Council considered this ordinance on first reading at its regular meeting on June 16, 2022 but voted to continue the matter to \_\_\_\_\_, 2022 so as to allow the DRB to conduct further public meetings regarding final design review and the related subdivision application before the Council would make a decision as to the Major PUD Amendment; and

WHEREAS, following DRB meetings held on \_\_\_\_\_, 2022, the DRB recommended \_\_\_\_\_; and

WHEREAS, the Town Council has considered the Application, the DRB's recommendations, and testimony and comments from the Applicant, Town Staff and members of the public at a public meeting on \_\_\_\_\_, 2022 and at a duly-noticed public hearing on \_\_\_\_\_, 2022; and

WHEREAS, the Town Council has considered the criteria set forth in Section 17.4.12 of the Town's Community Development Code ("CDC") and finds that each of the following has been satisfied or will be satisfied upon compliance with the conditions of this Ordinance set forth below and in the Third Amendment to Development Agreement:

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

WHEREAS, the Town Council now desires to approve the Application as a Major PUD Amendment, subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, as follows:

**Section 1. Recitals.** The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

**Section 2. Approvals.** The Town Council hereby approves the Application as a Major PUD Amendment, subject to the conditions set forth below. The Town Council also approves the Third Amendment to the Development Agreement, in the form attached hereto as Exhibit C, which the Mayor and Town Clerk are authorized to sign on behalf of the Town. All exhibits to this Ordinance are available for inspection at the Town Clerk's Office. Further, subject to Condition #1 below and Developer's execution of the Third Amendment to Development Agreement, the Town Council authorizes conveyance of the Adjustment

Parcel to the Developer. These approvals include the following variations from the presumptive standards in the CDC or from the 2010 PUD:

1. The maximum height of each building shall not exceed \_\_\_\_\_, and average heights shall not exceed \_\_\_\_\_. These height limitations shall be measured pursuant to \_\_\_\_\_ [applicant requests reference to 2010 Land Use Ordinance; staff position is that current CDC methodology should apply]

2. The application includes \_\_\_ onsite employee housing units, which will require transfer of density equal to \_\_\_ units from the density bank from....The resulting density allocated to the Property is shown in the following table:

Type of Zoning Designation Unit	Total Zoning Designation Units	Person Equivalent per Unit Type	Total Person Equivalents
Efficiency Lodge	62	.5	31
Lodge*	18	.75	13.5
Condominiums	22	3	66
Employee Apartments	2	3	6
Employee Dormitory	18	1	18
Commercial	26,468 sq ft		0
<b>TOTAL</b>			<b>134.5</b>

\*The applicant requests that the lodge units have an associated additional room varying the definition of lock-off and lodge unit zoning designation.

3. Any future rezones and density transfers shall be considered minor PUD amendments that may be approved on a staff level.....[need parameters/limitations if included – to be negotiated]

4. The applicant requests that the type, mix or configuration of individual Employee Apartments and Employee Dorms, including changes that result in increases or decreases in density used at the Project or in changes to use designations, may be initiated by the owner of fee title to the Employee Housing Unit, without any requirement that such change be initiated or joined by owners of fee title to at least 67% of the real property within the PUD or an individual or entity having the written permission of owners of fee title to at least 67% of the real property within the PUD, provided the Employee Housing Unit continues to be used for Employee Apartment, Employee Dorm, and Employee Amenities (an “Employee Housing Unit PUD Amendment”). Applicant also requests an Employee Housing Unit PUD Amendment will be reviewed and approved by the planning division as a Class 1 Application, consistent with Code Section 17.4.3.K.1.

5. To be consistent with the existing vested rights for the 2010 PUD, the definition of “lock-off” shall be as defined in the 2010 Land Use Ordinance as set forth below. This will allow the applicant to add a one room space with a bathroom to a condominium or lodge unit that could be used by a separate individual, family or group (LUO Definition 2-466 Lock-Off Unit). The definition of lock off is different in the CDC today. The applicants intend to provide a lock-off unit to the lodge units in the project. There is no associated parking or density associated with lock-off units.

**2-466 LOCK-OFF UNIT**

A one (1) room space with a bathroom within a Condominium or Lodge Unit that may be designated to lock off from the remainder of the Dwelling Unit for use by a separate individual, family or group.

**2-467 LODGE UNIT**

A Lot zoned as Lodge Unit that is a two (2) room space plus a Mezzanine with up to two separate baths and a full kitchen. These units may be condominiumized.

6. Parking requirements shall be as follows:

Parking	Requirement per type	Required	Provided
Commercial Space	1 per 1,000*	27	27
Condo	1 per unit	22	22
Efficiency Lodge	.5 per unit	31	31
Lodge	.5 per unit	9	9
Public Parking	48	48	0
Employee Dormitory	1 per unit	18***	18
Employee Apartment	1 per unit	2	2
HOA Maintenance Vehicles	1-5 spaces	1-5	1
Unassigned		0	16
Total		110	108

7. Design variations:

8. [Other variations if approved]

Section 3. Conditions. The approval of the Application is subject to the following terms and conditions:

1. The Town Council must separately approve the related re-subdivision of Lot 109R and replat of the Town Property to create the Adjustment Parcel. If the amended subdivision plats are not approved within 90 days after second reading of this Ordinance, this Ordinance shall become null and void.

2. The Adjustment Parcel must be conveyed to the Developer for inclusion in the Amended PUD as provided by the Third Amendment to Development Agreement.

3. The Developer agrees to provide the following as public benefits:

- a.
- b.
- c.



4. The Town and Developer shall enter into the Third Amendment to Development Agreement attached hereto as Exhibit A.

5..... [Additional conditions to be added based on DRB and Staff Recommendations as further refined by Town Council]

Section 4. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 5. Effective Date. This Ordinance shall become effective on \_\_\_\_\_, 2022 and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.

Section 6. Public Hearing. A public hearing on this Ordinance was held on the \_\_\_ day of \_\_\_\_\_, 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 6. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.8 of the Charter.

**INTRODUCED, READ, AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the \_\_\_ day of \_\_\_\_\_, 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_  
Laila Benitez, Mayor

ATTEST:

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

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

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_  
Laila Benitez, Mayor

ATTEST:

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

Approved as to Form:

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

I, Susan Johnston, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. 2022-\_\_ ("Ordinance") is a true, correct, and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2022, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2022 in accordance with Section 5.2(d) of the Town of Mountain Village Home Rule Charter.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2022. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Susan Johnston, Town Clerk  
(SEAL)

DRAFT

Exhibit A

[Adjustment Parcel Legal Description]

Exhibit B

[List of Application Materials – Town Clerk]

Exhibit C

[Third Amendment to Development Agreement]

DRAFT

## ATTACHMENT 2

### Major PUD Amendment Application – Development Narrative Lot 109R, Town of Mountain Village, San Miguel County, Colorado

Submitted June 4, 2022

This development narrative (this “**Development Narrative**”) is submitted in connection with that certain Major PUD Amendment Application (“**Application**”) submitted by Tiara Telluride, LLC, a Colorado limited liability company (“**Tiara**”) with respect to Lot 109R, Town of Mountain Village, San Miguel County, Colorado (“**Lot 109R**”), according to the plat recorded in the office of the Clerk and Recorder of San Miguel County (the “**Clerk’s Office**”) March 18, 2011 at Plat Book 1, Page 4455, Reception No. 416994 (the “**2011 Replat**”). Tiara is the current owner of Lot 109R. The Town of Mountain Village (the “**Town**”) is the owner of an immediately adjacent parcel identified as Tract OS-3-BR-2 (“**OS-3-BR-2**”) on the 2011 Replat. A depiction of Lot 109R and OS-3-BR-2 from the 2011 Replat is attached to this Development Narrative as Exhibit A. A Major Subdivision Application for Lot 109R and OS-3-BR-2 and a Design Review Process Application (the “**DRB Application**”) for Lot 109R is being submitted concurrently with the Application.

This Development Narrative includes the following:

Item	Page
I. Background	2
II. Proposed Amendments	3
A. Unit Mix and Proposed Density Transfer	3
B. Hotel Operator	5
C. Unit Mix – Employee Housing	5
D. Efficiency Lodge and Lodge Unit Configuration; Ownership and Participation in Rental Management Program; Lock-Off Units	6
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1. Parcel to be Added to OS-3-BR-2	7
2. Parcels to be Added to Lot 109R	8
F. No-Build Zone, Overhangs and Encroachments	8
G. Pedestrian Access	8
1. Pedestrian Access Stairs from Access Tract 89B to Village Center	8
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3. Pedestrian Access from West Side of Shirana to Mountain Village Boulevard	10
H. Emergency Access Improvements	10
I. Village Core Transfer Station (Existing Trash Facility)	10
J. Parking	10
1. Number of Spaces	10
a) Town Parking	11
b) Employee Dorm Parking	11

c)	Updated Parking Table	11
2.	Tandem Spaces	12
3.	Drive Aisle	12
4.	Loading Space Size	12
5.	Loading and Unloading	12
6.	Valet Parking for Commercial SF	12
K.	Sidewalk	12
L.	Conference Facility	13
M.	Reconfiguration and Bifurcation of Plaza Improvements	13
N.	Lot 109R-Adjacent Plaza Area Improvements.	14
O.	Public Restrooms	14
P.	Mitigation Fee/Building Permit Fees	14
Q.	Extension of Vesting Period	15
R.	Maximum Height and Maximum Average Height	15

Exhibit A	Excerpt from 2011 Replat Showing Lot 109R and OS-3-BR-2
Exhibit B	Boundary Line Adjustments Between Lot 109R and OS-3-BR-2
Exhibit C	No-Build Zone, Overhangs and Encroachments
Exhibit D - 1	Pedestrian Access – Existing
Exhibit D - 2	Pedestrian Access - Proposed
Exhibit E	Emergency Access Improvements and Village Core Transfer Station
Exhibit F	Employee Housing Unit
Exhibit G	Loading
Exhibit H	Conference Facility
Exhibit I	Reconfigured Lot 109R-Adjacent Plaza Area

## I. **Background.**

The Town Council approved a PUD development for a project (the “**Project**”) on Lot 109R (the “**Lot 109R PUD**”) by *Resolution of the Town of Mountain Village, Mountain Village, Colorado, Approval of Final Planned Unit Development Application, Mountain Village Hotel Planned Unit Development, Resolution No. 2010-1208-31*, recorded in the Clerk’s Office on December 10, 2010 under Reception No. 415339 (the “**PUD Approval**”) pursuant to the Town of Mountain Village Land Use Ordinance and all amendments thereto (the “**LUO**”) and the Mountain Village Design Regulations adopted by the Town (the “**Design Regulations**”). In connection with the PUD Approval, the then owner of Lot 109R, MV Colorado Development Partners, LLC, a Texas limited liability company (“**Original Developer**”) entered into a Development Agreement for Lot 109R, which was recorded in the Clerk’s Office on March 18, 2011 under Reception No. 415339 (the “**Development Agreement**”). The PUD Approval and Development Agreement evidence the granting of a vested property right to a site specific development plan for Lot 109R for a period of five (5) years, expiring December 8, 2015 (the “**Vested Property Right**”). Concurrently with the recordation of the Development Agreement and to implement the approvals

set forth in the PUD Approval and agreements set forth in the Development Agreement, the 2011 Replat was recorded together with various “**Lot 109 Project Easements**” listed in the 2011 Replat, and that certain Declaration of Covenants and Restrictions (Hotel Operator and Hotel Amenities, Facilities and Services Covenant) recorded in the Clerk’s Office March 18, 2011 under Reception No. 416998 (the “**Hotel Covenant**”).

In 2013 the LUO and Design Regulations were repealed and replaced with the Town of Mountain Village Community Development CDC (the “**CDC**”) pursuant to Ordinance No. 2013-01. Pursuant to Section 17.4.12.I.6 of the CDC, PUDs approved prior to the effective date of the CDC are valid and enforceable under the terms and conditions of the approved development agreements. The terms and conditions of the Lot 109R PUD incorporate by reference the definitions, provisions, and requirements LUO. Modifications to such PUDs may be proposed pursuant to the PUD amendment process under the CDC.

The Vested Property Right was subsequently extended for a period of five (5) years, expiring December 8, 2020, pursuant to Ordinance No. 2015-07 recorded in the Clerk’s Office on August 5, 2015 under Reception No. 438753 (the “**First Vesting Period Extension Ordinance**”). At that time the Development Agreement was modified consistent with the First Vesting Period Extension Ordinance by First Amendment to Development Agreement recorded in the Clerk’s Office August 5, 2015 under Reception No. 438754 (the “**First Amendment to Development Agreement**”).

The Vested Property Right was further extended for an additional period of two (2) years, expiring December 8, 2022, pursuant to Ordinance No. 2020-16 recorded in the Clerk’s Office on December 21, 2020 under Reception No. 467309 (the “**Second Vesting Period Extension Ordinance**”). At that time the Development Agreement, as amended by the First Amendment to Development Agreement, was further modified consistent with the Second Vesting Period Extension Ordinance by Second Amendment to Development Agreement recorded in the Clerk’s Office December 21, 2020 under Reception No. 467310 (the “**Second Amendment to Development Agreement**”).

**II. Proposed Amendments.**

**A. Unit Mix and Proposed Density Transfer.** The PUD Approval designates the following land uses and density:

**DESIGNATED EXISTING LAND USES FOR THE PROPERTY:**

	Approved Density/Commercial SF		
	# Units	Density Per	Total Density
Efficiency Lodge Units	66	.5	33
Lodge Units	38	.75	28.5
Unrestricted Condominium Units	20	3	60
Employee Apartment	1	3	3

Commercial SF	20,164		
	Total Density		124.5

Of the 66 Efficiency Lodge Units, the Development Agreement requires 40 to be owned, operated and dedicated for use only as hotel rooms for use and occupancy by hotel guests staying there for short term accommodation as part of the hotel and not as condo-hotel units owned by third parties (the “**Hotel Rooms**”). Tiara proposes to increase the total Hotel Rooms by 22 to 62 (and to eliminate all for-sale Efficiency Lodge Units). The proposed change would result in the following amended use and density for the Project:

**PROPOSED ZONING/LAND USES/DENSITIES FOR THE PROPERTY:**

Approved Density/Commercial SF			
	# Units	Density Per	Total Density
Efficiency Lodge Units (allocated as Hotel Rooms)	62	.5	31
Lodge Units	18	.75	13.5
Unrestricted Condominium Units	22	3	66
Employee Apartment	2	3	6
Employee Dorm	18	1	18
Commercial SF	26,468		
	Total Density		134.5

In order to accommodate some of the employee apartments and/or employee dorms proposed for the Project (see Item II.C below), Tiara is proposing to reallocate and rezone 11 units of density from Efficiency Lodge and Lodge Unit designations to which they are currently allocated to Employee Apartment and Employee Dorm and, in addition, will require a staff level density transfer to the Project of 11 units from the Town’s density bank and/or the creation and allocation to Lot 109R 11 units of bonus density.

According to 4-613 of the LUO the definition states

The Density permitted in a PUD shall be limited to the Density allocated to the property as set forth in the Land Use and Density Allocation, unless an increase in Density is specifically authorized and approved by the Town Council. An increase in Density shall require the transfer of Density to the property from the Density Bank or other approved source from within the Town boundaries, except to allow for the creation of additional Employee Housing, subject to the Employee Housing Restriction. A separate Density Transfer Application pursuant to Article 4 of this LUO is not required.

Additionally, Section 4-616 states the following

The following purposes shall be used in determining whether any of the requirements of the LUO and Design Regulations should be varied or a rezoning, Density transfer, or replat request should be granted for a PUD. Achieving one or more of the following purposes does not, by itself,



guarantee that a variation or rezoning, Density transfer, or replat request will be granted. Page 49 of 74

4-616-1 Provision of additional affordable or Employee Housing.

4-616-2 Development of, or a contribution to the Development of either (i) public facilities, such as public parking and transportation facilities, public recreation facilities, public cultural facilities, and other public facilities or (ii) public benefits as either may be identified by the DRB or the Town Council. The public facilities or source of the public benefits may be located within or outside of the PUD but shall be public facilities or public benefits that meet the needs not only of the PUD residents or property Owners, but also of other residents, property Owners and visitors of the Town.

4-616-3 Provision of land to be used for public facilities or Employee Housing

Section 17.4.9.D.6.f of the CDC, providing that Lodge and Efficiency Lodge zoning designations may not be rezoned to Condominium zoning designations, does not apply to the reallocation of 11 units of density from Efficiency Lodge and Lodge Unit designations to unrestricted Condominium Units because Section 17.4.9 of the CDC applies to rezoning development applications (processed as a class 4 application in accordance with Section 17.4.9.C.2 using a Rezoning/Density Transfer Application) and not to a major PUD amendment development application, as Tiara is proposing, which is a separate class 4 application processed in accordance with Section 17.4.12.O.1.b using a Conceptual SPUD Application and Final SPUD Application. *See also* Section 17.4.12.N.a.ii allowing a minor amendment to a PUD to be made where the PUD amendment does not change the zoning designation and clause iii requiring a major PUD amendment (and not a rezoning under Section 17.4.9) if it does.

In the event it ultimately turns out that excess density has been allocated to Lot 109R, it will be placed in the density bank; provided, however, that any reallocations of density back to Lot 109R to accommodate future changes to the type, mix or configuration of individual units will be reviewed and approved by the planning division as a Class 1 Application consistent with CDC Section 17.4.3(K)(1) as provided in Item II.C below.

**B. Hotel Operator.** Six Senses and Tiara have signed a letter of intent for Six Senses to serve as the Hotel Operator (as defined in the Development Agreement). Six Senses is an ultra-luxury hotel resort and spa operator that strives to reawaken its guests senses with wellness offerings and experiences that are out of the ordinary, integrating with the local fabric and culture while remaining in tune with the wider world. Six Senses operates hotels and resorts in such diverse locations as Bhutan, the Mantiqueira Mountains of Brazil, Fort Barwara India, Savoie France, and the Maldives. Building a project that satisfies the brand standards of Six Senses increases the total cost of the project by \$30-50 million from a price per square foot of \$300 to a price per square foot of \$550.

**C. Unit Mix – Employee Housing.** Pursuant to the PUD Approval, Lot 109R was approved for uses including one employee apartment with a total density under the CDC of 3. Tiara proposes to significantly expand the employee housing on Lot 109R to two Employee Apartments and 18 Employee Dorms, each comprised of individual sleeping rooms accommodating three people. Tiara also proposes to provide common amenities for the use of employee residents of the Project, such as shared kitchen and recreational

facilities and a laundry (the “**Employee Amenities**”). Toward those ends, Tiara would create a single condominium unit (the “**Employee Housing Unit**”) which would be subject to an employee housing restriction limiting the use of such condominium unit to two Employee Apartments, 18 Employee Dorms, and Employee Amenities (and allowing Employee Amenities within the Employee Housing Unit to be changed, expanded or eliminated provided shared kitchen and recreational facilities are always provided) (the “**Employee Housing Restriction**”). Notwithstanding the foregoing, the type, mix or configuration of individual Employee Apartments and Employee Dorms, including changes that result in increases or decreases in density used at the Project or in changes to use designations may be initiated by the owner of fee title to the Employee Housing Unit, without any requirement that such change be initiated or joined by owners of fee title to at least 67% of the real property within the PUD or an individual or entity having the written permission of owners of fee title to at least 67% of the real property within the PUD, provided the Employee Housing Unit continues to be used for Employee Apartment, Employee Dorm, and Employee Amenities (an “**Employee Housing Unit PUD Amendment**”). An Employee Housing Unit PUD Amendment will be reviewed and approved by the planning division as a Class 1 Application, consistent with CDC Section 17.4.3.K.1. The Employee Housing Unit will be located on the mezzanine level of the Project and will be approximately 11,700 square feet in size, as shown on the attached Exhibit F - 1. A sample of a possible configuration and unit make-up of the Employee Housing Unit is set forth on the attached Exhibit F - 2.

**D. Efficiency Lodge and Lodge Unit Configuration; Ownership and Participation in Rental Management Program; Lock-Off Units.** Acknowledging that Efficiency Lodge Units and Lodge Units are “Multifamily Dwelling Units,” as such term is defined in CDC Section 17.8.1, and that “Dwelling Units, including Multifamily Dwelling Units,” are defined as, “a single unit providing living facilities for one (1) or more persons, including permanent provisions for living, sleeping, a kitchen [as otherwise limited by the CDC], and sanitation,” Efficiency Lodge Units and Lodge Units will contain a living area, kitchen facilities (subject to the applicable limitations of the CDC), sanitation and, with respect to the Efficiency Lodge Units, a one room space for sleeping and, with respect to the Lodge Units, up to two room spaces for sleeping, all as shown on the Proposed Development Plan submitted with this Application. Tiara requests a variation/waiver to the requirement set forth in the Zoning Designations set forth in CDC Section 17.8.1 that a lodge contain a “mezzanine” as defined in the CDC. The Lodge Units in the Project will not contain a mezzanine.

As noted in Item II.A above, all 66 Efficiency Lodge Units in the Project will be owned, operated and dedicated for use only as Hotel Rooms for use and occupancy by hotel guests staying there for short term accommodation as part of the hotel and not as condo-hotel units owned by third parties. The Hotel Operator will operate a “**Rental Management Program**” which means and refers to the rental management and accommodations styled program operated on the Property. The Hotel Rooms will be rented under the Rental Management Program for usage periods of less than 30 days (“**Short Term Rentals**”). The Hotel Rooms will be part of the Hotel Facilities Unit and may be condominiumized to enable common ownership with other components of the Hotel Facilities Unit, provided

that all of the Hotel Facilities Unit will be under one common ownership, which may change from time to time.

Consistent with the PUD Approval, the Lodge Units and Unrestricted Condominium Units will each be condominiumized as separate individual airspace units. The Project condominium documents and the management contract with the Hotel Operator will allow each of the Lodge Units and Unrestricted Condominium Units to be included in the Rental Management Program, provided, however, that in no event will the owner of any Lodge Unit and Unrestricted Condominium Unit be required to place such units in the Rental Management Program or to use the Hotel Operator to rent their unit if they elect to rent the unit. Furthermore, Lodge Units and Unrestricted Condominium Units may be rented as part of the Rental Management Program or otherwise for Short Term Rentals or for usage periods of up to one year (“**Long Term Rentals**”).

The Project will include Lock-Off Units as shown on the Proposed Development Plan and otherwise comply with the requirements for Lock-Off Units set forth in Section 8.3 of the Development Agreement; provided, however, the requirement set forth in Section 8.3.2 of the Development Agreement, that each Lock-Off Unit entry shall maintain a separately keyed entry from the other attached Lock-Off Units and its own unit number, shall not apply and shall be deleted. Instead, the Lock-Off Units shall be in the configuration set forth in the Application and DRB Application.

The Declaration of Covenants and Restrictions (Hotel Operator and Hotel Amenities, Facilities and Services Covenant) recorded in Reception No. 416997 in the Clerk’s Office (the “**Hotel Covenant**”) will be modified consistent with changes proposed in the Application for Tiara Telluride and based on comments of the Hotel Operator.

E. **Adjustments in Boundaries of Lot 109R and OS-3-BR-2.** Based on the plans for the development of the property approved by the PUD Approval, the lots within the boundaries of the plan were replatted by the 2011 Replat into Lot 109R, owned by the Original Developer, and OS-3-BR-2, owned by the Town. Note 12 of the 2011 Replat states:

Lot 109R has been configured so that the boundary lines of Lot 109R will coincide with the structural components of the proposed building in the Project.

As shown in the Proposed Development Plan submitted with this application and as further described in the Development Narrative included in the DRB Application, Tiara proposes a new design for the Project with a more rounded shape sensitive to the topography of the land and surrounding properties within the Village Center. In order to accommodate this new shape and keep Lot 109R configured so that the boundary lines of Lot 109R will coincide with the structural components of the proposed building in the Project, Tiara proposes the following boundary adjustments between Lot 109R and OS-3-BR-2:

1. **Parcels to be Added to OS-3-BR-2.**

a) Southeast Corner of Lot 109R. A strip of land of varying widths located at the southeast corner of Lot 109R and immediately adjacent to the north of OS-3-BR-2, which strip is indicated in blue on the attached Exhibit B, will be returned to the Town and incorporated into OS-3-BR-2. Currently this strip consists of vacant ground. Tiara proposes to improve this strip together with adjacent positions of OS-3-BR-2 with the pedestrian access stairway described more particularly in Item II.G.1 below (Pedestrian Access Stairs from Access Tract 89B to Village Center).

b) Southwest Corner of Lot 109R. Three parcels of land located at the southwest corner of Lot 109R and immediately adjacent to the north of OS-3-BR-2, which parcels are shown in blue on the attached Exhibit B, will be returned to the Town and incorporated into OS-3-BR-2. Currently these parcels consist of vacant ground. They were originally intended to accommodate a circular staircase that will not be a part of the Project as proposed by Tiara.

c) Central Curve Parcels. Two parcels of land located near the concrete walkway running through Lot 109R and immediately adjacent to the north of Tract OS-3-BR, which parcels are shown in blue on the attached Exhibit B, will be returned to the Town and incorporated into OS-3-BR-2. These parcels are no longer needed because the building corners and edges they were intended, in the original proposal for the Project, to accommodate are smoothed and rounded in the new curved configuration of the proposed Project.

2. **Parcels to be Added to Lot 109R.** Structural components of the original Project created a rectangular peninsula of space jutting from a courtyard located on OS-3-BR-2 into Lot 109R. In order to accommodate the more curved shape of the proposed Project, that portion of this peninsula shown in red on the attached Exhibit B will be incorporated into Lot 109R.

As a result of the above-described boundary line adjustments and the related conveyances between Tiara and the Town, a total of 1,328 square feet would be removed from Lot 109R and added to OS-3-BR-2 and a total of 968 square feet would be removed from OS-3-BR-2 and added to Lot 109R. Offsetting the two results in a total addition to OS-3-BR-2 of 360 square feet (.008 acres).

F. **No-Build Zone, Overhangs and Encroachments, and Egress.** As noted above, Lot 109R, modified as described in Item II.E above, will be configured so that the boundary lines of Lot 109R will coincide with the structural components of the proposed building in the Project. Tiara's proposed Project includes those overhangs and encroachments shown on the attached Exhibit C for which Tiara requests an easement or license. Tiara also requests the creation of a no-build zone on those portions of Tract OS-3-BR-1 immediately

adjacent to Lot109R shown on the attached Exhibit C (the “**No-Build Zone**”) in which there will be a prohibition on the construction of above-grade structural improvements so that, for purposes of the application of the International Building Code (2018) (the “**IBC**”) as adopted by the Town, Tiara may obtain an administrative modification to the application of the IBC by which fire separation distance will be measured from the face of the building comprising the Project to a line running through the middle of the No-Build Zone. Tiara also requests the grant of an easement appurtenant to Lot 109R in the location of the No-Build Zone allowing Tiara and its permittees and invitees to use such area for purposes of providing pedestrian ingress to and egress from the Project, including emergency egress and areas of refuge under the IBC.<sup>1</sup>

#### G. **Pedestrian Access.**

1. **Pedestrian Access Stairs from Access Tract 89B to Village Center.** There are a couple of existing easements in place to provide pedestrian access through or in the vicinity of Lot 109R between Access Tract 89-B, on the opposite side of Mountain Village Boulevard to the east, and the plaza area planned for OS-3-BR-2 (the “**Plaza**”), on the west. These easements as well as Access Tract 89-B are shown on an excerpt attached as Exhibit D-1 from the survey of existing conditions included in the Application.

a) 1987 Easement Reserved to The Telluride Company. Pursuant to a Warranty Deed recorded in the Clerk’s Office March 2, 1987 in Book 434, Pages 474-478, The Telluride Company reserved over Tract 89-A a non-exclusive pedestrian access easement, “for the benefit of all persons who possess ownership in the property commonly referred to as the Mountain Village Planned Unit Development” (the “**1987 Pedestrian Access Easement Reservation**”). In that deed The Telluride Company reserved the right to limit the rights of beneficiaries of the reservation or abolish it, or both. Tract 89-A was vacated by the 2011 Replat but its boundaries are shown on the excerpt of the 2011 Replat attached as Exhibit A.

b) 2007 Pedestrian Access Easement Agreement with Owner of Various Lots on Opposite Side of Mountain Village Boulevard to East and Northeast of Lot109R. Pursuant to Pedestrian Access Easement Agreement recorded in the Clerk’s Office October 12, 2007 under Reception No. 397446 (the “**2007 Pedestrian Access Easement**”), the owner of certain lots on the opposite side of Mountain Village Boulevard and to the east and northeast of Lot 109R<sup>2</sup> was granted a pedestrian access easement from

<sup>1</sup> Tiara would like to discuss the possibility of obtaining from the Town rights to accommodate certain MEP and back-of-house improvements serving the Project below grade on OS-3-BR-2 under the Plaza Area. See for example Development Agreement Section 3.1, “The term Property as used in this Agreement refers to Lot 109R as reconfigured and replatted pursuant to the Replat, but not Tract OS-3BR-2, which is not intended to be burdened by this Agreement except for the condominium space below such land that is utilized for the parking garage, which shall be subject to the terms of this Agreement.”

<sup>2</sup> Lots 89-1B, 89-1C, 89B, 89-1D, 89-2A, 89-3B, 89-3C, 89-3D TMV per plat recorded Plat Book 1 at page 693, 980 and 1066.

Mountain Village Boulevard down toward the Plaza. The location of the pedestrian access easement area is subject to change pursuant to the 2007 Pedestrian Access Easement. The “**2007 Initial Easement Area**” is in the same location as the pedestrian access easement reserved in the 1987 Pedestrian Access Easement Reservation and is identified on the attached Exhibit D - 1. However, the 2007 Pedestrian Access Easement contemplated that the location and configuration of the pedestrian access easement would be adjusted to fit the Project as then designed and as shown on the attached Exhibit D - 1 (the “**2007 Final Easement Area**”) when approvals from the Town were obtained for the development of the Project in that configuration. The 2007 Pedestrian Access Easement also contemplates the possibility of future modifications to the plans for the pedestrian access improvements to be installed pursuant to the 2007 Pedestrian Access Easement.

Tiara proposes to relocate the easements granted pursuant to the 1987 Pedestrian Access Easement Reservation and the 2007 Pedestrian Access Easement to the proposed final location for pedestrian access improvements shown on the attached Exhibit D - 2. Following the boundary line adjustment contemplated in Item II.E.1 the pedestrian access improvements, which will be installed by Tiara at its sole cost and expense, will be located primarily on OS-3-BR-2, as adjusted.

2. **Pedestrian Access from the North to the Village Center.** As shown on Exhibit D - 1, there is a concrete pedestrian walkway that runs from Mountain Village Boulevard south through Lot 109R and the peninsula portion of OS-3-BR-2 and into the Plaza area to the east of Lot 108. There is currently no easement in place for the portions of that walkway located on Lot 109R. Tiara will grant to the Town an easement for pedestrian access over those portions of the pedestrian walkway located on Lot 109R and will make those improvements to the pedestrian walkway initially described in the in the Proposed Development Plan submitted with this application and as further described in the Development Narrative included in the DRB Application.

3. **Pedestrian Access from West Side of Shirana to Mountain Village Boulevard.** Tiara proposes to improve pedestrian access from the Plaza to Mountain Village Boulevard to the west by installing sidewalk on the west side of Shirana to Mountain Village Boulevard.<sup>3</sup>

H. **Emergency Access Improvements.** Tiara will make improvements to OS-3-BR-2 to provide access by emergency vehicles from Mountain Village Boulevard to the Plaza. Those improvements will include a circular drive around the Village Core Transfer Station

<sup>3</sup> As noted in the footnote to item II.I below, Tiara is interested in pursuing Town Manager’s 6.3.2022 suggestion to relocate the Trash Facility across Mountain Village Boulevard which would result in a reconfiguration of the pedestrian access from the Plaza to Mountain Village Boulevard to the west.

(the existing trash facility) on Tract OS-3-BR-2 to accommodate emergency vehicles.<sup>4</sup> The improvements will also include an emergency access lane to be located on Tract OS-3BR-1, which emergency access lane will be accessed from the circular drive and terminate at the Plaza. The circular drive and emergency access lane are shown on the attached Exhibit E.

I. **Village Core Transfer Station (Existing Trash Facility).** On OS-3BR-2 there is located an existing trash facility (the “**Trash Facility**”) marked in cross-hatching on the attached Exhibit E and housing two 3-yard dumpsters. The Trash Facility is leased from the Town to Bruin Waste Management pursuant to a Commercial Lease Village Core Transfer Station dated October 1, 2020 (the “**Waste Transfer Station Lease**”). The lease term renews annually for successive 1-year terms unless either party provides notice of termination to the other at least 60 days prior to the end of the then-current term. Tiara will replace the existing Trash Facility<sup>5</sup> with an enhanced facility to accommodate trash from the Village Core and, in addition, install on Tract OS-3BR-2 mechanical equipment serving the improvements in the Plaza, including boilers for snow melt. Tiara proposes the Waste Transfer Station Lease be suspended for the period during which such improvements are being made. Location of the Trash Facility is subject to change.

J. **Parking.**

1. **Number of Spaces.** Tiara proposes to include in the Project a total of 108 parking spaces, including one accessible parking space under the IBC.

a) **Town Parking.** The PUD Approval and Development Agreement require the developer of the Project to convey 32 covered, garage parking spaces (the “**Replacement Parking**”) to the Town to replace the 32 existing surface parking spaces currently on Lot 109R and serving the Town pursuant to that certain Lease Agreement dated March 1, 2007 between the Town and the Original Developer, as amended. In addition, they require the developer of the Project, as an additional public benefit, to convey an additional 16 covered, garage parking spaces (beyond the Replacement Parking Spaces) to the Town (the “**Additional Parking Spaces**”). The increased size and density of the Employee Housing Unit requires significantly more parking than was previously contemplated and so Tiara proposes to convert the Replacement Parking and the Additional Parking Spaces that would have been conveyed to the Town to parking serving the Employee Housing Unit and other community benefits.

<sup>4</sup> As noted in the footnote to item II.I below, Tiara is interested in pursuing Town Manager’s 6.3.2022 suggestion to relocate the Trash Facility across Mountain Village Boulevard which would result in a reconfiguration of the Emergency Access Improvements.

<sup>5</sup> Tiara is interested in pursuing Town Manager’s 6.3.2022 suggestion to, instead, relocate the Trash Facility across Mountain Village Boulevard.

b) **Employee Dorm Parking.** The Lot 109R PUD does not include any Employee Dorm uses or set forth any parking requirements therefore and the CDC is silent as to any applicable parking requirement. However, per CDC Section 17.5.8.A.5, for uses for which parking requirements are not listed in the CDC, the parking requirements are determined by the review authority based upon the parking requirements of a land use that is similar to the proposed use, other Town parking requirements or professional publications. In the Design Review Board (“DRB”) hearing on May 31, 2022 the DRB required 1 parking space per Employee Dorm.

c) **Updated Parking Table.** Tiara also proposes those additional modifications to parking reflected in the table below.

<b>Use Designation</b>	<b>Required Number of Parking Spaces per Unit</b>	<b>Number of Units (Commercial sf)</b>	<b>Total Parking Required</b>	<b>Total Parking Provided</b>
Efficiency Lodge Units	0.5 per unit	62	31	31
Lodge Units	0.5 per unit	18	9	9
Unrestricted Condominium Units	1 per unit	22	22	22
Employee Apartment	1 per unit	2	2	2
Employee Dorm	No requirement	18	12**	18
Commercial SF	1 space per 1,000 sq. ft.*	26,468 sq.ft.	27	27
HOA Maintenance Vehicles	1-5		1	1
<b>Total Parking Spaces</b>			92	108

\*All commercial uses parked at 1/1,000 square feet consistent with parking for commercial square footage in the Project approved as part of the Lot 109R PUD as set forth in Final PUD Plan for Mountain Village Hotel Issued November 18, 2010, Project Number 08131.100, Cover Sheet/Index and Sheet Index & Project Information, as included in the Mountain Village Hotel Supplemental Information, Issue Date: November 18, 2010, pages 153 and 154, which parking requirement for commercial uses was consistent with that set forth in Section 7-301 of the Design Regulations (1.00 spaces per 1,000 sf). Neither the Lot 109R PUD nor the LUO drew any distinction between parking requirements for low intensity commercial uses and high intensity commercial uses and parked both at 1/1,000.

\*\*Based on 2/3<sup>rd</sup> Parking requirement similar to other properties



2. **Tandem Spaces.** Tiara's proposed configuration of the Project does not include any tandem parking spaces.

3. **Drive Aisle.** Section 17.5.8.C.3 of the CDC requires the driveway and aisle widths for parking garages to be 22 feet. Tiara proposes instead that the drive aisle and parking ramp in the below-grade parking garage will be 18 feet in width, which modification was approved by the Telluride Fire Protection District on March 30, 2022.

4. **Loading Space Size.** Section 17.5.8.C.10.a of the CDC requires loading space size of a minimum of 12 feet in width by 55 in length, with 14 of overhead clearance from street level. Tiara proposes to reduce loading space sizes as shown on the attached Exhibit G.<sup>6</sup> Based on Discussions with town, if easements under plaza granted at G2 Level, Tiara will maintain space as per the Code.

5. **Loading and Unloading.** Section 17.5.8.C.10. h of the CDC requires the loading and unloading area to be located within the associated parking garage. Tiara proposes to allow loading/unloading within the area adjacent to the associated parking garage sized and configured to allow trucks, when backed-in, to extend from the garage by 9 feet, as shown on the attached Exhibit G.<sup>7</sup> Based on Discussions with town, if easements under plaza granted at G2 Level, Tiara will follow code and fully park a WB-55 Truck as per code.

6.

7. **Valet Parking for Commercial SF.** Valet service performed by attendants who receive, park and return motor vehicles to property owners, guests or customers will be provided by the owner's association for the Project or the owner of the commercial square footage.

K. **Sidewalk.** At its sole cost and expense Tiara will construct and install within the Mountain Village Boulevard right-of-way along its southerly boundary adjacent to Lot 109R as shown Proposed Development Plans submitted with this Application a Class B, snow melted concrete sidewalk six (6') feet in width, the northerly most .5' of which will be accommodated within the Mountain Village Boulevard right-of-way rather than within the boundaries of Lot 109R.

L. **Conference Facility.** The PUD Approval requires the Project to include conference facilities which shall be available for use by owners and guests in the Project and non-owners and guests according to the terms of the Development Agreement. Tiara proposes to provide conference facilities with the following changes:

<sup>6</sup> In the event the Trash Facility is relocated as discussed in the footnote to item II.I above loading space size can be increased.

<sup>7</sup> In the event the Trash Facility is relocated as discussed in the footnote to item II.I above, loading space can be located entirely within the Project's parking garage.

1. The plans for the Project approved as part of the PUD Approval contemplated those conference facilities being on the plaza level. Tiara will move the conference facilities up to level 6 of the Project with a view to the north, as shown on the attached Exhibit H.
2. The PUD Approval requires the Project to include two conference rooms. Tiara proposes to provide one conference room subdividable as provided below.
3. The Development Agreement adds requirements for the conference rooms to be dividable into four smaller rooms by industry standard dividers. The conference room in the Project would be dividable into 2 to 4 smaller rooms.
4. The Development Agreement requires the conference rooms to be offered to the public for market rent at rates comparable to those charged for the Telluride Conference Center. Tiara proposes instead that the conference rooms be offered for market rent at rates comparable to those charged for facilities of a comparable quality, located in an upper floor (6<sup>th</sup> floor or above) of the building in which they are located, with views comparable to those available from the proposed conference facility in the Project, and in similar caliber resort communities (“**Market Rates**”).

The Development Agreement requires the conference room to be available for rental in concert with other conferences or special events occurring in the Town when not booked for other functions, provided that the Owner, Project Association and Management Company may establish commercially reasonable rules, regulations and other restrictions that will govern the use of the conference rooms in a uniform manner. Tiara desires to clarify that the Conference Center shall be available under such circumstances for rental at Market Rates.

**M. Reconfiguration and Bifurcation of Plaza Improvements.** The PUD Approval and Development Agreement require the owner of Lot 109R to, without expense to the Town, improve portions of OS-3-BR-2 shaded on Exhibit “C” to the Development Agreement (referred to in the Development Agreement as the Area of Plaza Improvements) with certain Plaza Improvements (as defined in the Development Agreement). The Area of Plaza Improvements consists of two parcels: (1) a portion immediately adjacent to the south of Lot 109R (the “**Lot 109R-Adjacent Plaza Area**”), and (2) a parcel to the south of the Westermere project and adjacent to the pond near the Village Core (the “**Village Pond Area**”). Tiara notes that any improvements to the Village Pond Area would likely be damaged or destroyed in connection with the development of Lot 161CR. Accordingly, Tiara proposes that, rather than Tiara making such improvements, at the time Tiara submits its application for a building permit, Tiara will deposit with the Town the estimated cost of the improvements to the Village Pond Area, to be applied to the improvement of the Village Pond Area by the Town or another party at the appropriate time for the making of such improvements. Tiara will improve the Lot 109R-Adjacent Plaza Area, as reconfigured in accordance with Item II.E above and consistent with the new plans for the Lot 109R-Adjacent Plaza Area included in the Application, such area being indicated on the attached Exhibit I. Tiara will also, at its sole cost and expense, construct those additional pedestrian,

vehicular, and emergency access improvements as shown on the Proposed Development Plans submitted with this Application and will improve the Westermere Breezeway and the associated path through such breezeway (up to the Village Pond Area) in substantial accordance with the Proposed Development Plans submitted with this Application, subject to Section 7.2.8 of the Development Agreement.

N. **Lot 109R-Adjacent Plaza Area Improvements.** Tiara shall, without cost or expense to the Town, certain “**Plaza Improvements**” reflected in the Final PUD Plans. The Plaza Improvements shall include two snow melt systems and drainage systems : (a) one snow melt system and one drainage system to be installed under the Pedestrian Access Stairs from Access Tract 89B to Village Center which will serve the east side of the Plaza Improvements, the and porte cochere for the Project, and sidewalk from the porte cochere down Mountain Village Boulevard on the east side of the Project and will be operated, maintained, repaired and replaced by and at the sole cost and expense of the Project Association and (b) the other snow melt system and drainage system to be installed as part of the work to replace the Trash Facility (or relocate the Trash Facility as contemplated in the footnote to item II.I) which will serve the west side of the Plaza Improvements and the emergency access lane from Mountain Village Boulevard on the west side of the Project to the Plaza Improvements and will be operated, maintained, repaired and replaced by the Town (the “**Town Snow Melt Improvements**”).

O. **Public Restrooms.** Tiara shall grant and convey to the Town necessary and suitable easements or licenses for the benefit of the Town and general public to use the public restrooms to be installed in the Project pursuant to Section 7.2.5 of the Lot 109R PUD.

P. **Mitigation Fee/Building Permit Fees.** The PUD Approval requires payment of an employee housing mitigation payment to the Town in the sum of \$996,288 (“**Mitigation Payment**”), which is payable simultaneously with the issuance of the initial building permit, excluding a standalone excavation permit for the Project. The PUD Approval contemplates that Mitigation Payment will be used for public purposes, including employee housing, transportation or trash facility relocation. However, as further described below, in view of Tiara’s significant contributions of both funds (well in excess of the amount of the Mitigation Payment) and space within Lot 109R (with an approximate for sale value of \$20,000,000) to further the ends for which the PUD Approval exacted the Mitigation Payment, Tiara proposes to reduce the sum of the Mitigation Payment and building permit fee to a total sum of \$1,500,000.

The PUD Approval requires application of 60% of the Mitigation Payment, or roughly \$598,000, for employee housing purposes. However, as described in Item II.C above, Tiara proposes to incorporate into the Project employee housing substantially increased and enhanced from that contemplated in the PUD Approval, increasing the total housed from one employee to 56 employees, incorporating extensive and diverse entertainment and kitchen amenities, and expanding employee parking within the Project, all at an estimated cost of \$6,435,000. The sale value of such employee housing, amenities and parking, if not committed to

employee housing uses and sold individually, would be approximately \$20,000,000.

The Development Agreement requires \$250,000 of the Mitigation Payment to be applied to the relocation of the trash facility. However, as described in Item II.I above, Tiara proposes, at its sole cost and expense, to replace the existing Trash Facility with an enhanced facility with improved capacity and efficiencies at an estimated cost of \$750,000.

**Q. Vesting Period.** Tiara proposes a vesting period of 3 years following the date of the Town Council ordinance approving the Application, as provided in CDC Section 14.4.12.D.1.c.iii.

**R. Maximum Height and Maximum Average Height.** Under the Lot 109R PUD the current maximum building height approved for Lot 109R is 88' 9" and the maximum average height is 65' 2.9" as per Design Regulations in LUO Section 8-1.

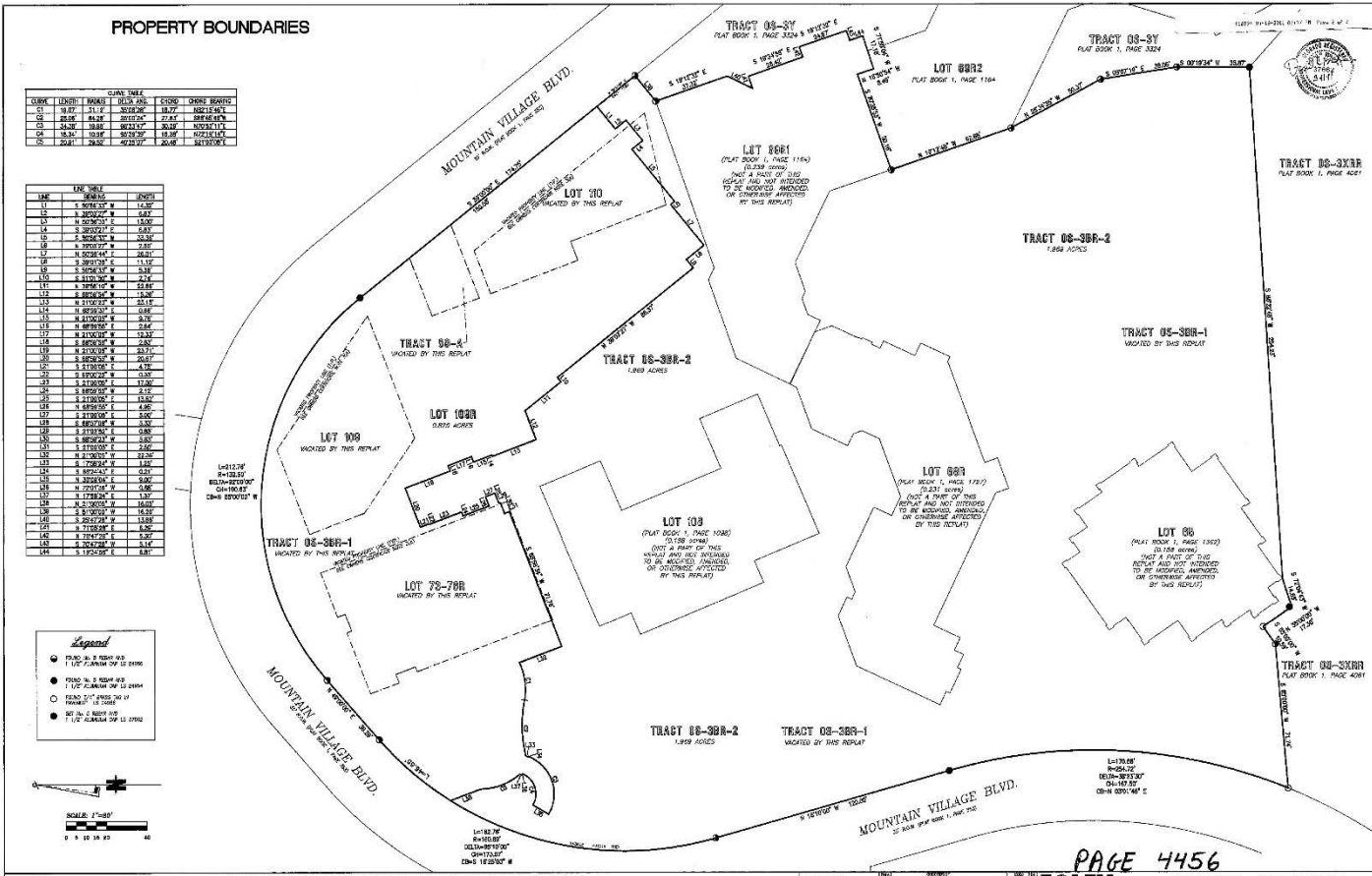
Tiara initially submitted a PUD Amendment Application for a height variance to increase the maximum height to a height not to exceed 96' - 8" and maximum average height to a height not to exceed 83.63'.

After numerous iterations of design changes based on staff and DRB feedback, Tiara now proposes a decrease from the originally submitted height variance in the PUD Amendment Application to the maximum height to a height not to exceed 94' – 1 3/16" and maximum average height to a height not to exceed 76.84'. The Current method of measurements used for design changes still follows Design Regulations per LUO Section 8-1.

**EXHIBIT A**

**Excerpt from 2011 Replat Showing Lot 109R and OS-3-BR-2**

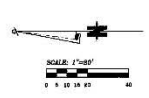
[See attached.]



CHNK	UNSH	TRACT	TRCT ACRES	STCOND	CHNK BEARING
01	18.87	31.12	207626	18.77	N82°14'47"
02	20.00	16.49	101774	7.747	N86°56'58"
03	14.20	18.86	102377	30.32	N03°31'17"
04	16.30	13.87	102730	15.87	N72°14'14"
05	20.41	28.62	102737	20.48	N41°20'00"

LINE	BEARING	DISTANCE
1	S 89°58'37" W	12.87
2	S 89°58'37" W	1.87
3	N 0°58'31" E	13.00
4	S 89°58'37" W	1.87
5	S 89°58'37" W	23.32
6	S 89°58'37" W	2.89
7	N 89°58'37" E	24.21
8	S 89°58'37" W	11.82
9	S 89°58'37" W	5.38
10	S 89°58'37" W	2.78
11	S 89°58'37" W	23.82
12	S 89°58'37" W	1.87
13	S 89°58'37" W	25.12
14	S 89°58'37" W	1.87
15	N 89°58'37" E	2.89
16	S 89°58'37" W	2.89
17	N 89°58'37" E	23.27
18	S 89°58'37" W	2.89
19	S 89°58'37" W	2.89
20	S 89°58'37" W	20.67
21	S 89°58'37" W	4.78
22	S 89°58'37" W	1.87
23	S 89°58'37" W	2.12
24	S 89°58'37" W	13.86
25	S 89°58'37" E	4.96
26	S 89°58'37" W	2.89
27	S 89°58'37" W	3.32
28	S 89°58'37" W	3.89
29	S 89°58'37" W	3.89
30	S 89°58'37" W	2.89
31	S 89°58'37" W	2.89
32	S 89°58'37" W	22.20
33	S 89°58'37" W	1.87
34	S 89°58'37" W	1.87
35	S 89°58'37" W	1.87
36	S 89°58'37" W	1.87
37	S 89°58'37" W	1.87
38	S 89°58'37" W	1.87
39	S 89°58'37" W	1.87
40	S 89°58'37" W	1.87
41	S 89°58'37" W	1.87
42	S 89°58'37" W	1.87
43	S 89°58'37" W	1.87
44	S 89°58'37" W	1.87

- Legend**
- PLAT 08-3R-100 1/2" PLAIN 10' IS 1000'
  - PLAT 08-3R-101 1/2" PLAIN 10' IS 1000'
  - PLAT 08-3R-102 1/2" PLAIN 10' IS 1000'
  - 50' IN. 2" BENCH 10' IS 1000'
  - 1/2" PLAIN 10' IS 1000'



LOT 109R AND TRACT 08-3R-2, TOWN OF MOUNTAIN VILLAGE  
 A REPLAT OF LOTS 73 - 76R, 109, 110, TRACT 89-A AND TRACT 08-3R-1, TOWN OF MOUNTAIN VILLAGE  
 LOCATED WITHIN THE NE 1/4 OF SECTION 3, T42N, R29W, AND THE SE 1/4 OF SECTION 34 T43N, R29W, UNPLM, LYING WITHIN THE INCORPORATED TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO

DATE: 08-20-2018	PROJECT: 18-001	SCALE: AS SHOWN
DRAWN BY: J. HARRIS	CHECKED BY: J. HARRIS	DATE: 08-20-2018
<b>FOLEY ASSOCIATES, INC.</b>		
135 W. PACIFIC, SUITE B-1 TRILLIUM, COLORADO 81400		
PHONE: 970-738-6155 FAX: 970-738-6050 WWW.FOLEYASSOCIATES.COM		

1-4456 2/4

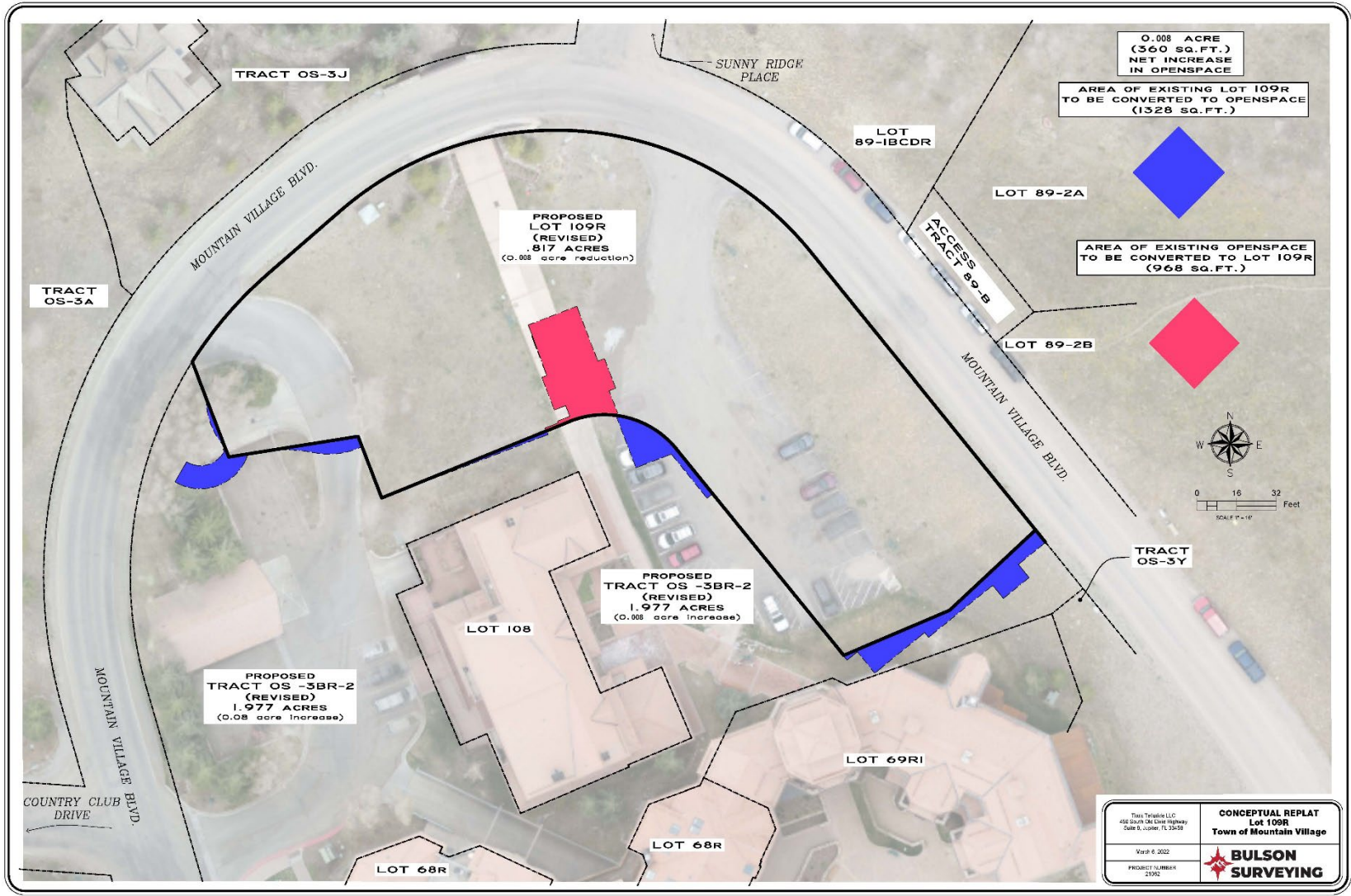
SKLD, Inc. FN SKL17054 SM 419994-2011.002

PAGE 4456

**EXHIBIT B**

**Adjustments in Boundary Lines Between Lot 109R and OS-3-BR-2**

[See attached.]

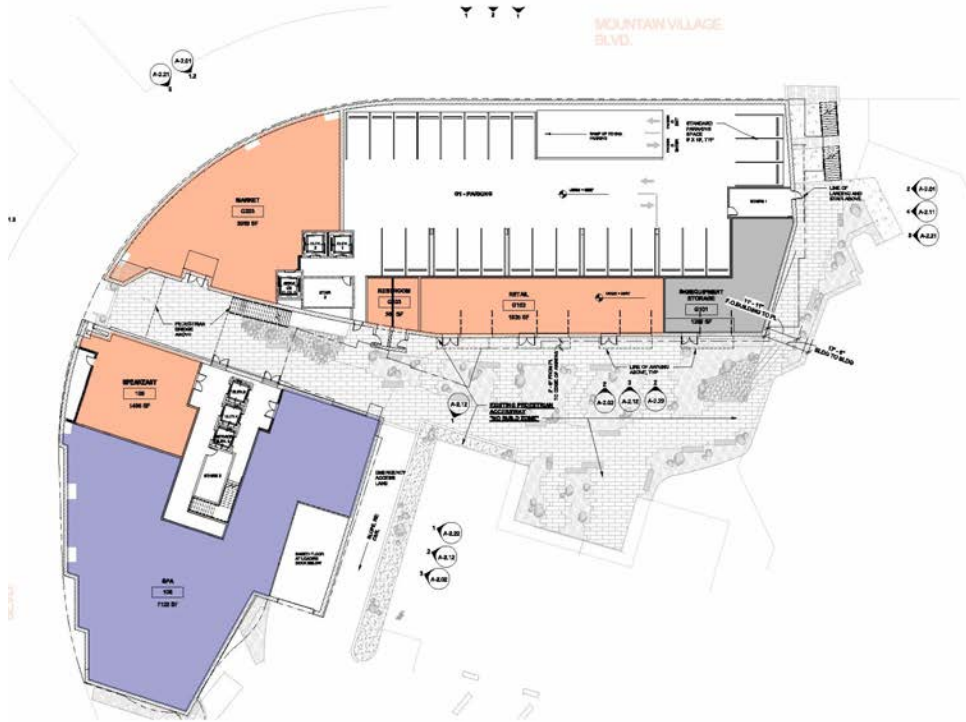




**EXHIBIT C**

**No-Build Zone, Overhangs and Encroachments**

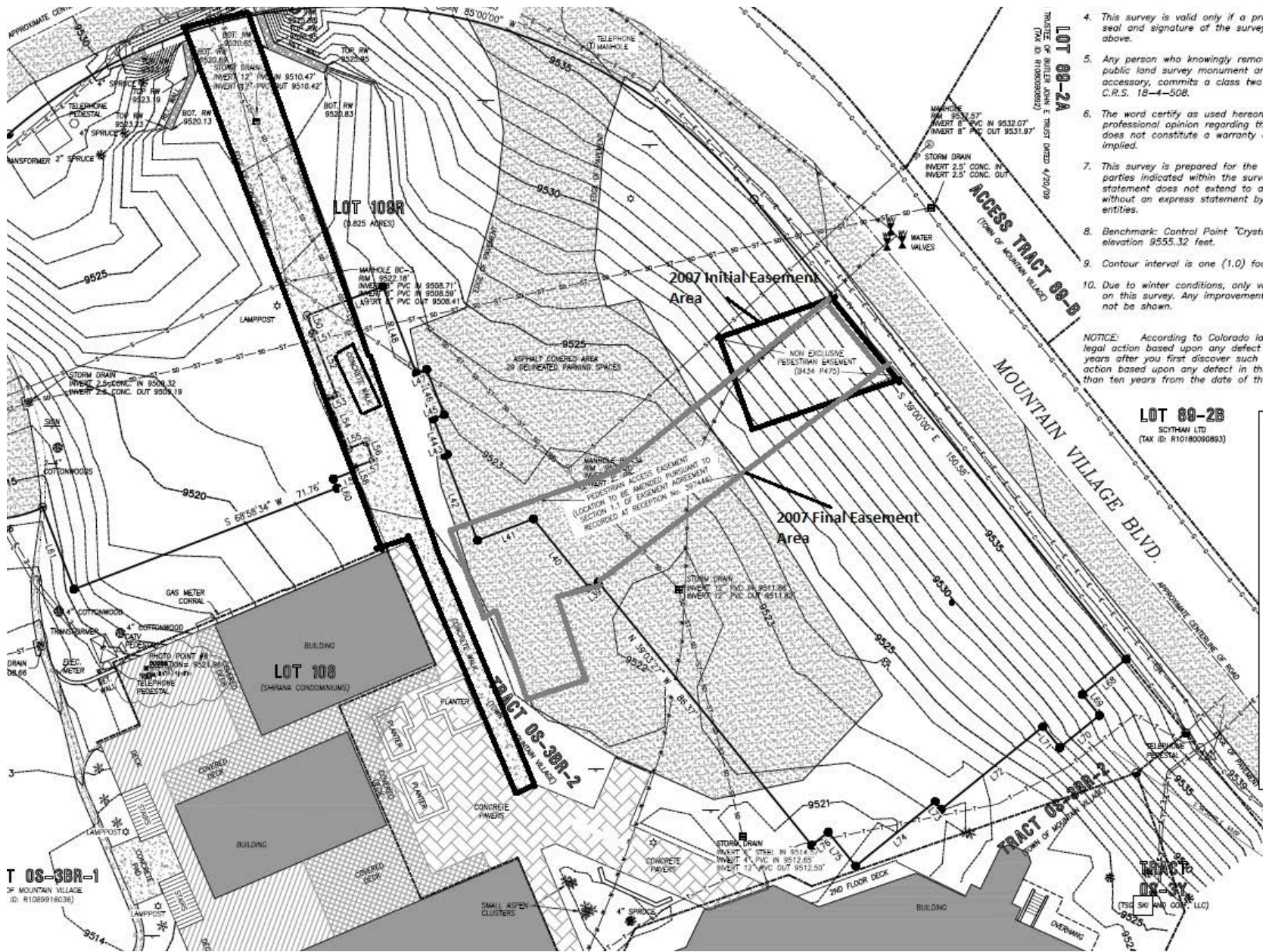
[See attached.]



**EXHIBIT D - 1**

**Pedestrian Access – Existing**

[See attached.]



4. This survey is valid only if a professional seal and signature of the surveyor above.
5. Any person who knowingly removes or alters a public land survey monument or accessory, commits a class two C.R.S. 18-4-508.
6. The word certify as used hereon conveys a professional opinion regarding it does not constitute a warranty implied.
7. This survey is prepared for the parties indicated within the survey statement does not extend to a third party without an express statement by the parties.
8. Benchmark: Control Point "Cryst" elevation 9555.32 feet.
9. Contour interval is one (1.0) foot.
10. Due to winter conditions, only visible points on this survey. Any improvement not shown.

NOTICE: According to Colorado law, this survey is void if any defect is discovered within ten years from the date of this survey.

**LOT 08-2B**  
SCYTHAM LTD  
(TAX ID: R1018000893)

**LOT 08-2A**  
TRUSTEES OF SHIRANA ASH FOUNTAIN TRUST DATED 4/20/09  
(TAX ID: R1089918036)

**T OS-308-1**  
MOUNTAIN VILLAGE  
(ID: R1089918036)

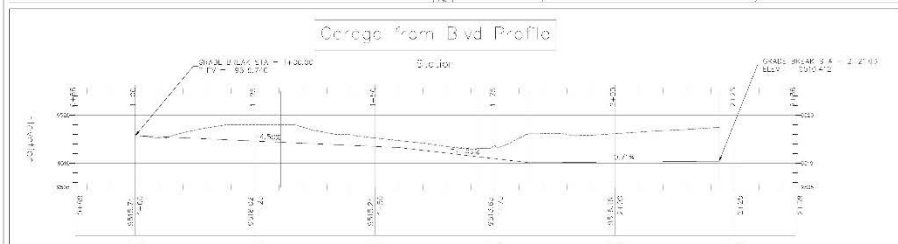
**T OS-308-2**  
TSE SUI INC. (LLC)


**EXHIBIT D - 2**

**Pedestrian Access – Proposed**

[See attached.]





  
**Uncompahgre Engineering, LLC**  
 P.O. Box 3945  
 Telluride, CO 81435  
 970-729-0683

MOUNTAIN VILLAGE BLVD.  
 ACCESS TRACT OS-32R-1  
 LOT 109R-7A  
 LOT 109R-2B  
 Edge of existing parking lot  
 Property Line  
 State to HW Blvd.  
 Retaining Wall to Conform to Existing Highway of the State

Lot 109R  
 Mtn. Village, CO

**NOT FOR CONSTRUCTION**  
THIS PLAN IS THE PROPERTY OF UNCOMPAGHGRE ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF UNCOMPAGHGRE ENGINEERING, LLC IS STRICTLY PROHIBITED.

Site Grading  
 with  
 Garage Access  
 Profile

**C2.1**

**EXHIBIT E**

**Emergency Access Improvements**

[See attached.]





**EXHIBIT F**

**Employee Housing Unit**

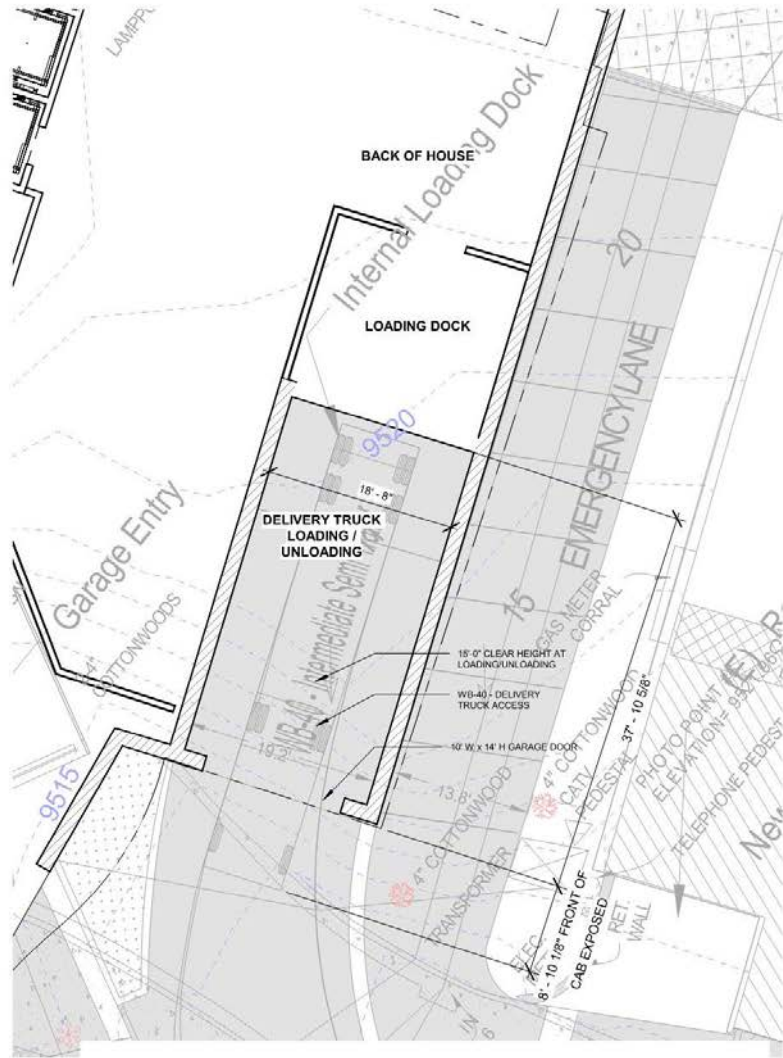
[See attached.]



**EXHIBIT G**

**Loading**

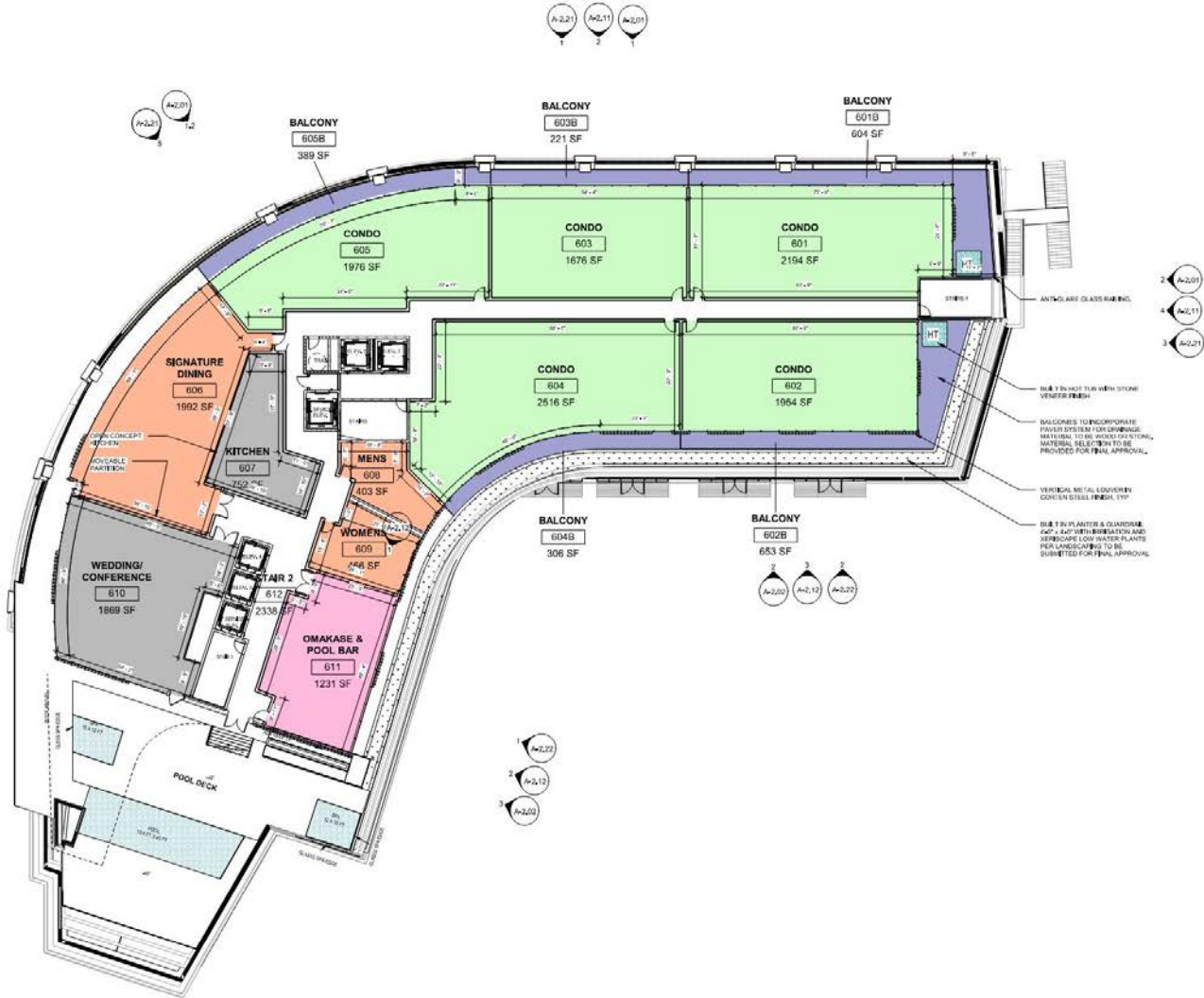
[See attached.]



**EXHIBIT H**

**Conference Facility**

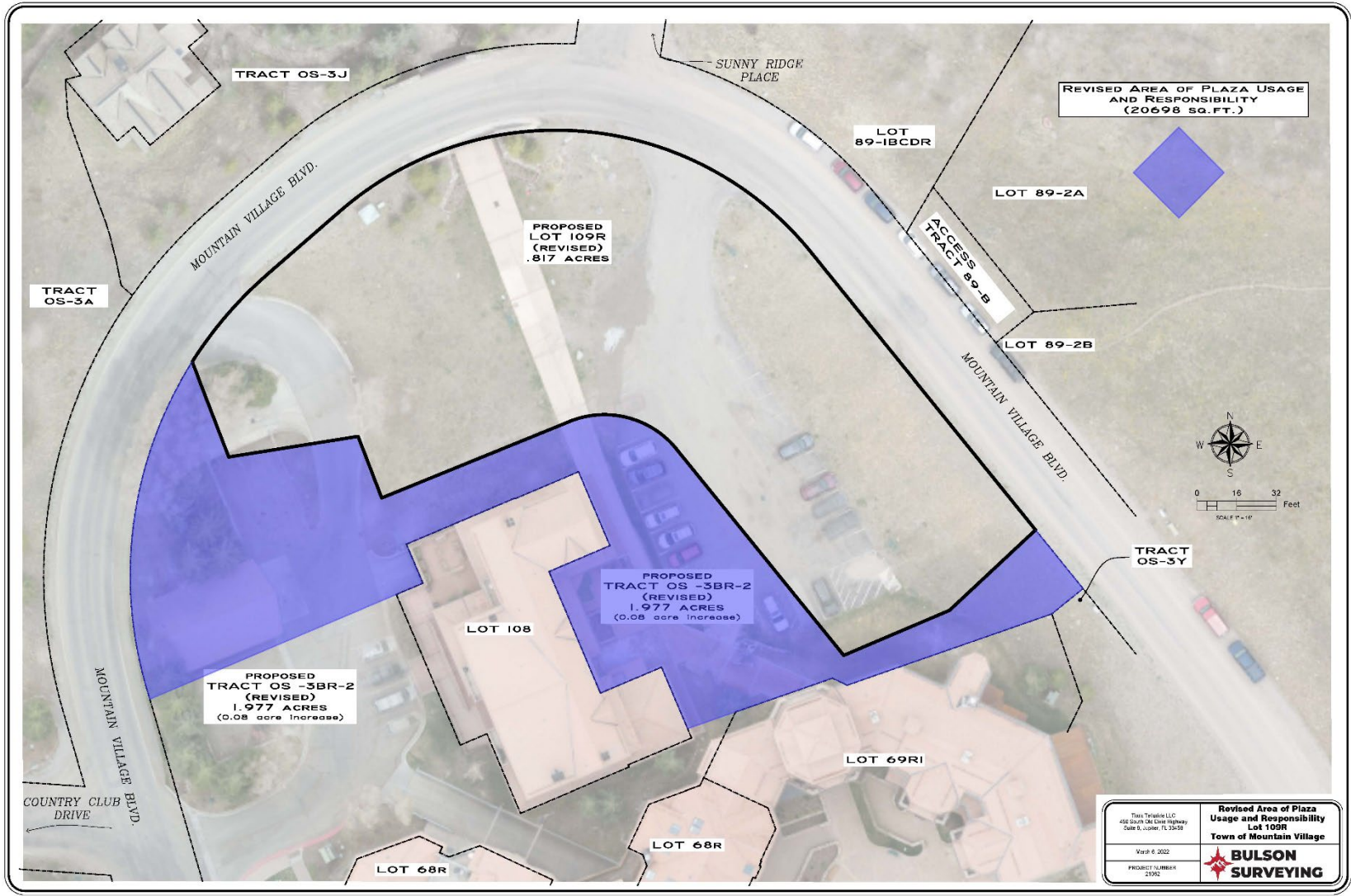
[See attached.]



**EXHIBIT I**

**Reconfigured Lot 109R-Adjacent Plaza Area**

[See attached.]





**CONCEPTUAL DESIGN NARRATIVE**

**Lot 109R Telluride Mountain Village According to the Replat of Lots 73-76R, 109, 110, Tract 89-A  
and Tract OS-3BR- 1**

**May 19, 2022** Revised from May 13, 2022 in response to hearing on May 5, 2022 DRB hearing and town comments: 109R Major PUD Amendment Compliance Communication

This design narrative addresses the architectural building pertaining to Mountain Village Municipal Code specific to Community Development requirements in line with the existing PUD and new PUD amendment application. As a development team, we had numerous iterations of the design in order to both create a timeless building, and one that conforms to the natural elements and environment of Mountain Village.

Throughout this process we have received comments pertaining to internal workings of the building and back of house independent of planning and zoning. The focus has sometimes morphed beyond the planning and zoning process which typically focuses on how the building integrates into the natural surroundings, building height, building mass and building siting, has stepped inside into the interior challenging building code compliance.

It is the responsibility of the architect and engineers to design a building to International Building Code (IBC), International Energy Code Compliance (IECC), National Electric Code (NEC), International Fuel Gas Code (IFGC), International Mechanical Code (IMC), International Plumbing Code (IPC), International Fire Code (IFC), International Pool and Spa Code (IPSC), Ansi A117.2, and includes the local jurisdictional code compliance specific to the area for which the building is being designed. The building department reviews the building design for code compliance with these codes during the permitting process. It is also typical a code consultant review a preliminary set and cursory reviews of the project so that code compliance is not only being met, but also addressed up to and prior to submitting to the building department.

The architectural team has not only been in contact with a consultant but has also done code compliance reviews. The design team includes architect and LEED AP with previous LEED projects. Additional design team members include a team of engineers and specialty consultants including civil, landscape architect, structural, MEP, back of house/kitchen consultant, spa consultant, energy code compliance consultant, building envelope consultant, interior designer team, and LEED specialist.

Whole-building energy analysis will be used to optimize envelope, HVAC, lighting, pool/spa systems, snowmelt, and renewable energy strategies, which will all be evaluated under metrics such as energy costs, energy/demand reduction, carbon impacts, and greenhouse gas reduction. This iterative, holistic analysis will help the team determine the ideal fenestration and glazing performance targets with respect to the other building systems and design elements.

Operations are the responsibility of the developer and the hotel brand and continue to be addressed with the architect for the interior architectural design. We have worked closely as a team to integrate circulation needs, programming requirements, and adjacencies. Any revisions that may or may not arise due to programmatic needs including and not limited to back of house operations for mechanical, electrical, plumbing and/or branding demands will be addressed within the confines of the proposed footprint. The developer understands this may result in a net loss of leasable square footage and thus would not result in a change to the exterior due to this.

Much like how the mountainous terrain evolved, we have worked tirelessly on the design to address comments within the constrained site to push the architecture above and beyond. Architecture is romantically thought of for design, but the very real aspect to architecture is life safety and it is of the utmost importance. This includes vehicular and pedestrian circulation routes which we have addressed with the civil engineering design, landscape architecture, and most importantly, the Fire Marshal.

It is always a challenge to design an aesthetically appealing building within the confines of building code for life safety and we continue to ensure this is being met. This includes clearances required for servicing back of house equipment and are and will continue to be addressed as part of the building permit process. Our innate desire to create a building that integrates into the natural alpine surroundings is firmly planted into an equal desire to have the design be not only

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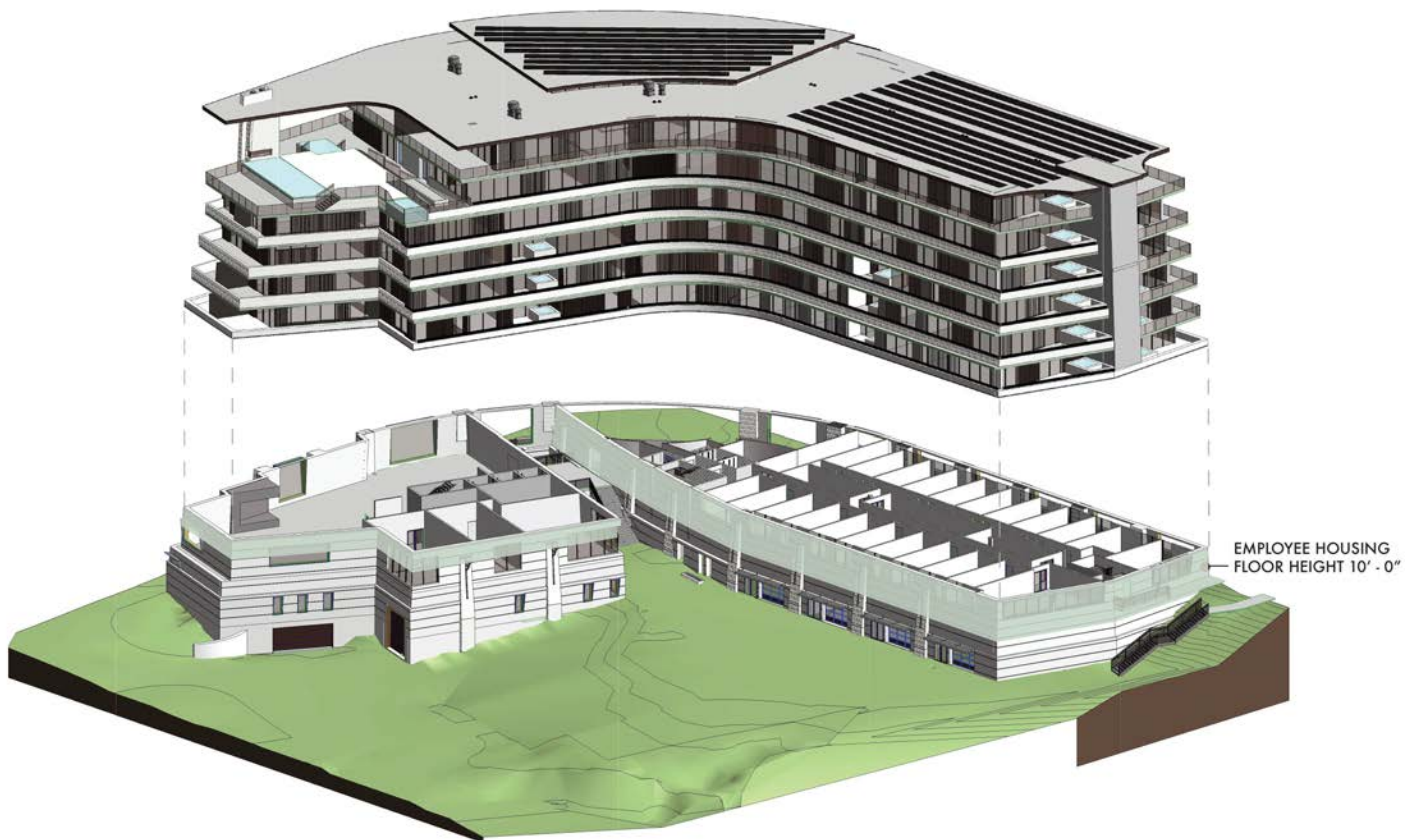
timeless but also a building the town can be proud to have as an addition to the community. However, to achieve this, we need to continue forward with a focus on the design approval. We hope that with this iteration of the design variance requests, we have satisfied staff and DRB comments so that you can recommend this design to the town council.

Section 17.5.6.A Building Design  
17.3.11.C.2 Method for Measuring the Average Building Height.

1. The Average Building Height shall be measured from the natural grade or the finished grade, whichever is more restrictive, to the point on the roof plane midway between the eave and the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure. An average building height calculation is produced for each of the four (4) architectural elevations. The four (4) height calculations are then averaged to derive the Average Building Height.

The existing PUD has an approved average height of 65'-2.9. The average height, as established per CDC guidelines only allows for gabled ridged rooflines to take an exception to the midpoint of the elevation. It does not address the incorporation of a flat roof. A flat roof can also address the mountainous and high alpine environment. Our previous submission prior to the first DRB hearing had a request for a variance to adjust the average height to 82.46'. We have modified the architecture and are now requesting a more modest adjustment to an average height of 79.72'.

This variance is the minimum variance needed to accommodate 13,728 SF of employee housing. We have attached diagrams to demonstrate without the added level of employee housing we would be in compliance with the existing PUD. Additionally, due to the very nature of the building design and flat roof it is important to note the average height is more reflective of the building height overall. It is equally important to note this is the majority of the building elevation and is approximately 9' under the previously approved max height.



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### 17.3.12 Building Height

The existing PUD has an approved height of 88'-9". Our previous submission prior to the first DRB hearing had a request for a variance to adjust the max height to 96'-8". The current request is for a variance to adjust the max height to 94'-8.4". We are requesting a minor modification of 5'-11.6" to the previously approved max height. The general height across the building is under the approved max height, which can be seen by our average height numbers.

In response to DRB comments, we modified the roof at the east end to connect with the elegance of the west end extend roof. This revision resulted in the need to slightly raise the modest stair roof which is no higher than the upper roof. The result is a minor height variation from the previous iteration of our design resulting in a max height on the east end stairwell of 92.5', but is also below the asking max height variance. We feel this modification is important and has improved the architecture.

This variance is the minimum variance needed to accommodate 13,728 SF of employee housing. We have attached diagrams to show that we would be in compliance with the existing PUD if we did not incorporate employee housing.

### 17.3.22 Right of way and town

1. For any new development on a privately owned lot that includes ancillary and associated improvements proposed to be located on or projecting into and/or over right-of-way or Town-owned access tracts, the review authority shall first review, and if approved, require the lot owner to enter into a Revocable Encroachment Agreement with the Town that includes indemnification for the Town from liability that may arise from such encroachments.

The south side of the property on the public courtyard has an awnings over the retail entries which provide shade and protection from the weather. These elements project over the property line. A diagram has been included in the PUD Amendment request. Please refer to PUD narrative for variance requests.

### 17.5.5 Building Siting Design

Mountain Village Road is immediately adjacent to the property line. There is only one sidewalk at the existing pedestrian underpass. In response to the confined site we are integrating a snow melt system as constraints do not allow for storage of snow that could accumulate from snow plowing.

#### 17.5.15.A. Plaza Use Design Regulations.

1. Purpose and Intent. The exterior surface uses of the plaza areas shall be carefully designed for the enjoyment of the public with outdoor dining and seating areas, vending apparatuses, ski and bike racks, media racks and other plaza uses contributing to the character and feel of the plaza areas. The design of plaza uses, therefore, shall be carefully considered. The Plaza Use Design Regulations are intended to establish design regulations for plaza uses on the plaza areas.

#### 2. Applicability and Plaza Use Standards.

- a. The Plaza Use Design Regulations are applicable to any person or entity conducting a plaza use on a plaza area.
- b. All uses on plaza areas shall require the review and approval of the Planning Division pursuant to the Design Regulations and the Town Plaza Use Design Standards ("Plaza Use Standards").
- c. The Town may amend the Plaza Use Standards without an amendment to the Design Regulations. Such amendments shall require a recommendation from the DRB and final action by Town Council. The DRB's review and Town Council action on amendments to the Plaza Use Standards shall be adopted by resolution and shall, prior to adoption, require public notice by the placement of an advertisement on the Town website.

3. Review Process. Plaza use development applications shall follow the class 1 application process.

#### 4. Criteria for Decision.

a. The following criteria shall be met for the review authority to approve a plaza use development:

- i. The plaza use meets the Plaza Use Design Regulations;

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- ii. The plaza use meets the Plaza Use Standards;
  - iii. The plaza use meets the applicable Design Regulations; and
  - iv. The plaza use meets all applicable Town regulations and standards.
- b. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development comply with the criteria for decision.
5. General Standards.
- a. Compliance with Plaza Use Standards. Site furniture and fixtures in the Village Center shall be designed, installed, operated and maintained in accordance with the Plaza Use Standards.
  - b. Maintenance of Plaza Areas. All plaza uses and associated plaza areas (pavers, etc.) shall be maintained by the plaza use operator and kept clean and in good repair. This includes but is not limited to the removal of snow and the replacement of damaged pavers or other plaza improvements in the plaza area caused by the plaza use operator. Such maintenance requirement shall be set forth in the required plaza use license agreement.
  - c. Non-Obstruction. Plaza uses shall be placed so as to not obstruct or impede fire access routes, pedestrian ways, general building ingress and egress or pedestrian flow through the plaza areas.
6. Outdoor Dining and Seating Area Standards. The size, quantity and location of the outdoor dining and seating area shall be relative to the size of the business establishment, its frontage and the immediately adjacent plaza area.
- a. Solar access should be considered in locating outdoor dining and seating areas such as sunny, sheltered pockets that take advantage of solar access.  
The interior parklike setting of the courtyard is well shaded.
  - b. Snow shed from the adjacent building(s) shall also be considered when locating outdoor dining and seating areas.  
The courtyard has snowmelt incorporated and will allow for the adjacent buildings snow shed.
  - c. Outdoor dining and seating areas may be expanded from time to time for Town-approved special events. Fixed built in benches are being proposed in the courtyard design.
  - d. Placement of tables shall be limited to the specified outdoor dining and seating area within an exclusive premise or within the boundaries of a valid resort-complex liquor license and as described and depicted within the license agreement as required.
  - e. The Town may set hours of operation, limitations on amplified music and similar measures to ensure there are no adverse impacts to residents and guests.
  - f. Furniture placed by a business for the intention of serving liquor shall have a defined barrier unless the business holds a valid resort-complex liquor license and the edge of the resort complex is clearly identified by a review authority-approved barrier or signage designed in accordance with the Plaza Use Standards. This barrier may be created through the placement of planters, pots, benches, bollards, stone walls and other elements in accordance with the Plaza Use Standards.
  - g. Any outdoor dining and seating area shall provide screening for any appliance or accessory use associated with food and beverage service such as cash register, warming trays, coffee burners, etc., unless the review authority approves an alternative plan. Such appliances and accessories shall be brought indoors following the close of each business day.
  - h. The review authority may approve the installation of structures or other improvements in outdoor dining and seating areas that are not outlined in the Plaza Use Standards provided the review authority finds that such structures are in accordance with the basic architectural theme of the Village Center or other plaza areas, and that the public health, safety and welfare will be protected.  
The proposed design includes outdoor seating integrated in the landscape. The benches will be heating and of a Corten steel finish.
7. Outdoor Display of Merchandise. Outdoor display of merchandise is permitted without Planning Division approval subject to such display meeting the Plaza Use Standards and shall be required to be removed at the close of each business day.

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17.5.6.A Building Form

The proposed design is comprised of a stepped structure with receding balconies like tiered alpine mountain terrain. The form is a deviation from Planters surround the balconies and wrap the perimeter which will provide a landscaped appearance reflective of the natural surroundings. The curved/elliptical shape allows for a more sculptural, organic and horizontal structure, to minimize the visual impact of a new building.

No stucco is incorporated into our design. The windows and doors are inset into the stone base.

17.5.6.C.1 Roof Design Elements

a. The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets.

The architectural design is out of compliance with the varied sloped plane requirements and varied ridgelines and vertical offsets. We are proposing a unique roof with a small pop up and an architectural feature over the pool deck which carries ones eyes outward and then up to the sky.

e. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.

The majority of the roof is a horizontal continuous feature. We have deviated from this requirement by incorporating steps into the architectural floors rather than roof ridges.

The proposed roof design complements the tapered stepped balconies. The roofline separates as if pulling away from the mass and opens to the sky above where the pool deck is situated. The flat roof allows for integration of a large solar array with non-reflective glass. The upper penthouse roof peaks above the main roof and provides one last nod to a mountain top.

The proposed design will integrate a snow melt system.

17.5.6.C.2 Roof Drainage

b. All development within the Village Center shall be required to provide an integral guttering system designed into the roof or other DRB approved system of gutters, downspouts and heat-tape to contain roof run-off.

The design intent is to incorporate architectural fascia at the roof perimeter and direct water to internal downspouts routed to the exterior walls and then daylight at non-pedestrian walkways or be hard piped to storm water. The proposed design will integrate a snow melt system and internal roof drains. A schematic design has been provided and final roof drainage will be provided at final submittal.

17.5.6.C.3.v Roof Material

i. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.

The previously approved PUD incorporated tile roofing. We are proposing a synthetic "Class A" membrane roof assembly. Synthetic roofing is compliant with CDC acceptable materials but does not match previously submitted PUD roofing materials.

17.5.6.d The following roofing material outside of the Village Center shall be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the Town design theme and the applicable Design Regulations:

The previously approved PUD did not incorporate solar. We are proposing non-reflective solar to offset energy use.

e. Village Center roofing material will require a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the Town design theme and applicable Design Regulations:



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Per comments on 17.5.6.C.3.v we are proposing a charcoal synthetic roofing in lieu of the standard options. This is a deviation from previously approved PUD.

17.5.6.C.3.i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when structural requirements dictate the use of stronger materials such as for snow fences. The DRB may grant specific approval to allow for metal flashing, gutters, downspouts and other roof hardware as long as its contextually is compatible in design, color, theme, material and durability as the approved roofing materials.

#### 17.6.6.B Driveway Standards.

**Driveway Allowance.** A driveway may provide access for up to a maximum of three (3) single-family dwellings, or may also be used to provide access to a parking garage or any allowed surface parking lot serving multifamily, mixed-use, commercial or other development containing three or fewer buildings only one (1) lot directly from the main roadway.

All other development shall only use a roadway to serve access per the roadway standards.

##### Driveway Width.

For driveways that service three (3) or fewer single-family dwellings, the minimum paved drive surface width shall be twelve feet (12') for driveway lengths less than 150 feet. Driveway lengths exceeding 150 feet which service three (3) or fewer single-family dwellings shall have a minimum paved surface of sixteen feet (16'). Shoulders may be required by the Fire Code.

For driveways that service multifamily, mixed-use, commercial or other development, the paved drive surface width shall be no less than twenty feet (20') with two foot (2') shoulders on each side.

Shoulders shall be constructed of concrete drainage pans or other review authority approved material that is compacted to withstand a twenty (20) ton load minimum. The shoulders shall pitch two (2%) percent grade from the edge of the edge of the twelve (12') foot driveway.

Drainage pans are not required where a driveway is a drive aisle in a parking lot with the minimum width of such drive aisle twenty-four (24') feet.

The driveway access to the parking garage is 24' wide and also contains drainage pans.

**Driveway Construction.** Driveways shall be designed and constructed in accordance with the specifications shown in Figure 6-4.

**Maximum Grade.** Driveway grade shall not exceed eight percent (8%) except:

Garage entrances, parking and required fire apparatus turnaround areas shall not exceed five to six percent (5% – 6%) grades without specific approval from the review authority in consultation with the Telluride Fire Protection District and Public Works Department.

i. If driveways grades for such areas are approved greater than five to six (5% – 6%) percent, then the review authority may require that a snowmelt system be incorporated into the driveway design.

The maximum driveway grades shall not exceed five percent (5%) for the first twenty (20') feet from the edge of the public roadway or access tract.

Transitional sections not exceeding 500 feet may be allowed a maximum of ten (10%) percent if approved by the Town in consultation with the Fire Marshal. Transitional sections exceeding eight (8%) percent shall not be within 500 feet of each other. Curves with a centerline radius of less than 250 feet shall not exceed eight (8%) percent.

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Transitional sections may be allowed a maximum grade up to twelve (12%) percent providing all residences are equipped with an approved fire sprinkler system meeting the Fire Code.

Curves with a centerline radius of less than 250 feet shall not exceed eight percent (8%) grade. Material type typical will be copper. For the roof fascia we are proposing a color combination of black, dark bronze, and a wood look metal soffit in lieu of a copper finish. The materials may not be available in copper but will be of a durable quality.

17.5.6.C.4.d Raised planters, retaining walls or similar landscape features shall be used to direct pedestrians away from any snow or ice shed areas and shall be required where a potential volume of snow shed or an especially hazardous area exists due to the height and slope of the roof aspect and similar site-specific considerations.

We are in compliance with this section. The edge of the building tapers and the landscaping will keep pedestrians on a path away from potential hazards.

17.5.6.E.4 The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.

We are requesting a variation from this requirement. The proposed design incorporates the towns allowable stone veneer with some metal panels with a Corten steel finish. We are requesting the requirement of 25% minimum of stucco be removed from the design requirement. The proposed design is a deviation from the previously approved PUD which included stucco.

17.5.6.I.1 Decks and balconies shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Combinations of covered decks, projecting balconies and bay windows shall be used.

We are requesting removal of the requirement to incorporate bay windows as this requirement negatively impacts the architecture.

2. Long, continuous bands of balconies are prohibited.

Our balconies will likely be viewed as long and continuous; however, we are incorporating privacy dividers to break them up. We have further broken up the architecture with columns and planters which conceal the balconies and provide additional privacy. We are requesting we be allowed the balconies as incorporated in the proposed design as it would negatively affect the architecture and the project to reduce access to views and an experience of outdoor access via large balconies.

#### 17.5.6.B Exterior Wall Form

1. Tiered and tapered stone walls anchor the structure to the natural environment. Metal accents and panels mimic weathered steel and the rich rust colors acknowledge the mountain environment. The mass of the walls start heavy and thick and provides relief from too much verticality. Windows are set back from exterior walls on the stepping balconies. Although the stone base of the walls are tapered, we believe they are in compliance with the town's requirements.

2. The existing site is connected via a pedestrian walkway that runs under Mountain Village Blvd. In order to keep the existing walkway from Sea Forever Village to the Village Core we integrated the building form and massing around the access. Once through the access way, the pedestrian circulation opens to the plaza. Benches will be provided throughout the courtyard inviting pedestrian interaction. The retail and market space accessed from the interior courtyard encourages additional pedestrian activities.

The circulation has been maintained and improved with stone pavers, trees, landscaping, and a winding organic path that wraps around the southwest side of the building connecting back to Mountain Village Blvd.

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17.5.6.C.1 Roof Design Elements

- a. The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets.

The architectural design is out of compliance with the varied sloped plane requirements and varied ridgelines and vertical offsets. We are proposing a unique roof with a small pop up and an architectural feature over the pool deck which carries ones eyes outward and then up to the sky.

- e. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.

The majority of the roof is a horizontal continuous feature. We have deviated from this requirement by incorporating steps into the architectural floors rather than roof ridges.

17.5.6.C.2 Roof Drainage

- b. All development within the Village Center shall be required to provide an integral guttering system designed into the roof or other DRB approved system of gutters, downspouts and heat-tape to contain roof run-off.

The design intent is to incorporate architectural fascia at the roof perimeter and direct water to internal downspouts that will be routed to down the exterior walls and then daylight at non-pedestrian walkways.

17.5.6.C.3.v Roof Material

- v. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.

The previously approved PUD incorporated tile roofing. We are proposing a synthetic "Class A" membrane roof assembly.

17.5.6.C.3.i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when structural requirements dictate the use of stronger materials such as for snow fences. The DRB may grant specific approval to allow for metal flashing, gutters, downspouts and other roof hardware as long as its contextually is compatible in design, color, theme, material and durability as the approved roofing materials.

Material type typical will be copper. For the roof fascia we are proposing a color combination of black and dark bronze in lieu of a copper finish. The materials may not be available in copper but will be of a durable quality.

17.5.6.C.4 Pedestrian Protection

The covered Porte Cochere protects residents and guest from harsher winter months. The building embraces the existing pedestrian walkway connection which will provide additional shelter when meandering through the site. Proposed landscape path design directs pedestrians centrally away from building edges. The tapered walls recede from the building perimeter which further protects pedestrians from potential overhead hazards.

17.5.6.D.1 Chimneys, Vent and Rooftop Design

The chimney form is carried from the ground up comprised of the stone massing and tapers mimicking the other tapered forms of the building for a cohesive design.

We are focused on limiting rooftop equipment on the roof, however, if required, it will be properly screened and set back from the exterior of the building. The screened enclosure will be metal and of the same finish as other metal forms on the building.

17.5.6.d The following roofing material outside of the Village Center shall be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the Town design theme and the applicable Design Regulations:



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The previously approved PUD did not incorporate solar. We are proposing non-reflective solar to offset energy use.

e. Village Center roofing material will require a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the Town design theme and applicable Design Regulations:

Per comments on 17.5.6.C.3.v we are proposing a charcoal synthetic roofing in lieu of the standard options.

#### 17.5.6.E Exterior Wall Materials

The proposed design exceeds the DRB minimum 35% stone requirement. The stone steps with the building levels and transitions to rust metal panels and wood columns.

#### 17.5.6.E Exterior Color

The proposed design pallet is comprised of cream-colored stone, rust color metal panels like reminiscent of weathered steel, wood timber columns, charcoal grey roofing, black fascia, bronze window mullions and accents.

17.5.6.E.4 The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.

We are requesting a variation from this requirement and the previously approved PUD. The proposed design incorporates the towns allowable stone veneer with some metal panels with a Corten steel finish. We are requesting the requirement of 25% minimum of stucco be removed from the design requirement.

#### 17.5.6.G Glazing

The proposed design addresses solar gain at the lower levels with sliding screens of vertical louvers. The exterior walls step back providing additional protection from too much solar gain and windows are partially screened with fixed vertical louvers comprised of rusted metal reminiscent of weathered steel. The horizontal ribbons of typical hotel and apartment windows which can lack imagination is interrupted with screened elements comprised of vertical louvers providing privacy and a playful rhythm across the façade conducive to nature.

Previously approved windows were painted aluminum. We are proposing a Kawneer finish or similar thermally broken aluminum storefront.

#### 17.5.6.I Decks and Balconies

Decks and balconies shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Combinations of covered decks, projecting balconies and bay windows shall be used.

We are requesting removal of the requirement to incorporate bay windows as this requirement negatively impacts the architecture.

The proposed design for decks and balconies provides a variety of details. The sixth floor pool deck is reminiscent of standing at a cliffs edge provides clear access to the surrounding views.

2. Long, continuous bands of balconies are prohibited.

Our balconies will likely be viewed as long and continuous; however, we have broken up the architecture with columns and planters which conceal the balconies and provide additional privacy. Balconies are further screened from each other with full height privacy screens. We are requesting we be allowed the balconies as incorporated in the proposed design as it would negatively affect the architecture and the project.

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Aisle Width. The driveway and aisle width for either surface lots or parking garages shall be twenty-two feet (22').

We are requesting approval of a reduction of this requirement to 18' as needed for ramp to G1A and and G1A circulation. Fire Marshal approval has been provided.

We have provided parking by code and in addition will be providing twelve (12) parking spaces as per staffs request for employees.

17.5.12

We are requesting approval of the proposed exterior lighting at the northern façade which is intended to give off a warm soft glow, but is not a full cut off light as it is intended to be a gas torch.

**In response to DRB and town staff comments we have included the following additional clarification.**

1. Revise the height compliance drawings to address the issues discussed in the staff memo of record.

**RESPONSE: Revisions have been incorporated into elevations and topos please see revised sheets A-1.12, A-2.01, A-2.02, A-2.03 and A-2.04.**

2. Better address how snow will be managed consistent with the PUD development agreement, between the building and Mountain Village Boulevard by management and removal.

**RESPONSE: Upon town staff request, a sidewalk has been added from the northeast side of the building along Mountain Village Blvd to the Porte Cochere. This sidewalk will be snow melted. In addition, we will also be adding a snow melted sidewalk on the northwest side of the See Forever bridge to the entrance to our driveway as per staff request.**

3. From the pedestrian bridge going down MV Blvd., the Applicant is asking Public Works to blade the Blvd snow to the north side of the road and into the Open Space lot rather than blading it towards the building.

**RESPONSE: Condition not needed due to change in condition 2.**

4. Revise the parking plan to show the required number of ADA accessible spaces.

**RESPONSE: Please see revised parking plans.**

5. Revise the parking plan to indicate 10% EV installed, 15% EV Ready and 50% EV Capable parking spaces.

**RESPONSE: Parking constraints may limit this ask. We are showing two (2) EV charging stations on level G2 and will try our best to maximize EV parking.**

6. Revise the garage clearances to provide a minimum of 11.5' clearance and additional space as necessary for the routing of utilities that allows for the protection of these pipes as they run through the garage.

**RESPONSE: The sanitary and storm utilities will be located beneath Level G2 parking garage slab. A record of pipeline as-built condition will be captured if the need should arise to service below slab utility. A utility easement will be granted.**

Per International Building Code (IBC) 2018 and CDC 17.5.8.1.d "The minimum clearance for each parking space shall be seven and one-half feet (7.5') as measured from the surface of the parking space to the garage roof or to hanging plumbing, mechanical equipment or other constructed improvements." There is an accessible van parking space at level G2 which will require a clearance of 8'-2". We will comply with code requirements and design interior spaces per building code through the permit process working closely with the engineers.

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7. Revise the garage clearances to provide a minimum of 11.5' clearance and additional space as necessary for the routing of utilities that allows for the protection of these pipes as they run through the garage.

**RESPONSE: Garage clearances to be coordinated with mechanical and plumbing and will adhere to code requirements for minimum height.**

8. Revise the unloading area to meet the minimum requirements per the CDC including containing delivery trucks entirely within the building. The applicant should demonstrate the turning radius of trucks leaving Mountain Village Boulevard.

**RESPONSE: We are asking for a variance as addressed in the PUD narrative due to site constraints for our loading dock. We are providing diagrams to show turning radius for a WB-55 truck as per this link. <https://www.screencast.com/t/VljfE9gsUaB>**

9. Provide a more detailed circulation plan showing pedestrian, bike, automobile, delivery, trash and EMS/FIRE circulation throughout the property.

**RESPONSE: Please see pedestrian and bicycle circulation diagram on sheet A2.08. Please see WB-50 delivery truck, garbage truck, fire truck/ambulance and golf cart service access on sheet A2.09.**

10. Work with Town staff to address public improvements between Shirana and the Peaks crosswalk and to provide a temporary load and unload zone along Mountain Village Boulevard.

**RESPONSE: We will work with town staff and Shirana HOA for feasibility of this ask.**

11. Provide some detail as to how they could potentially avoid bird/glass impacts.

**RESPONSE: This is of equal concern to us and details addressing bird/glass impacts will be provided at final submittal.**

12. Provide additional details regarding proposed solar panels, including the method of mounting and any/all materials associated with the panels.

**RESPONSE: Solar mount is to be flush with the roof and drainage slope. Details will be provided at final submittal.**

13. Provide an updated roof plan showing all anticipated rooftop vents and equipment once the final programming is in place.

**RESPONSE: To be provided at final submittal.**

14. Provide an enlarged detail of the main entrance at the porte cochere area.

**RESPONSE: To be provided at final submittal.**

15. Provide a drainage study with storm water run-off calculations, or revise the original study as applicable.

**RESPONSE: This will be done after Town Council approval and prior to Final DRB.**

16. Revise the landscaping plans to reduce the area of planting beds, creating more open plaza space and allowing for better access to the plazas for maintenance and EMS services. The applicant shall also include a materials board and specifications for all plaza furniture and hardscape material. Irrigation details and calculations are also required.

**RESPONSE: To be provided at final submittal. Refer to response #9 for circulation access plans.**

17. Provide details regarding the proposed planters within the building balconies, including technical details of the planters/green roofs, proposed plantings and irrigation details and calculations.

**RESPONSE: In response to DRB comments, the majority of building planters have been removed. The remaining planters will incorporate a hydrotech water proofing system and conservative irrigation. Additional details to be provided at final.**

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18. Demonstrate pedestrian access through the property, and address the concerns in the memo of record regarding pedestrian access from the emergency lane to Mountain Village Boulevard to the west as well as pedestrian traffic from Sunny Ridge and upper Mtn. Village Blvd.

**RESPONSE: There is no official pedestrian access down the Fire Lane. We will discourage pedestrian traffic down the lane. Pedestrian traffic flow is being contemplated through the Shirana courtyard and down the steps via a potential sidewalk being design to connect to existing sidewalk along Mountain Village Blvd. Refer to response #9 for circulation access plans.**

19. Provide a detail of the opening to the pedestrian access through the building and demonstrate any proposed architectural features that define this opening and make it visually appealing.

**RESPONSE: Additional façade design has been incorporated. Final design to be provided at final submittal.**

20. Revise their snowmelt plans per direction from Public Works by expanding the snowmelt areas accordingly.

**RESPONSE: Conceptual snowmelt plans have been created to incorporate additional areas, but will be subject to boiler placements. Concerns have been raised about the town's current boiler system emitting plumes from condensation and what visual impact, if any, there would be to the Shirana at the new trash building. We are proposing a sealed combustion exhaust system for the new boiler. This system mitigates the plume the exhaust. An attachment has been provided which delineates the exhaust and fresh air occur on the same side of the building and can be strategically placed to conceal from the main view.**

21. Revise the building programming to include larger trash areas (minimum 10' x 12') on floors that contain retail or restaurant uses, indicate a trash compactor for the project and provide a trash management plan indicating trash removal plan and number of anticipated pickups per week.

**RESPONSE: There are only trash chutes in the rooms marked as trash. The trash room is to help mitigate smells and noise not store trash.**

22. Provide an interim trash management plan for those users of the Town trash building.

**RESPONSE: Will discuss with town staff.**

23. Revise the Town trash building plans to provide more space for trash and storage, to demonstrate all proposed materials, and to show venting for the boilers(unless those are moved to another location).

**RESPONSE: Refer to revised trash facility plan sheet A-111. This will be conditional upon additional boiler space granted in other areas. Boilers and venting to be provided at final submittal.**

24. Provide proposed locations for electrical transformer and junction box and gas substation and identify any additional easements that would be necessary to accommodate these structures. The applicant should also indicate the plan for disposition of abandoned utilities.

**RESPONSE: Working with the utility providers. Initial conceptual plan is provided on sheet C.3. We have updated staff accordingly.**

25. Provide electrical load calculation for SMPA so that the number and locations of transformers can be better identified.

**RESPONSE: This will be provided at final.**

26. Revise the access plans to show compliance with dimensional and grade requirements for driveways. Additionally, more detailed plans on garage ramps and proposed grades within the building should be provided.

**RESPONSE: Preliminary grade has and is reflected on sheet C2.3. Final grading will be provided at final. The interior building parking garage ramps are per code compliance for building permit. Preliminary code reviews have been incorporated to confirm parking garage ramp is compliant. The architect is working closely with the civil engineer for the transition from the exterior grade to the interior building permitted portions.**

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27. Demonstrate all proposed fireplaces and fuel sources on floor plans and provide proof of proof of Town wood burning permit if any are proposed.

**RESPONSE: Please see attached approved fireplace permit. Fuel sources will be shown at final.**

28. Prior to building permit, an improvements agreement shall be entered into between the applicant and the town for all landscaping improvements.

**RESPONSE: Noted**

29. Prior to building permit, a maintenance agreement for landscaping and plaza maintenance will be entered into between the applicant and the Town.

**RESPONSE: Will be discussed with town staff and finalized.**

30. Additional agreements and easements will be identified in the Town Council memo prior to a final approval.

**RESPONSE: Noted**

31. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

**RESPONSE: Noted**

32. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks or across property lines.

**RESPONSE: Noted**

33. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

**RESPONSE: Noted**

34. Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

- a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
- b. Wood that is stained in the approved color(s);
- c. Any approved metal exterior material;
- d. Roofing material(s); and
- e. Any other approved exterior materials

**RESPONSE: Noted**

35. It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

**RESPONSE: Understood. We are working with the utility providers and have updated town staff.**

36. A Major Subdivision application must be approved by Town Council prior to issuance of a building permit and concurrent with final PUD approval.

**RESPONSE: Noted**

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Other additional conditions to consider:

37. Prior to final review the applicant shall propose some re-design that continues the use of stacked stone and the grounding column forms onto the plaza side of the project.

**RESPONSE: This has been incorporated.**

38. Prior to final review the applicant shall propose some re-design that better differentiates retail from residential areas of the building and develops the retail areas along the pedestrian access through the building with more visual interest/architectural detail.

**RESPONSE: The façade has been revised incorporating buttresses reflective of the northern façade columns. The steps in the building have been emphasized reducing the mass of the vertical face to lower one's eye and focus to the human scale and 12 ft plane one experiences at the edges of buildings.**

3d viewer model link <https://autode.sk/3wloumH>



## Katsia Lord

---

**From:** Scott Heidergott <sheidergott@telluridefire.com>  
**Sent:** Thursday, March 31, 2022 12:59 PM  
**To:** Katsia Lord  
**Subject:** Re: Mountain Village Hotel Entitlement Submittal - Lot 109R

Katsia,

TFPD approves the reduced width from 22-feet to 18-feet for the drive aisle and parking ramp in the below-grade parking garage for the proposed design in Lot 109R submittal.

Kind regards,

On Wed, Mar 30, 2022 at 12:55 PM Katsia Lord <[klord@vaultdesigngroup.com](mailto:klord@vaultdesigngroup.com)> wrote:

Scott,

Thank you again for taking the time to speak with me. I am following up in email to capture our conversation so that planning is aware you have okayed the reduction from 22' wide to 18' for drive aisle and parking ramp in the below grade parking garage for the proposed design in Lot 109R Submittal.

Thank You,

Katsia Lord, AIA, LEED AP

PRINCIPAL

VAULT DESIGN

C: 720.233.7620

This e-mail and any file(s) transmitted with it contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination, disclosure or copying of this e-mail disclosure or copying of this e-mail or any of its attachments is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system. Thank you.



# Solar-ready design for low-slope roofs

By GAF

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When designing low-slope roofing systems with photovoltaic panels, it's important to consider details such as layout and membrane type to ensure the roof performs as expected.

**Though photovoltaics are increasingly a key component of commercial projects, they may create challenges for the roof system. AIA partner GAF offers best practices to consider to ensure the roof and solar array perform as designed.**

Commercial rooftops are an appealing option for the installation of solar arrays to support energy conservation and generation: It's estimated that if photovoltaic systems were installed on all

commercial buildings in the US with roofs over 5,000 sq. ft., they would provide enough energy to [power nearly 60 percent of the total commercial electricity demand](#).

However, it is important to remember that the roof's primary function is to protect the building and its inhabitants from the elements. A solar-ready roof is typically a new or replacement roof that will incorporate solar arrays, and there are many important considerations for roof system design and panel layout.

For example, as solar panels get hotter, they produce less power. Installing a solar panel over a highly reflective membrane (versus a membrane with lower reflectance) may [boost the panel's efficiency by as much as 13 percent](#). Also, the use of bifacial solar panels over reflective roof membranes can [increase the panel efficiency by 30 to 35 percent](#), as they take advantage of the reflected light.

Damage is another important consideration. While ballasted solar panel mounting systems can be cost effective, they can add significant weight to the roof and may also shift and flutter during high winds and seismic activity. This movement could lead to damage of the roof membrane that is "detrimental to satisfactory long-term roof system performance," according to the National Roofing Contractors Association ([NRCA](#)).

After installation, new challenges may arise when the roof becomes a permanent platform for the continuous operation, service, and maintenance of the solar arrays. It's imperative that architects carefully consider roof system design, including membrane, coverboards, insulation, and attachments, in correlation with any photovoltaic arrays.

Here are the main considerations to take into account when designing low-slope roof systems for solar:

### **Choose the right products**

Solar arrays have a predicted lifespan of more than 25 years, so it's important that the roof have a commensurate or greater life expectancy.

According to the [National Renewable Energy Laboratory \(NREL\)](#), "the best roof for a flat application is a fully adhered thermoplastic olefin or polyolefin (TPO) membrane roof," reinforcing the use of adhered membranes as well as an adhered top layer of insulation and coverboard within the roof system. Designers and owners may also want to consider an increased roof membrane thickness to extend the roof's service life, and using wider rolls will minimize the number of seams buried below the solar arrays.

Regardless of the type of solar array installation, NRCA recommends using a roof membrane that provides enhanced protection against the effects of UV radiation and high service temperatures (for example, [GAF's Everguard Extreme TPO](#)) so that the roof life expectancy will match that of the solar arrays.

Include an adhered high-compressive-strength coverboard directly beneath the roof membrane to withstand increased foot traffic, enhance system durability, and extend the life expectancy of the roof.

For a ballasted system, use high-compressive-strength insulation, a minimum of two layers, staggered and offset. These systems also should include a protection or separation sheet adhered to the membrane.

### **Lay out and install properly**

NRCA recommends using attached or penetrating solar mounting systems through the roof to the structure. Penetrations and flashings must be well detailed and coordinated with the roofing contractor, solar contractor, and electrician. For ballasted solar array supports, additional protection of the roofing system may be required for warranty coverage.

Generally, solar panel layouts require a clear pathway around roof edges, hatches, skylights, service penetrations, between rows of panels, and along both centerline axes of the roof areas. Setting rack heights with enough clearance to service the roof membrane, especially at drains and penetrations, is also important.

Install walk pads for high-traffic areas to prevent damage to the roof during service of the PV panels.

Finally, conduct integrity testing of the roof membrane prior to installing solar overburden.

### **Consider long-term requirements**

In addition to these immediate needs, designers should consider how solar layout requirements align with best practices for roof maintenance.

- Lay out solar arrays to maximize solar energy collection while avoiding high-wind-uplift areas and additional snow accumulation.
- Provide perimeter and maintenance access for roof and solar array maintenance, as well as fire safety and smoke ventilation.
- Set racking systems so that they don't cross roof expansion joints or block drainage.
- Set solar arrays and rack heights so that drains and penetrations are accessible for maintenance.
- Engage with the roof contractor to inspect (and repair as needed) the roof membrane after solar array installation.

It's important to note that materials, layout, structure, and installation all go hand in hand for long-term health of your roof and systems.

The good news is that as rooftop solar becomes more popular, there are more resources available to designers, owners, and contractors to help design, install, and maintain a durable roof system

that can match or outlast the service life of solar arrays. See [GAF's Roofing and Building Science full publication](#) for more information and key resources.

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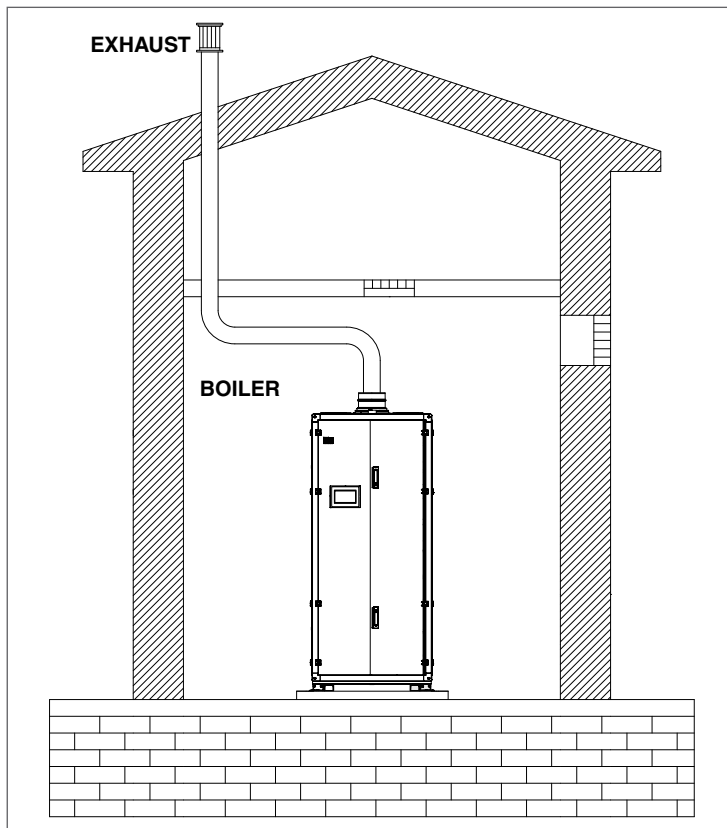


Fig. 31 All Combustion Air from Outdoors through Single Combustion Air Opening

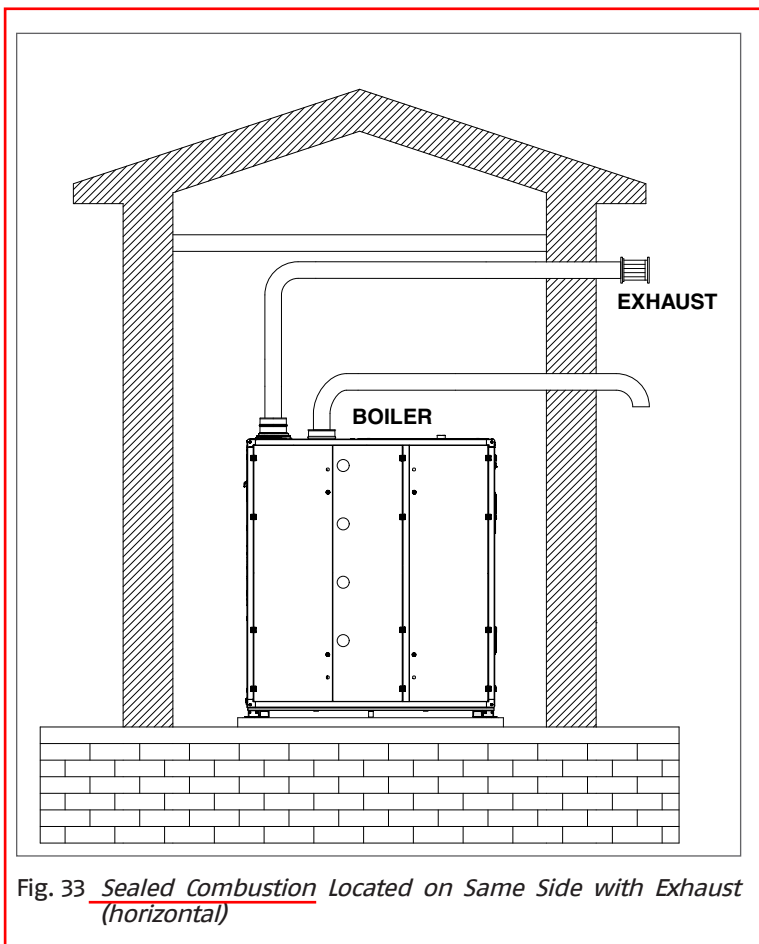


Fig. 33 Sealed Combustion Located on Same Side with Exhaust (horizontal)

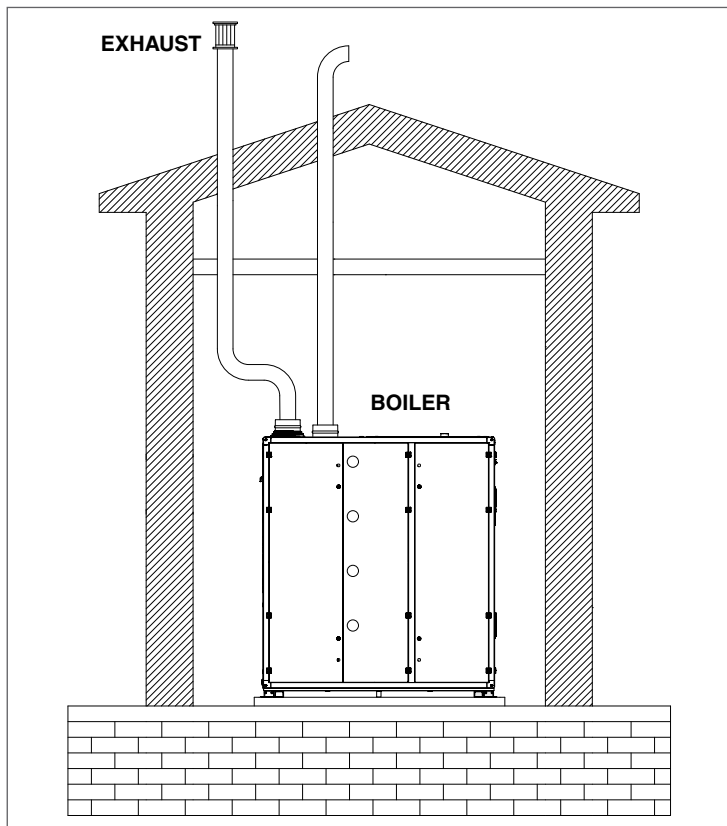


Fig. 32 Sealed Combustion Located on Same Side with Exhaust (vertical)

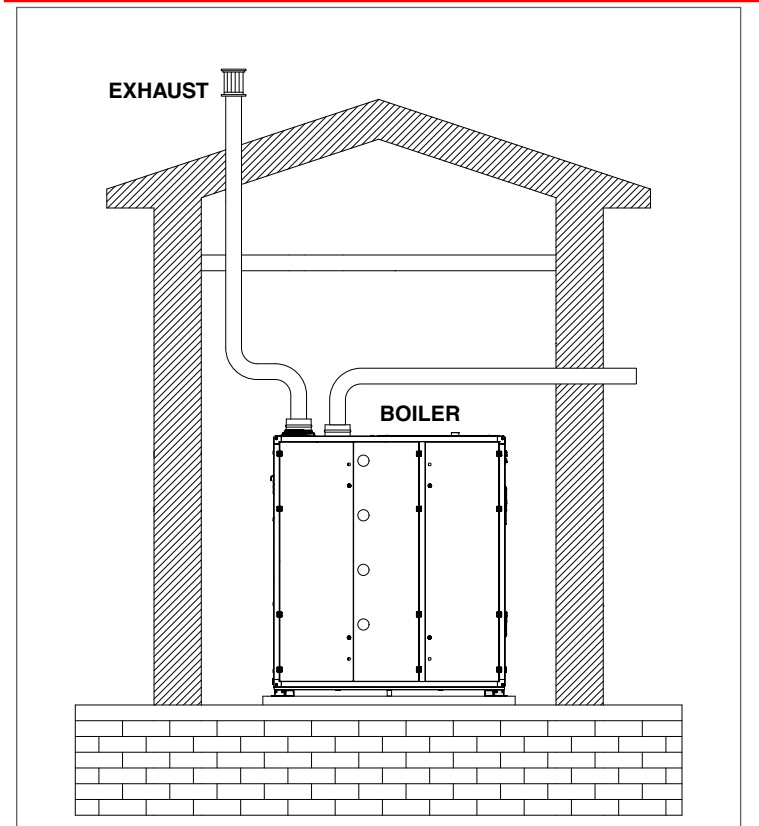


Fig. 34 Sealed Combustion Located on Side Wall

## Bird-friendly glazing



Up to one billion bird deaths in the United States are attributed to collisions with buildings and other structures each year<sup>1</sup>. This document provides information on the problem, its relation to building glass and glazing, and offers potential solutions for architects, contractors, and fabricators. As the architectural community and glass industry work to address this issue, it is critical for audiences to understand collision causes, product testing, bird behavior, and solution options.

<sup>1</sup>*The Condor: Ornithological Applications, 2014*

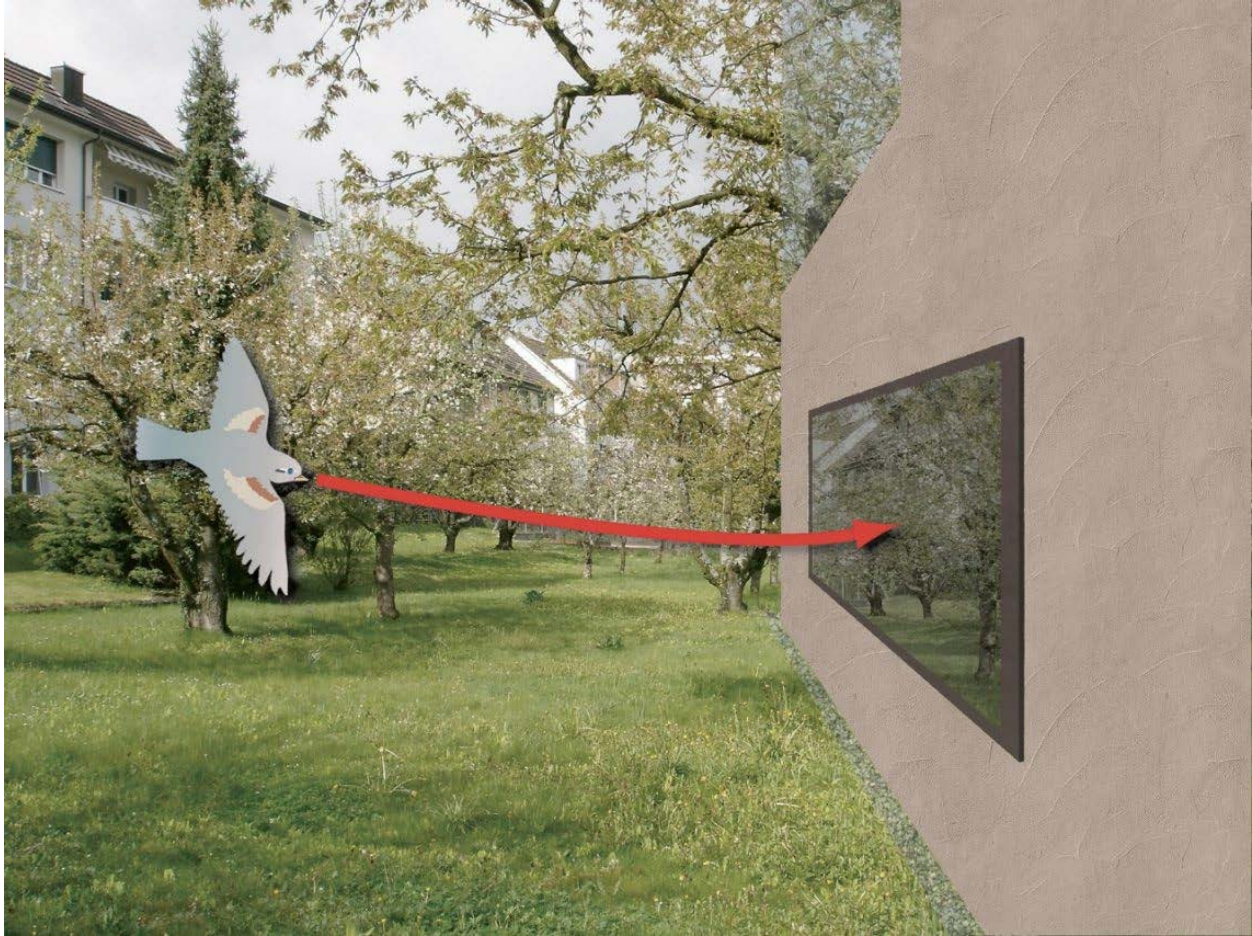
### Why do birds collide with glass?

Cities with a density of building structures, including high-rise, can be the site of nighttime bird collisions due to interior and exterior lighting. Flocks of migrating birds can collide with large buildings and this generates headlines and attention. However, suburban, low-rise buildings account for a much higher percentage of collisions; individual collisions may not be as evident but can happen more frequently. In general, there are four ways buildings and building environments contribute to bird collisions:

#### **Reflection**

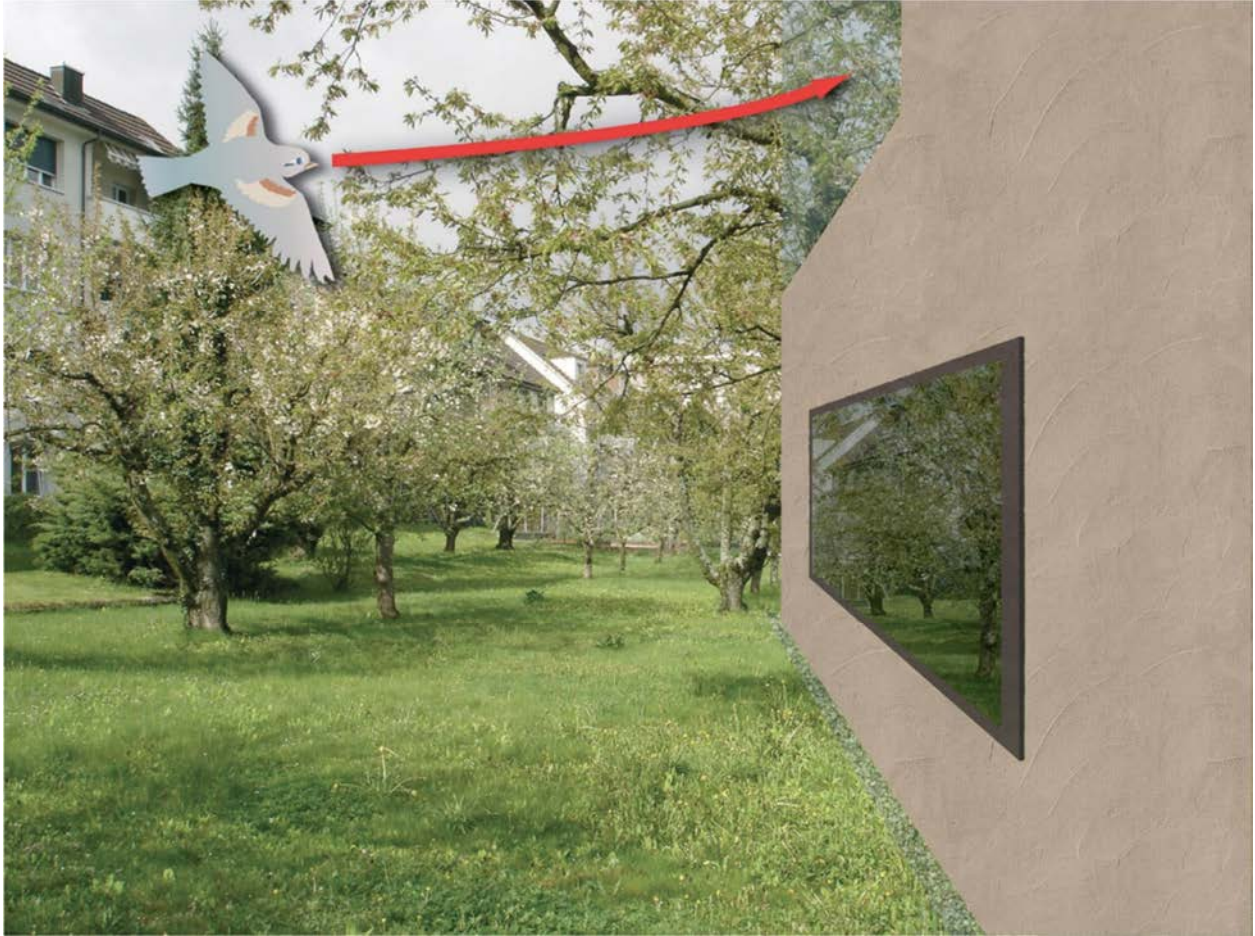
Birds cannot differentiate between actual and reflections of tree, sky, or habitat. Even lower reflecting glass can act like a mirror when it is bright outside and dark inside. When coupled with certain façade designs, the reflections can create areas that are visually confusing to birds. Reflective materials that provide adequate image formation, pose a danger to birds.





## **Transmission**

When there is a direct line of sight from one window to another (e.g. walkways, corners, bus stops, or transparent wind/sound barriers), birds do not perceive the glass as a barrier, and may attempt to fly through, causing a collision. Also, birds can see wooded atriums or indoor plants as an inviting habitat.



## **Design**

The design of the building and its location can have a significant impact on the collision risk as well as the maximum effectiveness of deterrents. Building shape, location, and landscaping (especially the anticipated height of the tree canopy once mature) all have considerable impact on the collision risk profile of the facility.





## **Lighting**

Birds use the night sky and ambient light levels to aid their migration navigation. This causes nighttime collisions as lighting inside buildings, especially those buildings with potential habitat, attracts birds. Artificial lights, particularly those that point upward, can lure and trap birds in their haze, where they potentially fly to the point of exhaustion.

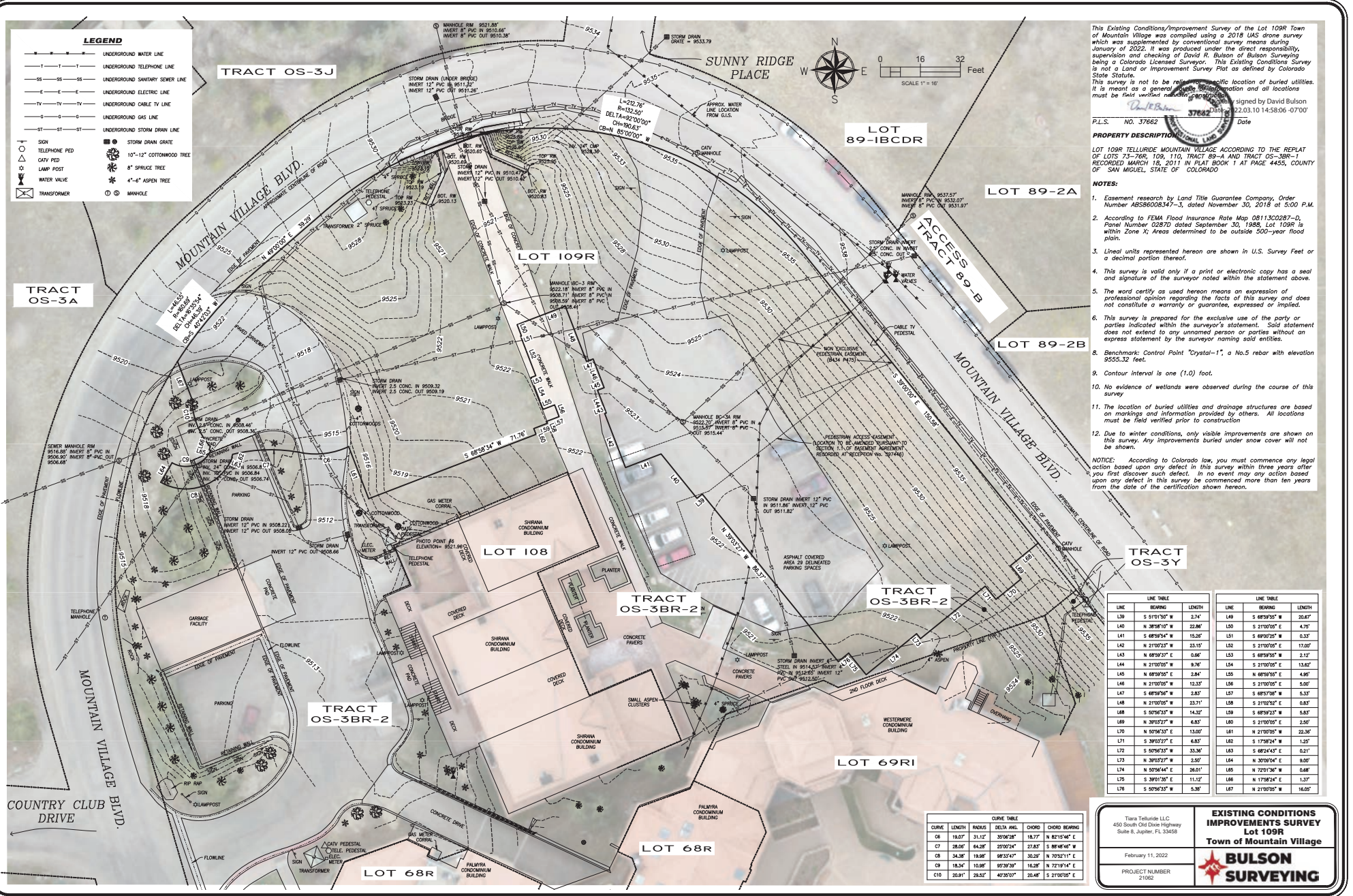


## Counteracting collisions

There are three different preferred ways to treat glass that range in visibility to humans which all been shown to be effective for bird-friendly applications. Deciding which to use is based on the project criteria for aesthetics, cost and bird safety.

- **Fritted Glass**—This option is the most visible to the human eye, and therefore can offer the most data around efficacy in protecting birds (if humans can see it, birds can too). Frit patterns can be the most economical solution in new projects. However, frit will tend to obstruct more of the occupant view than some other solutions.
- **Etched Glass**—This includes different common means of treating the glass, so it is translucent. It is moderately visible to the human eye.
- **UV-coated Glass**—This option provides the least impact on human visibility and aesthetics. Humans only see in the visible light spectrum while some birds see in the UV spectrum in addition to the visible spectrum. UV coatings provide a visual marker that can indicate a potential obstacle to birds.





This Existing Conditions/Improvement Survey of the Lot 109R Town of Mountain Village was compiled using a 2018 UAS drone survey which was supplemented by conventional survey means during January of 2022. It was produced under the direct responsibility, supervision and checking of David R. Bulson of Bulson Surveying being a Colorado Licensed Surveyor. This Existing Conditions Survey is not a Land or Improvement Survey Plan as defined by Colorado State Statute. This survey is not to be relied upon for the specific location of buried utilities. It is meant as a general reference of location and all locations must be field verified before construction.

David R. Bulson  
 Surveyor  
 No. 37662  
 Date 22.03.10 14:58:06 -0700

**PROPERTY DESCRIPTION**  
 LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73-76R, 109, 110, TRACT 89-A AND TRACT OS-3BR-1 RECORDED MARCH 12, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

- NOTES:**
1. Easement research by Land Title Guarantee Company, Order Number ABS6008347-3, dated November 30, 2018 at 5:00 P.M.
  2. According to FEMA Flood Insurance Rate Map 0811300287-D, Panel Number 0287D dated September 30, 1998, Lot 109R is within Zone X; Areas determined to be outside 500-year flood plain.
  3. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
  4. This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
  5. The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
  6. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
  7. Benchmark: Control Point "Crystal-1", a No.5 rebar with elevation 9555.32 feet.
  8. Contour interval is one (1.0) foot.
  9. No evidence of wetlands were observed during the course of this survey.
  10. The location of buried utilities and drainage structures are based on markings and information provided by others. All locations must be field verified prior to construction.
  11. Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.

**NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L39	S 51°01'00" W	2.74'	L49	S 89°50'00" W	29.67'
L40	N 38°38'10" W	22.86'	L50	S 21°00'00" E	4.75'
L41	S 68°59'54" W	15.26'	L51	S 89°00'00" W	0.33'
L42	N 21°00'23" W	23.15'	L52	S 21°00'00" E	17.00'
L43	N 89°59'53" E	0.66'	L53	S 89°59'00" W	2.12'
L44	N 21°00'00" W	9.26'	L54	S 21°00'00" E	13.67'
L45	N 89°59'50" E	2.84'	L55	N 89°59'50" E	4.86'
L46	N 21°00'00" W	13.23'	L56	S 21°00'00" E	5.00'
L47	S 89°59'56" W	2.85'	L57	S 89°57'00" W	5.33'
L48	N 21°00'00" W	23.71'	L58	S 21°02'52" E	0.83'
L49	S 50°56'33" W	14.32'	L59	S 89°59'23" W	5.83'
L49	N 39°52'27" W	6.83'	L60	S 21°00'00" E	2.50'
L50	N 50°56'33" E	13.00'	L61	N 21°00'00" W	22.36'
L51	S 39°52'27" E	6.83'	L62	S 79°59'24" W	1.25'
L52	S 50°56'33" W	32.36'	L63	S 89°59'50" E	0.31'
L53	N 39°52'27" W	3.50'	L64	N 30°00'04" E	9.00'
L54	N 50°56'44" E	26.01'	L65	N 72°01'36" W	0.68'
L55	S 39°01'50" E	11.12'	L66	N 17°58'24" E	1.37'
L56	S 50°56'33" W	5.30'	L67	N 21°00'00" W	16.00'

CURVE	LENGTH	ARC CHORD	CHORD BEARING
C6	19.07'	31.12'	N 21°15'44" E
C7	28.05'	64.28'	S 27°02'44" W
C8	34.38'	89.3744'	S 20°29'11" E
C9	18.34'	10.98'	S 93°39'39" W
C10	20.91'	29.52'	S 21°00'00" E

Tara Telluride LLC  
 450 South Old Drive Highway  
 Suite 8, Jupiter, FL 33458

February 11, 2022

PROJECT NUMBER  
 21062

**EXISTING CONDITIONS IMPROVEMENTS SURVEY LOT 109R Town of Mountain Village**

**BULSON SURVEYING**





**SCOPE OF WORK**

THE PROPOSED CONCEPT DESIGN IS COMPRISED OF HOTEL WITH EMPLOYEE HOUSING, APARTMENTS, AND CONDOS. THE COMMERCIAL SPACE INCLUDES RETAIL SPACES, RESTAURANTS, BAR, SPA, WEDDING VENUE, MEETING SPACE, AND POOL DECK.

**SHEET INDEX**

SHEET NUMBER	SHEET NAME	DRB SUBMITTAL #1 04.24.2022	SPECIAL HEARING SUBMITTAL 05.19.2022	TOWN COUNCIL SUBMITTAL #1 06.07.2022
<b>01-GENERAL</b>				
G-000	COVER SHEET	X	X	X
<b>02-CIVIL</b>				
C2.1	GARAGE ACCESS PROFILE	X	X	X
C2.3	TURNING TEMPLATE EXHIBIT	X	X	X
C2.4	SNOW MELT DIAGRAM	X	X	X
C3	UTILITY PLAN	X	X	X
<b>03-LANDSCAPE</b>				
L-100	LANDSCAPE NOTES	X	X	X
L-101	LANDSCAPE SCHEDULES	X	X	X
L-501	LANDSCAPE DETAILS	X	X	X
LS-401	HARDSCAPE PLAN	X	X	X
LS-402	LANDSCAPE PLAN	X	X	X
LS-501	HARDSCAPE DETAILS	X	X	X
<b>05-ARCHITECTURAL</b>				
A-0.00	ARCHITECTURAL SITE PLAN	X	X	X
A-0.P1	PERSPECTIVE RENDERINGS	X	X	X
A-1.01	FLOOR PLAN - LEVEL G2 - OVERALL	X	X	X
A-1.02	FLOOR PLAN - LEVEL G1 PLAZA - OVERALL	X	X	X
A-1.03	FLOOR PLAN - LEVEL 1G1A PARKING - OVERALL	X	X	X
A-1.04	FLOOR PLAN - LEVEL 1 MEZZANINE - OVERALL	X	X	X
A-1.05	FLOOR PLAN - LEVEL 2 - OVERALL	X	X	X
A-1.06	FLOOR PLAN - LEVEL 3 - OVERALL	X	X	X
A-1.07	FLOOR PLAN - LEVEL 4 - OVERALL	X	X	X
A-1.08	FLOOR PLAN - LEVEL 5 - OVERALL	X	X	X
A-1.09	FLOOR PLAN - LEVEL 6 - OVERALL	X	X	X
A-1.10	FLOOR PLAN - LEVEL 7 - OVERALL	X	X	X
A-1.11	ROOF	X	X	X
A-1.12	AVERAGE HEIGHT PLAN	X	X	X
A-1.13	EMPLOYEE HOUSING AXON	X	X	X
A-2.01	NORTHEAST & EAST ELEVATIONS	X	X	X
A-2.02	SOUTHEAST & WEST ELEVATIONS	X	X	X
A-2.03	3D MAX HEIGHT WITH EXISTING TOPO	X	X	X
A-2.04	3D MAX HEIGHT WITH PROPOSED TOPO	X	X	X
A-2.07	BOH TRASH CIRCULATION	X	X	X
A-2.08	DIAGRAM - PEDESTRIAN AND BIKE CIRCULATION	X	X	X
A-2.09	DIAGRAM - VEHICULAR CIRCULATION	X	X	X
A-2.10	GARAGE UTILITY DIAGRAM	X	X	X
A-2.11	EXTERIOR ELEVATION - MATERIAL	X	X	X
A-2.12	EXTERIOR ELEVATION - MATERIAL	X	X	X
A-2.21	EXTERIOR ELEVATION - SNOW MELT STUDY	X	X	X
A-2.22	EXTERIOR ELEVATION - SNOW MELT STUDY	X	X	X
A-2.23	TYPICAL DETAILS	X	X	X
A-3.00	BUILDING SECTION	X	X	X

**Vault Design**  
VAULT DESIGN, LLC  
1440 W 8TH ST #2309  
GOLDEN, CO 80401

**Uncompahgre Engineering, LLC**

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

**SIX SENSES HOTEL**  
LOT 109R MOUNTAIN VILLAGE, CO

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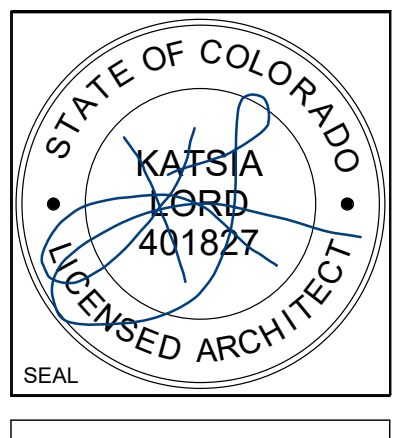
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Item	No.	Date	Description

**LOT 109R MAJOR PUD AMENDMENT**  
SPECIAL HEARING SUBMITTAL  
05.19.2022

**LOT 109R PUD AMENDMENT TOWN**  
COUNCIL SUBMITTAL  
06.07.2022



Project Number  
JOB NO.

COVER SHEET

**G-000**

**PROJECT TEAM**

OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL/PLUMBING ENGINEER
TIARA TELLURIDE 450 S OLD DIXIE HWY JUPITER, FL 33458	VAULT DESIGN, LLC 1440 W 8TH ST. #2309 GOLDEN, CO 80401	UPCOMPAGRE ENGINEERING, LLC P.O. BOX 3945 TELLURIDE, CO 81435	NORRIS DESIGN 409 MAIN ST. SUITE 409 DENVER, CO	COMPANY NAME ADDRESS ADDRESS	COMPANY NAME ADDRESS ADDRESS
ELECTRICAL ENGINEER	LIGHTING DESIGNER	INTERIORS	TECHNOLOGY	LOW VOLATAGE	
COMPANY NAME ADDRESS ADDRESS	COMPANY NAME ADDRESS ADDRESS	COMPANY NAME ADDRESS ADDRESS	COMPANY NAME ADDRESS ADDRESS	COMPANY NAME ADDRESS ADDRESS	

**DRAWING SYMBOLS**

**BUILDING SECTION REFERENCE**  
# X-###

**WALL SECTION REFERENCE**  
# X-###

**DETAIL SECTION REFERENCE**  
# X-###

**VIEW NUMBER**  
VIEW NAME  
VIEW SCALE

**EXTERIOR ELEVATION REFERENCE**  
Name Elevation

**VERTICAL ELEVATION REFERENCE**  
#X

**GRID LINE**  
#X

**NORTH ARROW**

**INTERIOR ELEVATION REFERENCE**  
#X-###

**DETAIL CALLOUT**  
#X-###

**CENTERLINE**  
#X

**WINDOW TAG**  
#X

**KEYNOTE REFERENCE**  
#X

**INTERIOR PARTITION TYPE**  
#X#

**DOOR TAG**  
#230

**CASEWORK TAG**  
#X#

**WALL FINISH TAG**  
#X#

**SPECIALTY EQUIPMENT TAG**  
#X#

**FLOOR FINISH TAG**  
#X#

**REVISION CLOUD AND TAG**





**Mountain Village Hotel**  
 LOT 109R MOUNTAIN VILLAGE, CO

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 ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

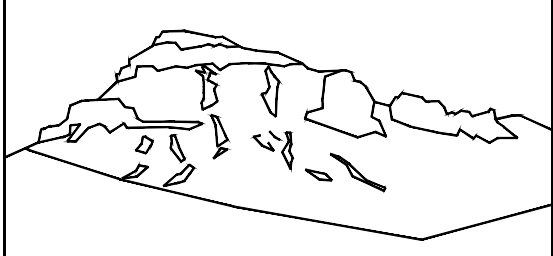
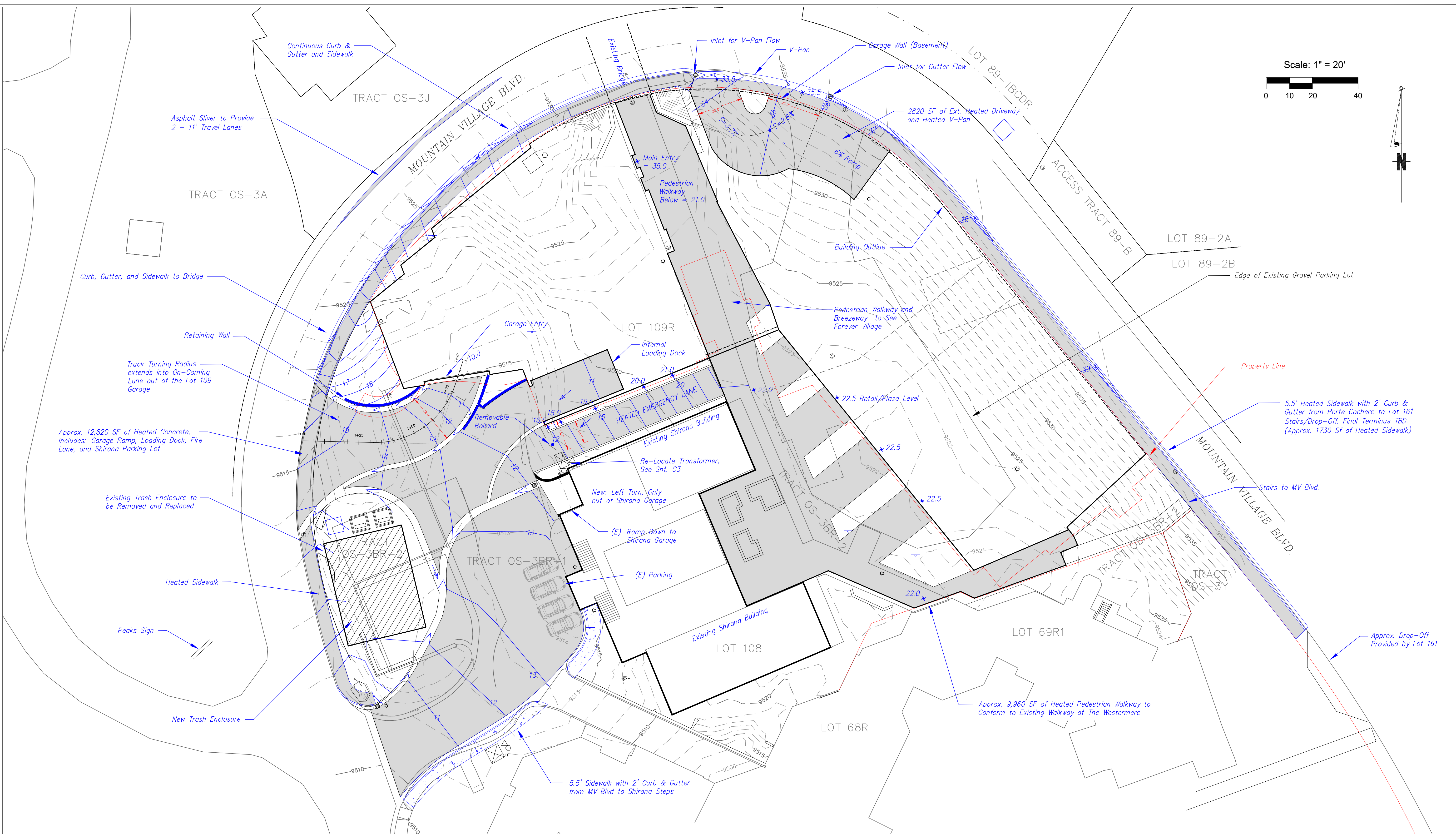
SEAL

Project Number  
 JOB NO.

PERSPECTIVE  
 RENDERING

A-0.P1





**Uncompahgre Engineering, LLC**

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

**SUBMISSIONS:**

Submittal	2022-03-04
Submittal	2022-04-15
Submittal	2022-05-19
Submittal	2022-06-07

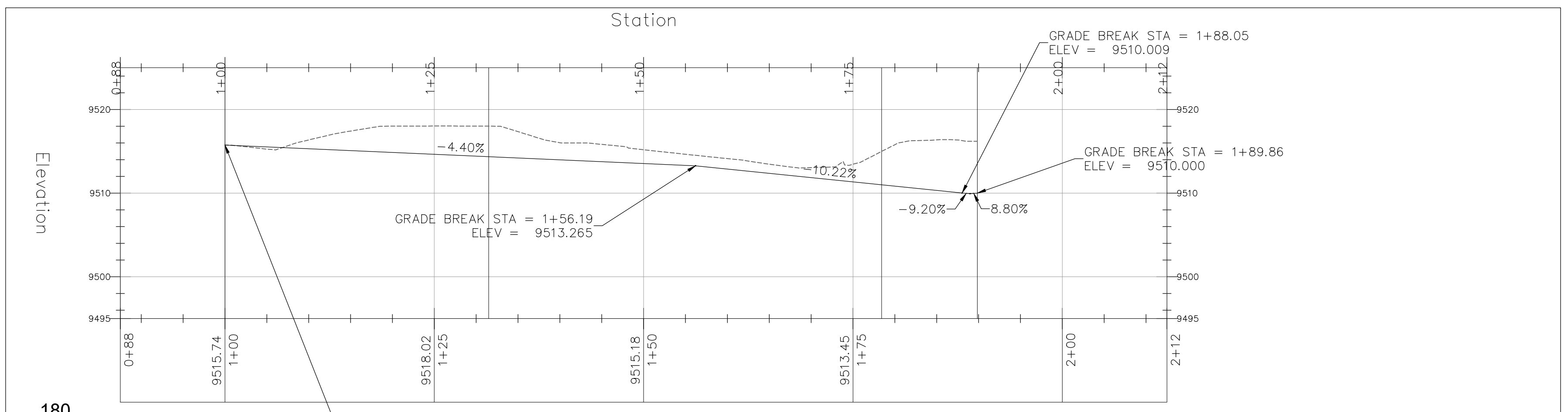
Lot 109R  
Mtn. Village, CO

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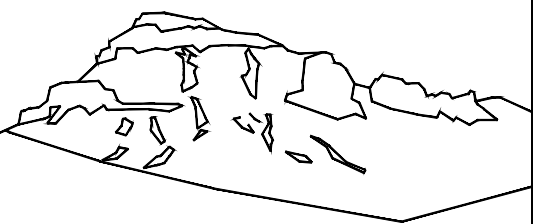
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading  
with  
Garage Access  
Profile

**C2.1**







Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:  
 Submittal 2022-05-19  
 Submittal 2022-06-07

Lot 109R  
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Turning  
Template  
Exhibit

C2.3





Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

Submittal	2022-03-04
Submittal	2022-05-19
Submittal	2022-06-07

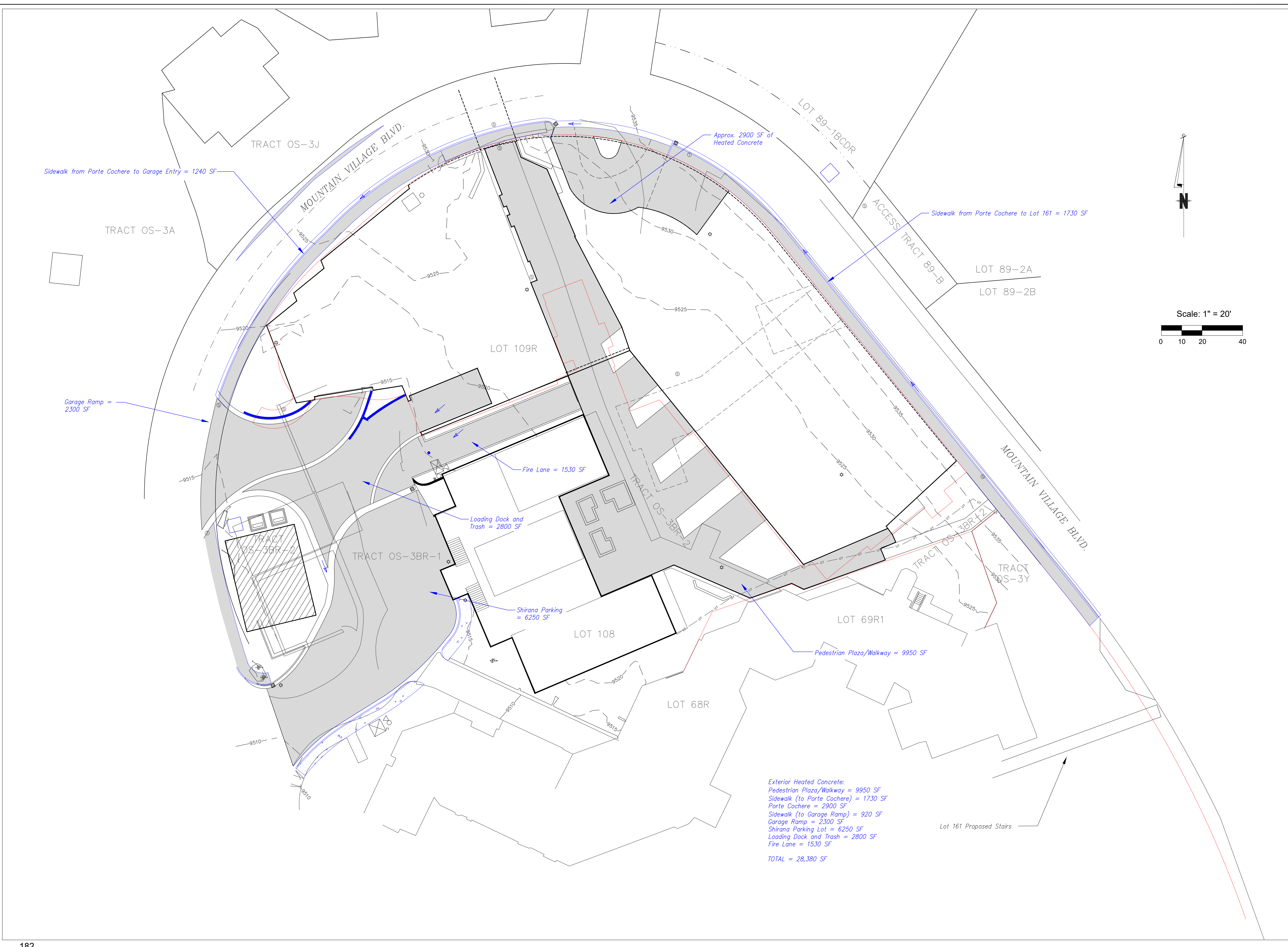
Lot 109R  
Mtn. Village, CO

**NOT FOR CONSTRUCTION**

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Exterior Heat  
Snowmelt  
Exhibit

**C2.4**



Exterior Heated Concrete:  
 Pedestrian Plaza/Walkway = 9950 SF  
 Sidewalk (to Porte Cochere) = 1730 SF  
 Porte Cochere = 2900 SF  
 Sidewalk (to Garage Ramp) = 920 SF  
 Garage Ramp = 2300 SF  
 Shirana Parking Lot = 6250 SF  
 Loading Dock and Trash = 2800 SF  
 Fire Lane = 1530 SF  
**TOTAL = 28,380 SF**

Lot 161 Proposed Stairs





Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

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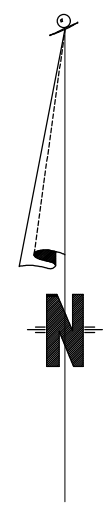
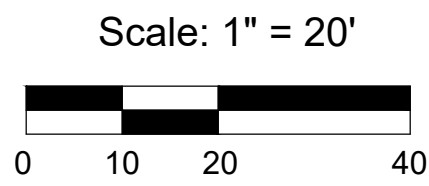
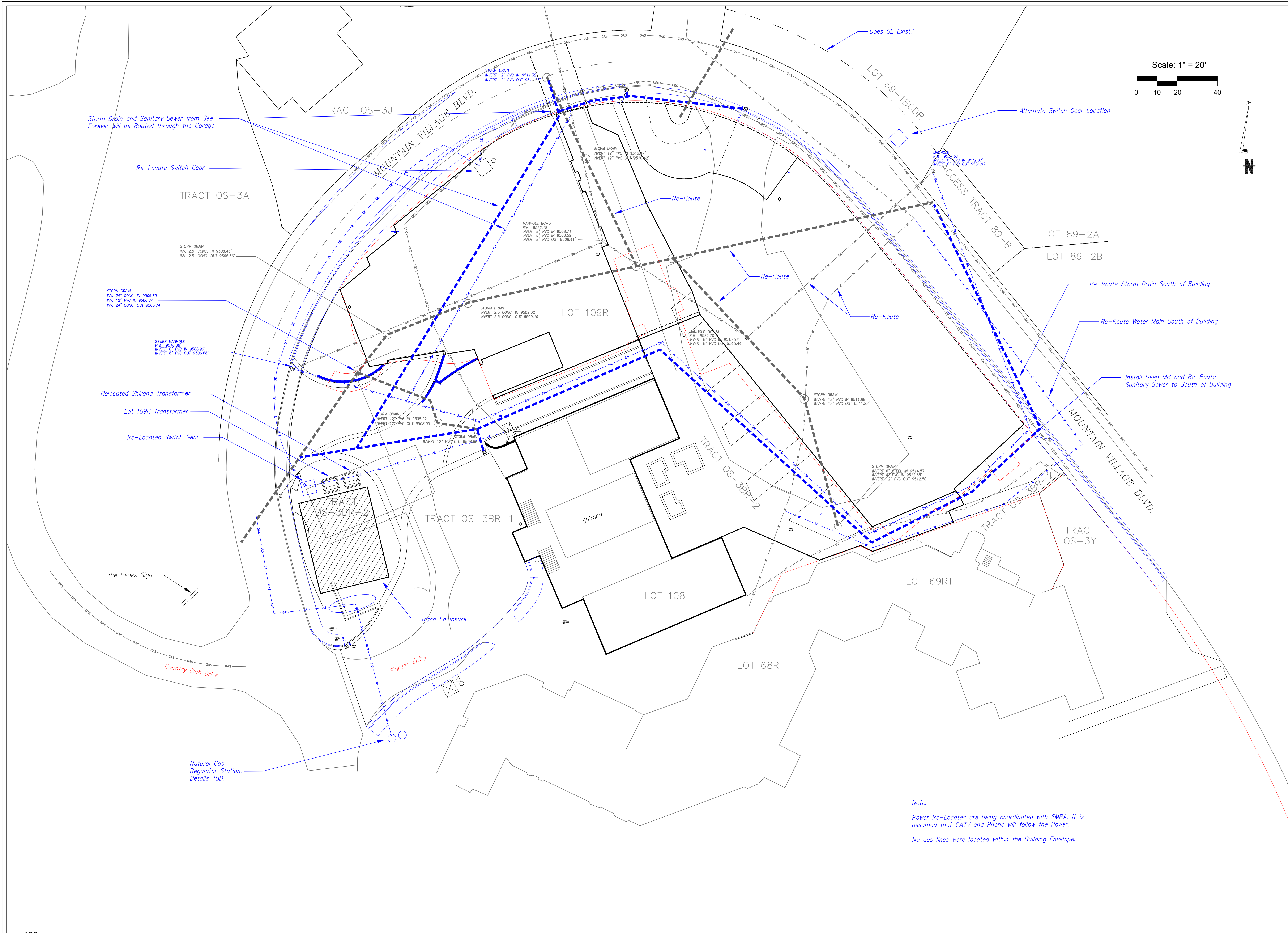
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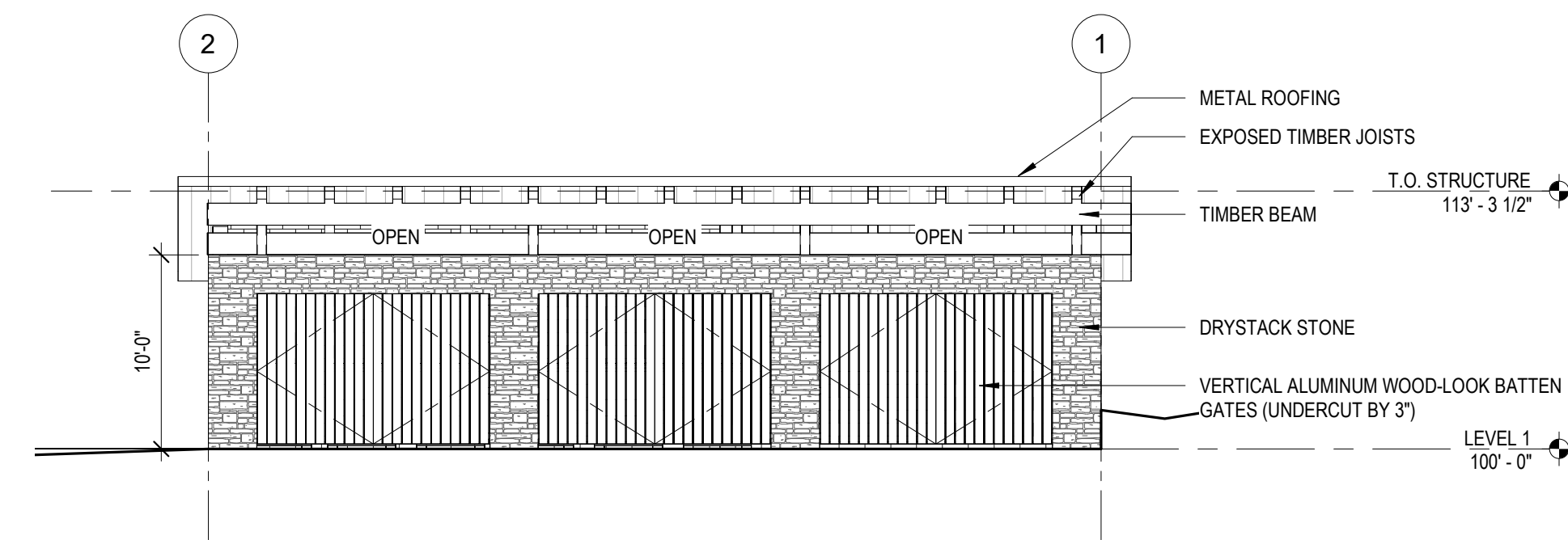
Utility Plan

C3

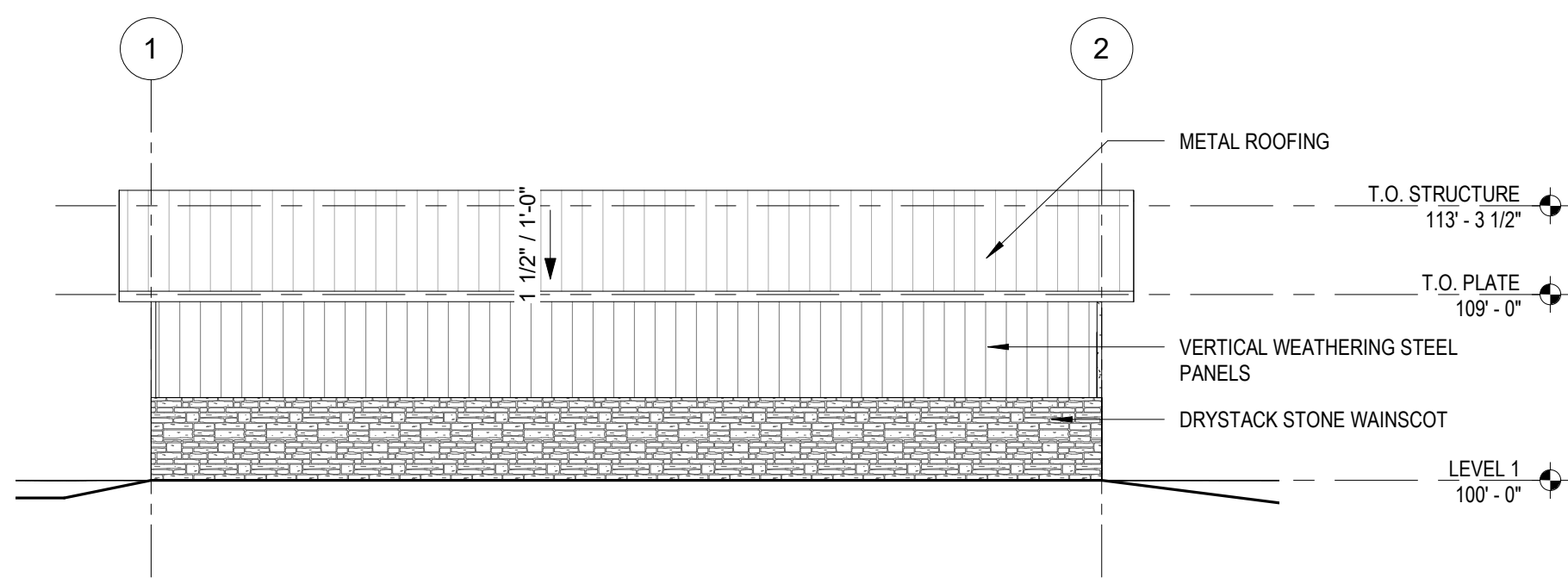


Note:  
Power Re-Locates are being coordinated with SMPA. It is assumed that CATV and Phone will follow the Power.  
No gas lines were located within the Building Envelope.

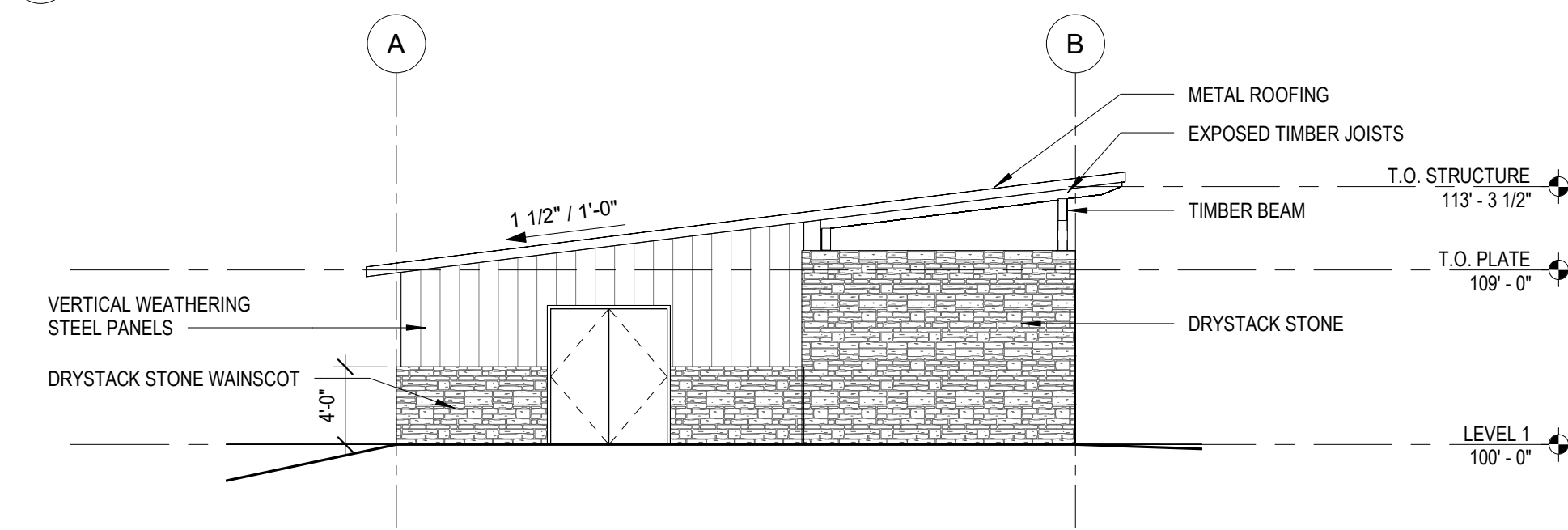




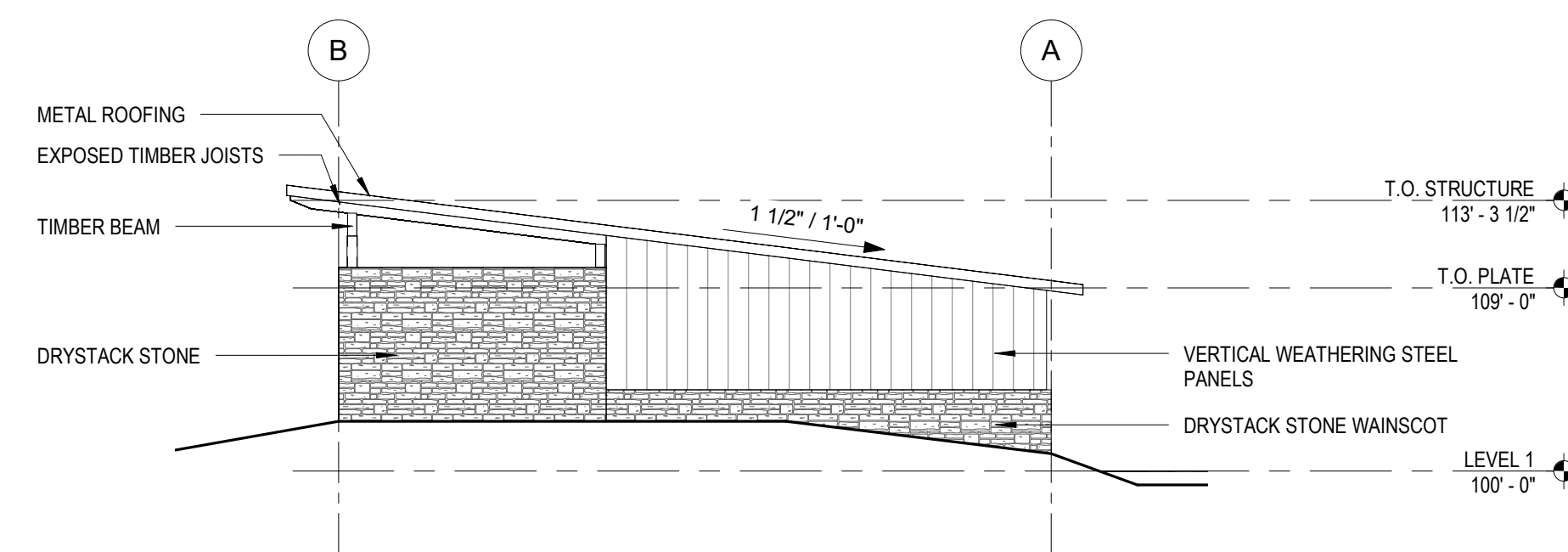
**5 EAST ELEVATION**  
1/8" = 1'-0"



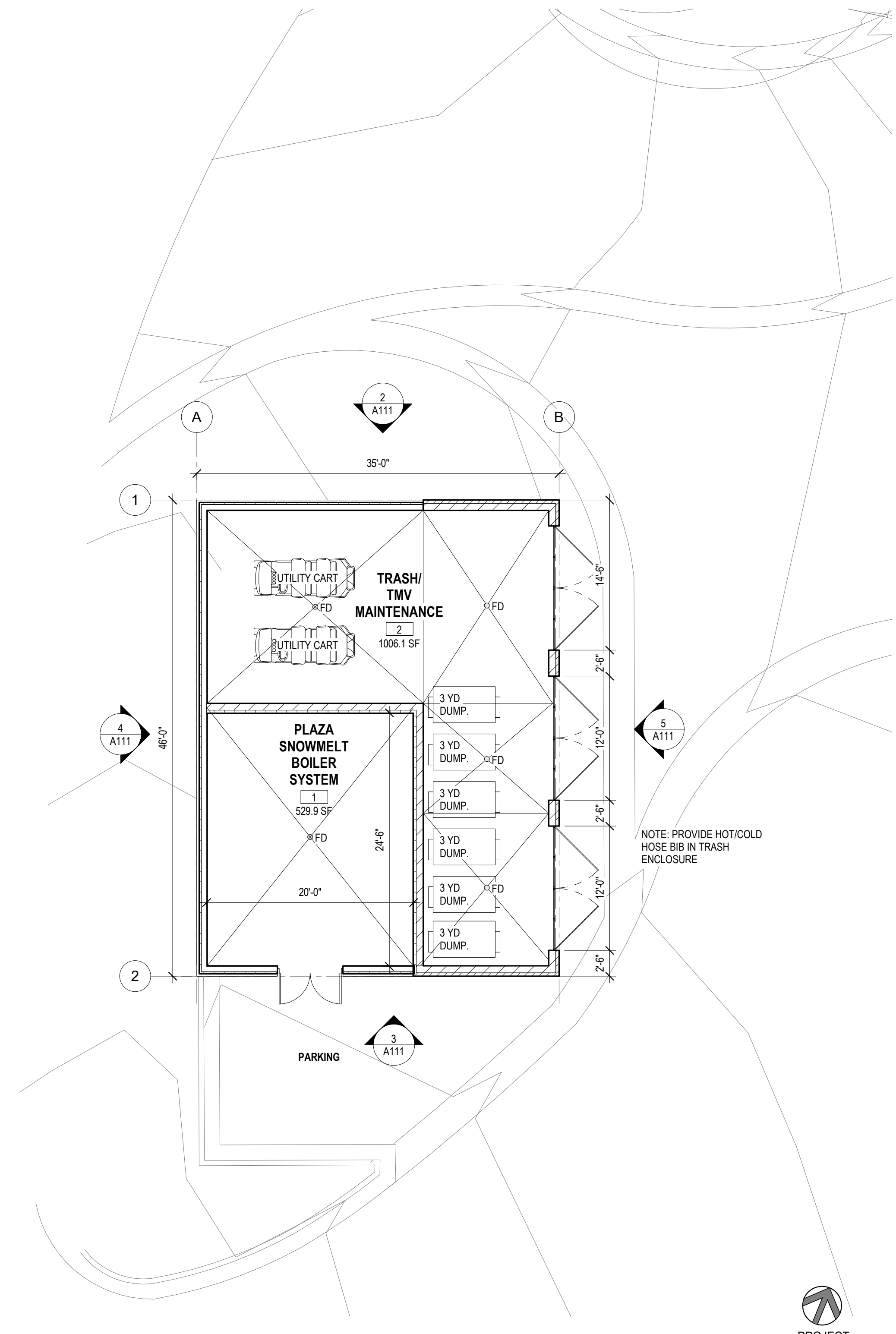
**4 WEST ELEVATION**  
1/8" = 1'-0"



**3 SOUTH ELEVATION**  
1/8" = 1'-0"



**2 NORTH ELEVATION**  
1/8" = 1'-0"



**FLOOR PLAN - TRASH & SNOWMELT BOILER SYSTEM ENCLOSURE**  
1/8" = 1'-0"

THE VAULT HOME COLLECTION  
**TIARA TELLURIDE - LOT 109R**  
MOUNTAIN VILLAGE, CO

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SEH Project 165214  
Checked By AM  
Drawn By AM

Project Status Issue Date  
PRELIMINARY DRB 5.13.21

REVISION SCHEDULE		
REV. #	DESCRIPTION	DATE

TRASH ENCLOSURE FLOOR PLAN & ELEVATIONS

**A111**

**LANDSCAPE NOTES**

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

**LAYOUT NOTES**

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL INSTALL SLEEVEING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
6. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY BENDA BOARD EDGER OR PAVER RESTRAINT RAIL EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, CONCRETE WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. SPADE CUT EDGE OR BENDA BOARD EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SPECIFIED MULCH IN MATERIAL SCHEDULE OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED CEDAR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
25. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
26. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
27. ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND DESIGNATED AREAS OF NATIVE SEED SHALL BE IRRIGATED. ALL TREES, SHRUBS ORNAMENTAL GRASSES TO BE DRIP IRRIGATED. PERENNIALS AND SEED AREAS TO BE SPRAYED.
28. TREES PLANTED IN GROUPS OF THREE OR MORE SHALL BE A VARIETY OF SIZES TO MIMIC NATURAL TREE STANDS.
29. ALL EXISTING TREES SHALL BE PROTECTED AND PRESERVED TO THE EXTENT POSSIBLE.
30. PLANT QUANTITIES SHOWN IN SCHEDULE (L-1.1) EXCLUDE LANDSCAPE OUTSIDE LIMIT OF WORK.

**EROSION NOTES**

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY OF MOUNTAIN VILLAGE AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAYS.
5. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
6. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
7. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.

**MAINTENANCE NOTES**

**TREES, SHRUBS AND GROUND COVERS**

1. MAINTAIN TREES, SHRUBS, GROUND COVERS AND PLANTS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY WIRE SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
2. WATERING: MAINTAIN LARGE ENOUGH WATER BASINS AROUND PLANTS SO THAT ENOUGH WATER CAN BE APPLIED TO ESTABLISH MOISTURE THROUGHOUT ENTIRE ROOT ZONE. UTILIZE MULCHES TO REDUCE EVAPORATION AND WATERING FREQUENCY. ALL TREES SHALL BE DRIP IRRIGATED.
3. PRUNE AS REQUIRED AT TIME OF PLANTING AND AS NEEDED TO CORRECT DAMAGE.
4. STAKES AND GUY WIRES: INSPECT REGULARLY TO PREVENT GIRDLING OF TRUNKS OR BRANCHES AND TO PREVENT RUBBING WHICH MIGHT CAUSE BARK WOUNDS. REMOVE AND REPLACE DAMAGED STAKES AND GUYS AS DIRECTED BY THE OWNER.
5. WEED CONTROL: MAINTAIN TREE AND SHRUB BASINS FREE OF WEEDS AND GRASSES ON A WEEKLY BASIS. FREQUENT SOIL CULTIVATION THAT MIGHT DESTROY SHALLOW ROOTS IS NOT PERMITTED.
6. INSECTS AND DISEASE CONTROL: CONTROL INSECTS AND DISEASE AS NECESSARY TO PREVENT DAMAGE TO THE HEALTH OR APPEARANCE OF PLANTS. USE ONLY APPROVED MATERIALS AND METHODS. DEAD, DISEASED, AND/OR BEETLE INFESTED TREES MUST BE REMOVED UPON IMMEDIATE RECEIPT OF WRITTEN OR VERBAL NOTICE TO THE PROPERTY OWNER.
7. DEAD PLANT MATERIALS SHALL BE REMOVED WITHIN (1) MONTH WITH PLANTING MATERIALS THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN.
8. NATURAL LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REPLENISHED SO THAT THEY AGAIN ACHIEVE FULL COVERAGE TO A MINIMUM DEPTH AS SPECIFIED.

**WEED CONTROL**

1. IN AREAS THAT HAVE BEEN REGRADED AND/OR HAVE EXISTING WEED GROWTH, WEED CONTROL MEASURES APPROPRIATE TO THE AMOUNT OF GROWTH AND/OR SPECIES SHALL BE PROVIDED.
2. THROUGHOUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PREFORMED USING A SPOT TREATMENT METHOD.
3. HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR.

**NATIVE SEED AREAS**

1. REFERENCE WEED CONTROL NOTES ABOVE.
2. MOW A MINIMUM OF ONCE YEARLY UPON ESTABLISHMENT OF GRASS.

**SHEET LIST**

L-100	LANDSCAPE NOTES
L-101	LANDSCAPE SCHEDULES
L-401	LANDSCAPE PLAN
L-501	LANDSCAPE DETAILS
LS-401	HARDSCAPE PLAN
LS-501	HARDSCAPE DETAILS

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**MOUNTAIN VILLAGE HOTEL**

**PROJECT NUMBER: 1152-01-3146**

MOUNTAIN VILLAGE, COLORADO  
 PLANNED UNIT DEVELOPMENT AMENDMENT

**OWNER:**

TIARA TELLURIDE LLC  
 ANKUR PATEL  
 450 S OLD DIXIE HWY  
 SUITE 8  
 JUPITER, FL 33458  
 561-747-4384

**NOT FOR CONSTRUCTION**

**DATE:**

03/16/22: PUD AMEND  
 & DRB  
 05/23/22 SUB. 2  
 06/07/22 SUB. 3

**SHEET TITLE:**

**LANDSCAPE NOTES**

**PLANT SCHEDULE**

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
PO TR	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL		12
PO NM	POPULUS TREMULOIDES 'CLUMP FORM'	QUAKING ASPEN	B & B	2.5" CAL.	CLUMP	6
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
PI PP	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	8' HT.		6
PN AR	PINUS ARISTATA	BRISTLECONE PINE	B & B	8' HT.		3
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
MA SS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5" CAL		2
PR VI	PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKEBERRY	B & B	6" CLUMP		1
DECIDUOUS SHRUBS 2-4' SPREAD	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5		16
RI AL	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5		2
RI GR	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	#5		14
DECIDUOUS SHRUBS 5-7' SPREAD	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
COR B25	CORNUS SERICEA 'BAILEY'	BAYLEY'S RED TWIG DOGWOOD	CONT.	#5		11
FA PA	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5		2
LON LED	LONICERA LEDEBOURII	TWINBERRY HONEYSUCKLE	CONT.	#5		4
LON TAT	LONICERA TATARICA 'ARNOLD'S RED'	TATARIAN HONEYSUCKLE	CONT.	#5		3
SAL PUR	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	CONT.	#5		12
SH AR	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5		2
SY PE	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA PRESTON LILAC	CONT.	#5		2
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
PI MU	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5		5
PI BG	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	CONT.	#5		8
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
DE CE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	CONT.	#1		45
SO NU	SORGHASTRUM NUTANS	INDIAN GRASS	CONT.	#1		45
PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
AC MO	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1		5
AEG POD	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	VARIEGATED BISHOP WEED	CONT.	#1		83
AQ CA	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	CONT.	#1		67
AR UV	ARCTOSTAPHYLOS UVA-URSIS	KINNIKINNICK	CONT.	#1		10
AS AL	ASTER ALPINUS	ALPINE ASTER	CONT.	#1		8
CAM OLY	CAMPANULA ROTUNDIFOLIA 'OLYMPICA'	OLYMPICA HAREBELL	CONT.	#1		98
DEL SKI	DELPHINIUM ELATUM 'SUMMER SKIES'	SUMMER SKIES LARKSPUR	CONT.	#1		2
DEL CA2	DELPHINIUM ELATUM 'YANKEE MIX'	CONNECTICUT YANKEE LARKSPUR	CONT.	#1		1
DEL BLA	DELPHINIUM X 'BLACK KNIGHT'	BLACK KNIGHT LARKSPUR	CONT.	#1		2
DIA ZIN	DIANTHUS DELTOIDES 'ZING ROSE'	ZING ROSE MAIDEN PINK	CONT.	#1		5
DIA F13	DIANTHUS X 'FIRST LOVE'	FIRST LOVE DIANTHUS	CONT.	#1		61
DIC SPE	DICENTRA SPECTABILIS	BLEEDING HEART	CONT.	#1		27
ES CA	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	CONT.	#1		11
FRA XFO	FRAGARIA X FORT LARAMIE	FORT LARAMIE WILD STRAWBERRY	CONT.	#1		107
LUP ROB	LUPINUS X 'POPSICLE BLUE'	POPSICLE BLUE LUPINE	CONT.	#1		6
LUP RUS	LUPINUS X 'RUSSELL HYBRIDS'	RUSSELL HYBRID LUPINE	CONT.	#1		11
NE LT	NEPETA X 'PSFIKE' TM	LITTLE TRUDY CATMINT	CONT.	#1		3
PAE DOU	PAEONIA LACTIFLORA 'DOUBLE PINK'	DOUBLE PINK CHINESE PEONY	CONT.	#1		4
PEN STR	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	CONT.	#1		37

**SHORT GRASS MIXTURE**

COMMON NAME	%	LBS./1000 S.F.
WESTERN YARROW	5%	.1
TALL FESCUE	10%	.2
ARIZONA FESCUE	5%	.1
HARD FESCUE	5%	.1
CREEPING RED FESCUE	10%	.1
ALPINE BLUEGRASS	15%	.3
CANADA BLUEGRASS	10%	.2
PERENNIAL RYEGRASS	15%	.3
SLENDER WHEATGRASS	10%	.2
MOUNTAIN BROME	15%	.3
<b>TOTAL</b>	<b>100%</b>	<b>2.0 LBS</b>

- NOTES
- SEED APPLICATION RATES
    - BROADCAST: 85-90 LBS/ACRE
    - DRILLED: 15-20 LBS/ACRE
  - APPLY EROSION CONTROL NETTING TO ANY AREA WHICH IS VULNERABLE TO SOIL EROSION SUCH AS SWALES OR STEEP SLOPES (3:1 OR STEEPER)
  - UTILIZE HYDROMULCH AND TACKIFIER OF 2,000 POUNDS PER ACRE WITH 3% TACKIFIER.
  - UNLESS NOTED OTHERWISE IN TECHNICAL SPECIFICATIONS, AMEND ALL TOPSOIL IN RESEED AREAS TO 2" DEPTH WITH COMPOST.
  - SEE SHALL BE APPLIED TO DISTURBED AREAS WITHIN 10 DAYS AFTER TOPSOIL HAS BEEN SPREAD.

**AMENITY SCHEDULE**

ITEM	DESCRIPTION	MANUFACTURER	CONTACT	PRODUCT NAME	PRODUCT NUMBER	COLOR/FINISH	NOTES
S-101	TRASH AND RECYCLING	BEARSAVER	CONTACT: 800-851-3887 SALES@BEARSAVER.COM	HA SERIES SINGLE TRASH ENCLOSURE	HA-PY	OLIVE GREEN WITH RECYCLING AND TRASH LABELS, ZINC RICH PRIMER.	INSTALL PER MANUFACTURER SPECIFICATIONS.

**MATERIALS SCHEDULE**

ITEM	DESCRIPTION	MANUFACTURER	CONTACT	PRODUCT NAME	SIZE / DIMENSIONS	COLOR/FINISH	NOTES
M-101	STANDARD CONCRETE	PER CONTRACTOR (OR APPROVED EQUAL)	N/A	N/A	SEE PLANS FOR AREAS AND FEATURES REFER TO CIVIL PLANS FOR DETAILS	STANDARD GRAY BROOM FINISH ALL FLATWORK, SMOOTH ARCHITECTURAL FINISH FOR ALL CONCRETE BENCHES	REFER TO DETAILS FOR ALL LANDSCAPE CONCRETE INSTALLATION. REFER TO CIVIL FOR ALL DRIVES AND FLATWORK.
M-102	PAVER A	UNILOCK (OR APPROVED EQUAL)	JUSTIN J. HAMULA 801-707-8408 JUSTIN.HAMULA@CONFLUENCEPRODUCTS.COM	PROMENADE PLANK PAVER	RUNNING BOND PATTERN LAYING PATTERN A 100%: 8"X24" UNIT	GRANITE BLEND IL CAMPO FINISH	REFER TO DETAILS AND SPECIFICATIONS.
M-103	DECOMPOSED GRANITE	PIONEER LANDSCAPE CENTERS (OR APPROVED EQUAL)	CONTACT: 1-800-777-8139	BREEZE MINUS	REFER TO PLANS	TAN BREEZE	REFER TO DETAILS AND SPECIFICATIONS.
M-104	WOOD MULCH	PIONEER SAND OR LOCAL LANDSCAPE SUPPLIER	CONTACT: 970.823.5000	GORILLA HAIR - SHREDDED CEDAR MULCH	N/A	NATURAL	MINIMUM 3" DEPTH, INSTALL ABOVE WEED CONTROL FABRIC
M-105	LANDSCAPE BOULDERS	TELLURIDE STONE COMPANY (OR APPROVED EQUAL)	CONTACT: 970.728.6201 BETSY@TELLURIDESTONE.COM	TELLURIDE GOLD BOULDERS	REFER TO PLANS AND DETAILS 1 TO 5 TON BOULDERS	TELLURIDE GOLD	SEE DETAIL 5, SHEET L-501
M-106	BENDA BOARD EDGER	BENDA BOARD PLASTICS (OR APPROVED EQUAL)	CONTACT: 209.333.6161 INFO@EPICPLASTICS.COM	BENDA BOARD EDGER	REFER TO PLANS AND DETAILS	TEAK	SEE DETAIL 6, SHEET L-501

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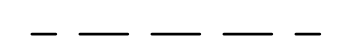

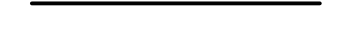


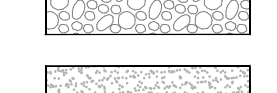


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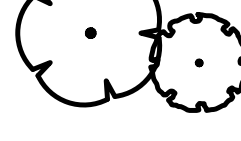
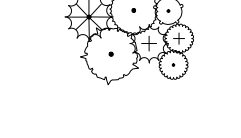


**SHEET TITLE:**  
 LANDSCAPE SCHEDULES



**HARDSCAPE LEGEND**

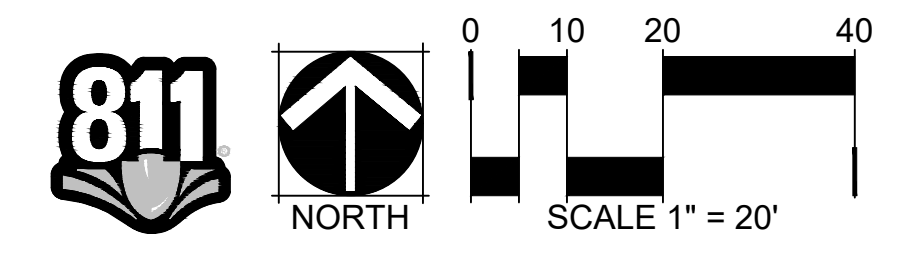
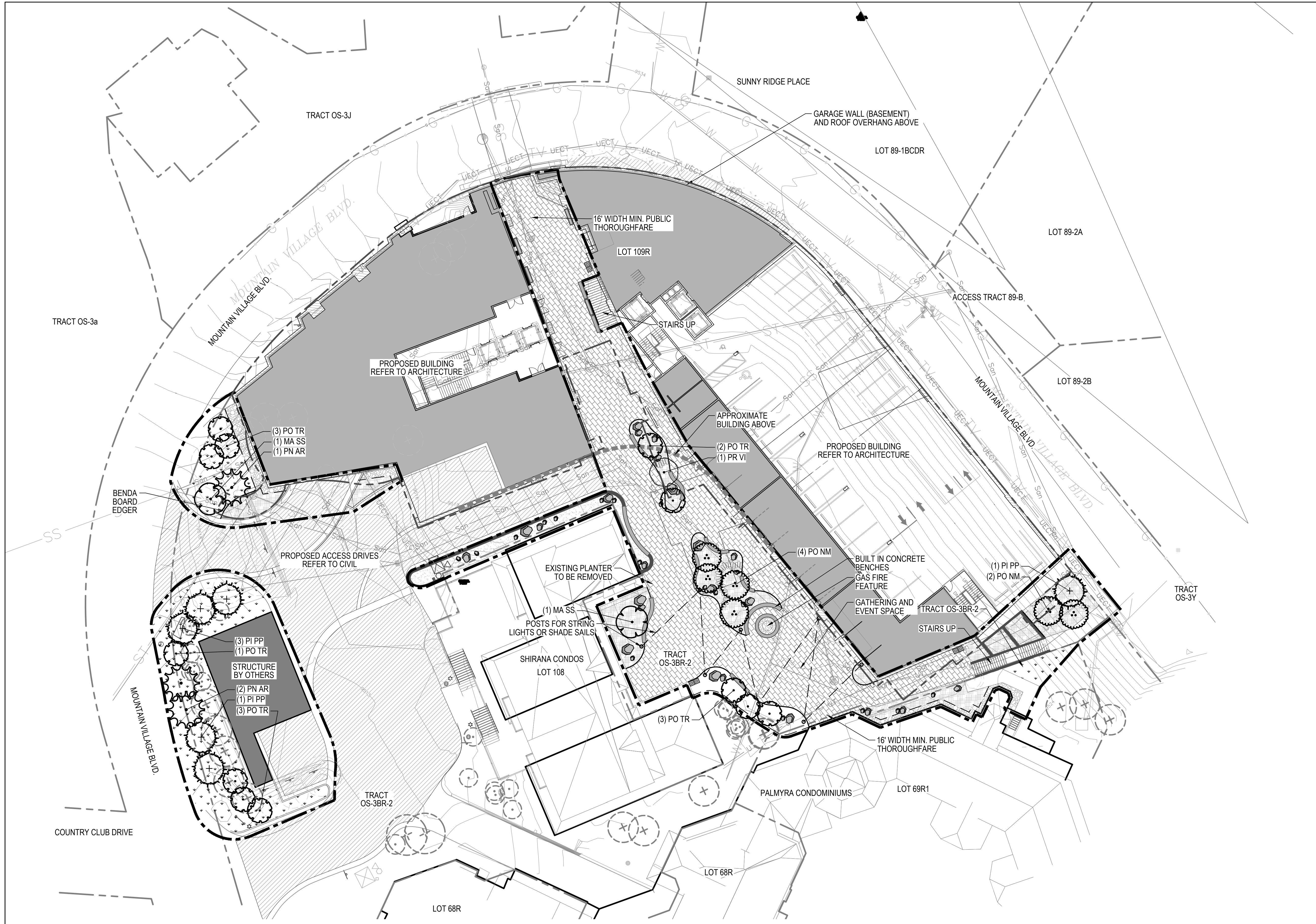
	CONCRETE BENCH (CUSTOM) - DTL 7/LS-501
	TRASH AND RECYCLING
	LANDSCAPE BOULDERS DTL 5/L-501
	MATCH LINE
	LIMIT OF WORK
	LOT LINE
	SPADE CUT EDGER DTL 7/L-501
	BENDA BOARD EDGER OR PAVER RESTRAIN RAIL WHEN ADJACENT TO PAVERS DTL 6/L-501 & DTL 2/LS-501
	RETAINING WALL, REFER TO CIVIL
	STANDARD CONCRETE DTL 1/LS-501
	PAVER A DTL 2/LS-501
	LANDSCAPE ROCK DTL 6/L-501
	DECOMPOSED GRANITE DTL 3/L-501
	WOOD MULCH DTL 4,6 & 7/L-501

**LANDSCAPE LEGEND**

	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN DTL 3/L-501
	PROPOSED TREES DTL 1/L-501
	PROPOSED SHRUBS DTL 2/L-501
	PROPOSED ORNAMENTAL GRASSES DTL 4/LS-501
	PROPOSED PERENNIALS DTL 4/LS-501

**IRRIGATION NOTES**

- REPAIR AND REPLACE EXISTING DAMAGED IRRIGATION WITHIN IMPROVEMENTS LIMIT OF WORK BOUNDARY.
- ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.
- ALL PERENNIALS AND NATIVE AREAS TO BE SPRAY IRRIGATED.
- INSTALL PVC SLEEVING FOR IRRIGATION UNDER ALL NEW HARDSCAPE AND FUTURE HARDSCAPE.
- IRRIGATION SYSTEM DESIGN TO BE DETERMINED PRIOR TO 100% CONSTRUCTION DOCUMENTS.

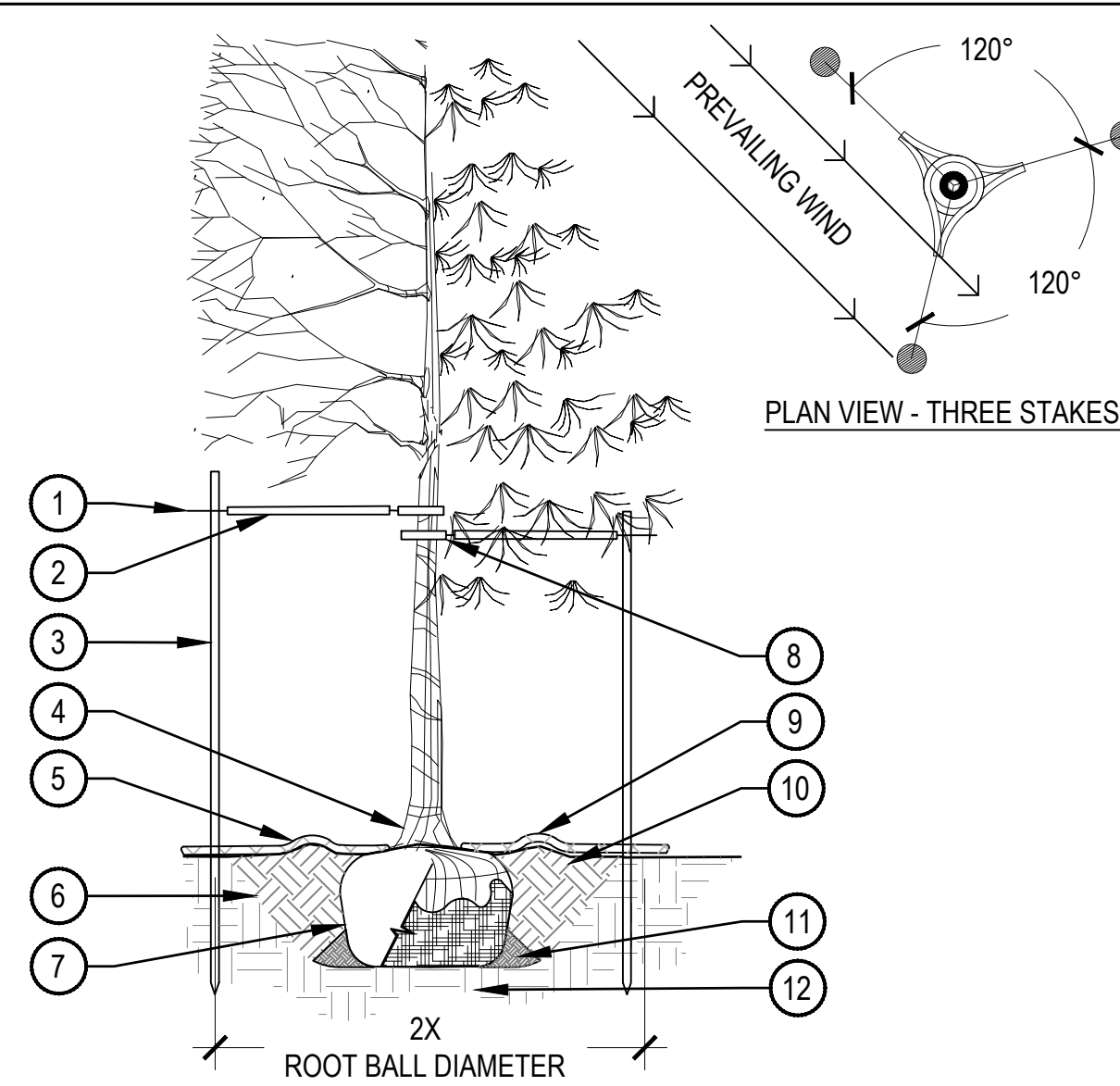


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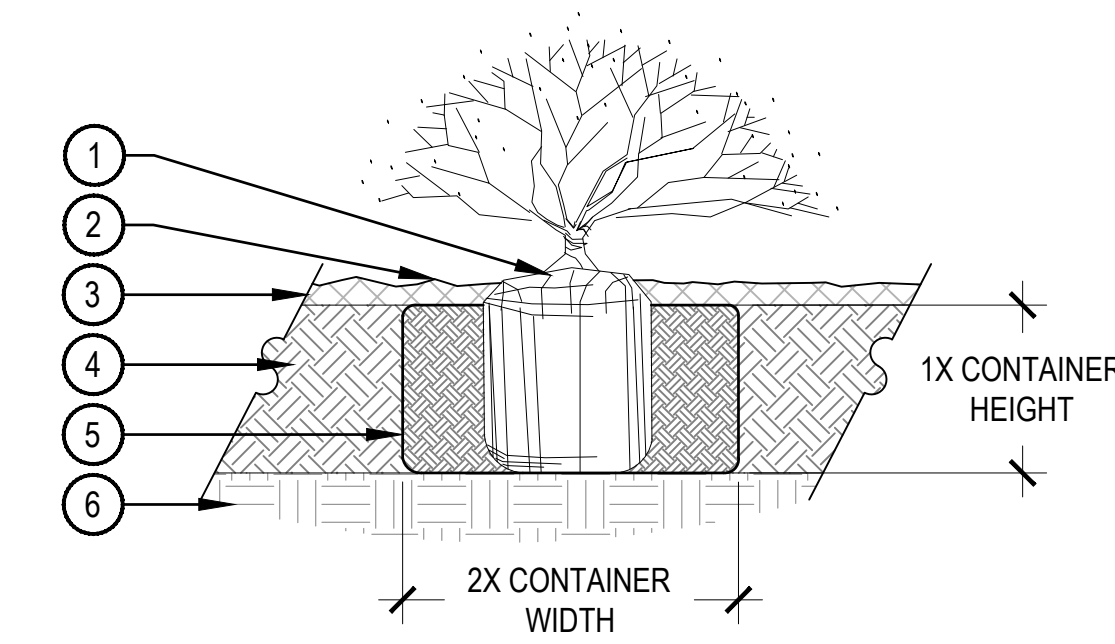


- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  2. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

- STAKING NOTES:**
1. STAKE TREES PER DIAGRAM. AFTER A MINIMUM OF (3) THREE YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR ROOTBALL STABILITY. APPLY HAND PRESSURE TO TRUNK OF TREE. WHEN ROOTBALL DOES NOT MOVE, REMOVE STAKING.
    - a. 2" CALIPER SIZE AND UNDER DECIDUOUS AND ASPEN TREES - MINIMUM 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
    - b. EVERGREEN TREES - 3 STAKES PER DIAGRAM.
    - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
  2. WIRE OR CABLE SHALL BE MINIMUM 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
  3. ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.
  4. TREATED WOOD POST PREFERRED. METAL T STAKES WITH PLASTIC SAFETY CAPS ACCEPTABLE WITH APPROVAL FROM OWNER.



- 1 GALVANIZED WIRE
- 2 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 3 INSTALL STAKING PER SPECIFICATIONS
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE
- 5 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, ON TOP OF WEED FABRIC, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM THE ENTIRE ROOTBALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 10 BACKFILL AROUND ROOTBALL WITH PLANT MIX, PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS
- 11 PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- 12 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



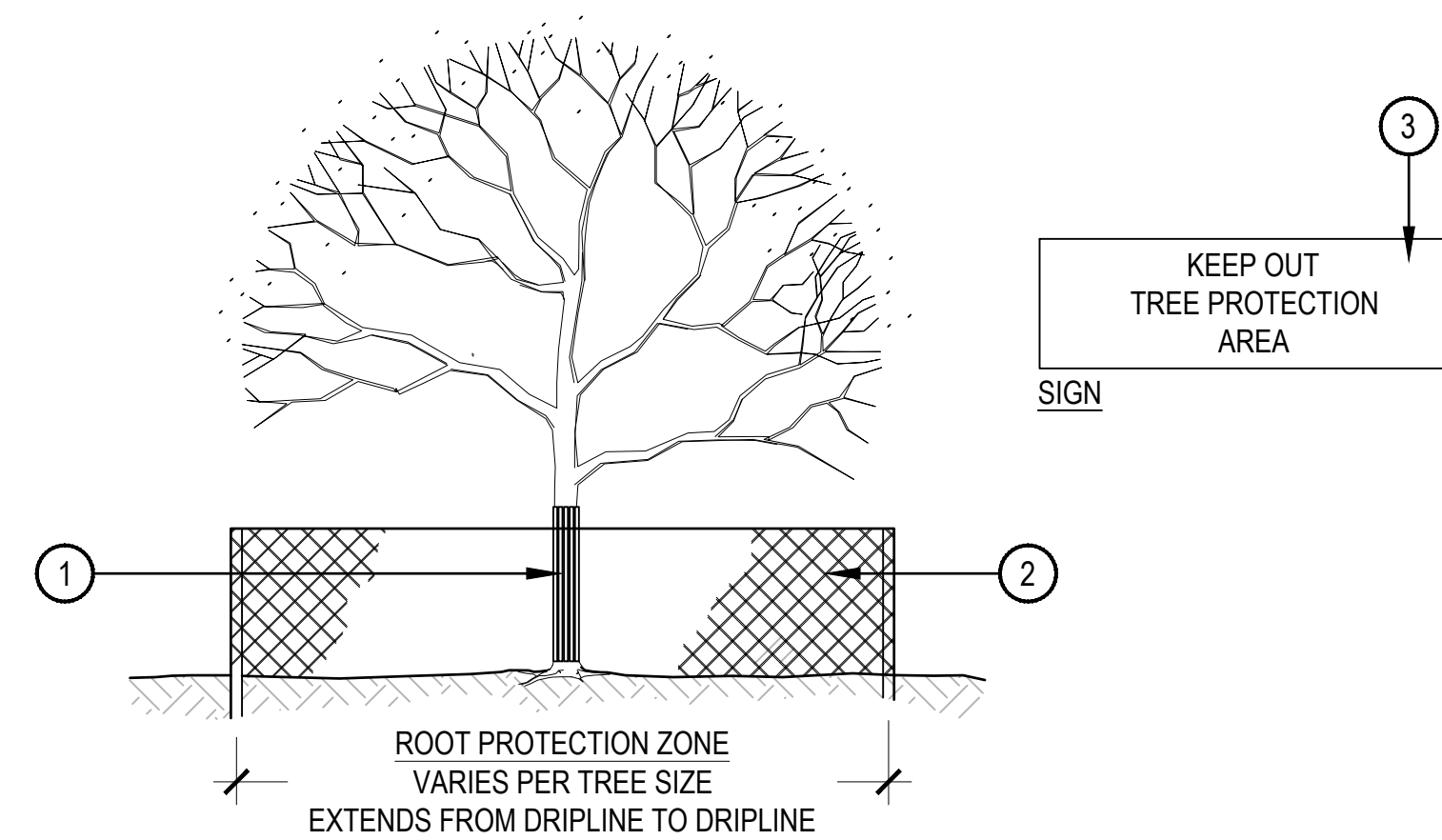
- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- 2 FINISH GRADE (TOP OF MULCH)
- 3 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE
- 4 TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5 BACKFILLED AMENDED SOIL
- 6 UNDISTURBED SOIL

- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
  2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
  3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
  4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
  5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

**1 TREE PLANTING DETAIL**

SCALE: 3/16" = 1'-0"

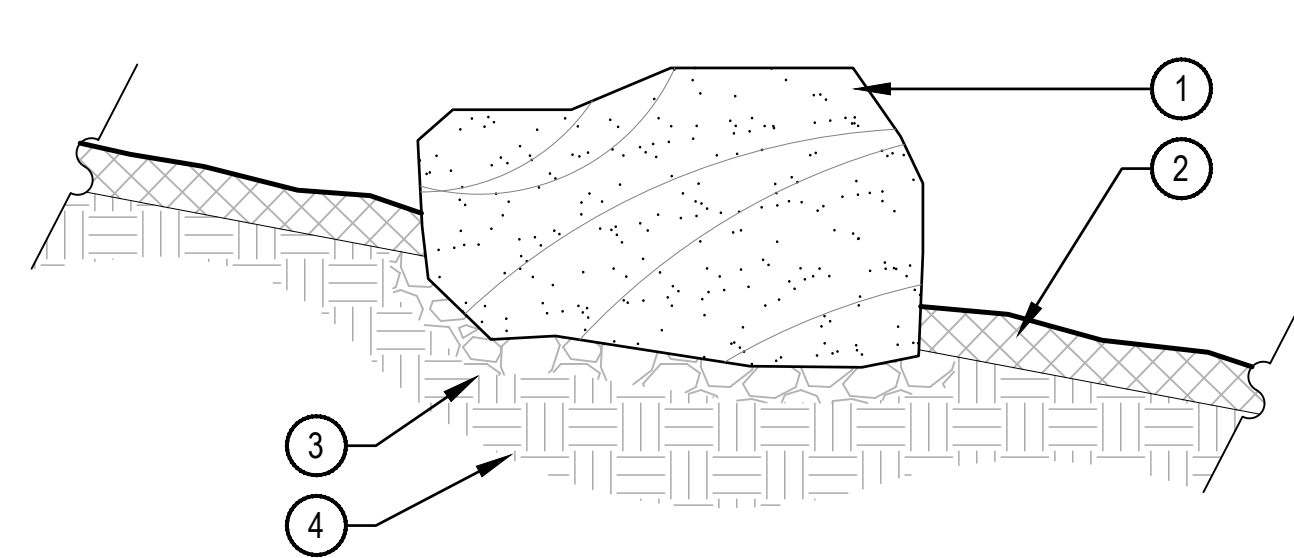
- NOTES:**
1. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
  2. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
  3. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
  4. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
  5. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
  6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
  7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
  8. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



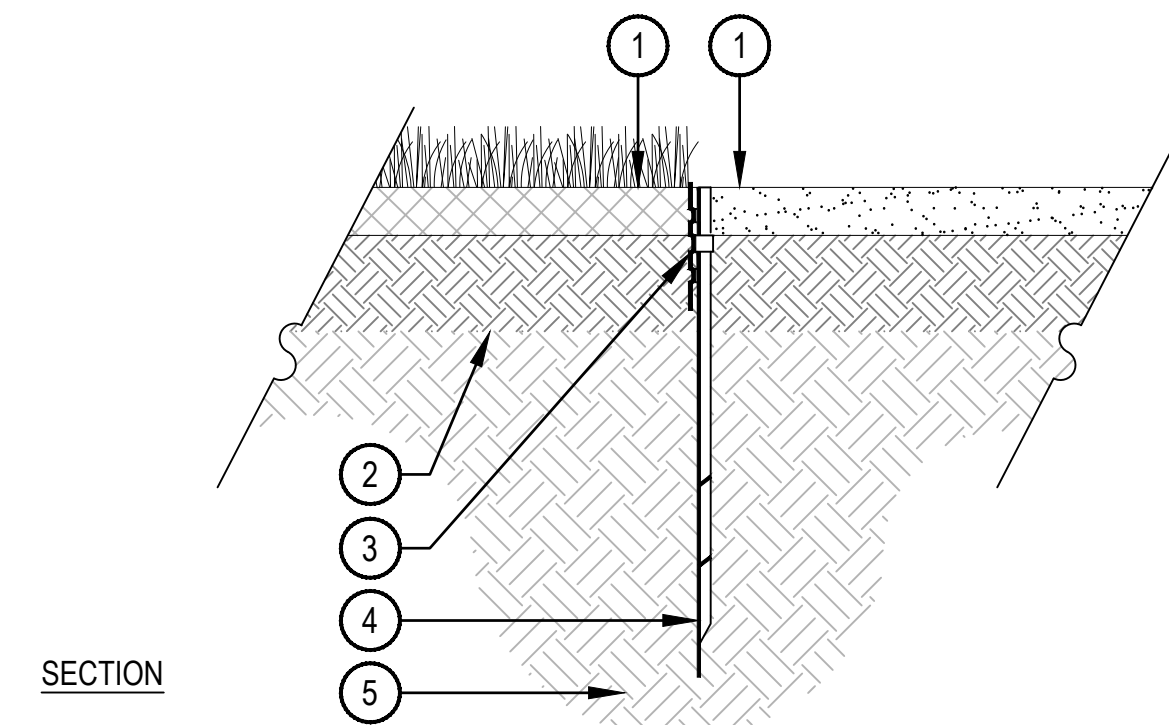
- 1 TRUNK PROTECTION - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE. NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- 2 BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- 3 PLACE SIGNS EVERY 50'. PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

**3 TREE PROTECTION**

SCALE: 1/8" = 1'-0"



- 1 BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE. REFER TO MATERIAL SCHEDULE FOR BOULDER TYPE AND SIZES
- 2 ADJACENT MATERIAL, REFER TO PLAN
- 3 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROXY DENSITY
- 4 UNDISTURBED GRADE



- 1 FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- 2 AMENDED SOIL PER SPECIFICATIONS
- 3 BENDA BOARD EDGER, REFER TO MATERIAL SCHEDULE, TO CONTAIN SHRUB BEDS WHEN ADJACENT TO NATIVE GRASS AREAS OR OTHER SOFT SURFACE
- 4 EDGER STAKE
- 5 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

- NOTES:**
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
  2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
  3. ENSURE POSITIVE DRAINAGE.

**5 LANDSCAPE BOULDER**

SCALE: 3/4" = 1'-0"

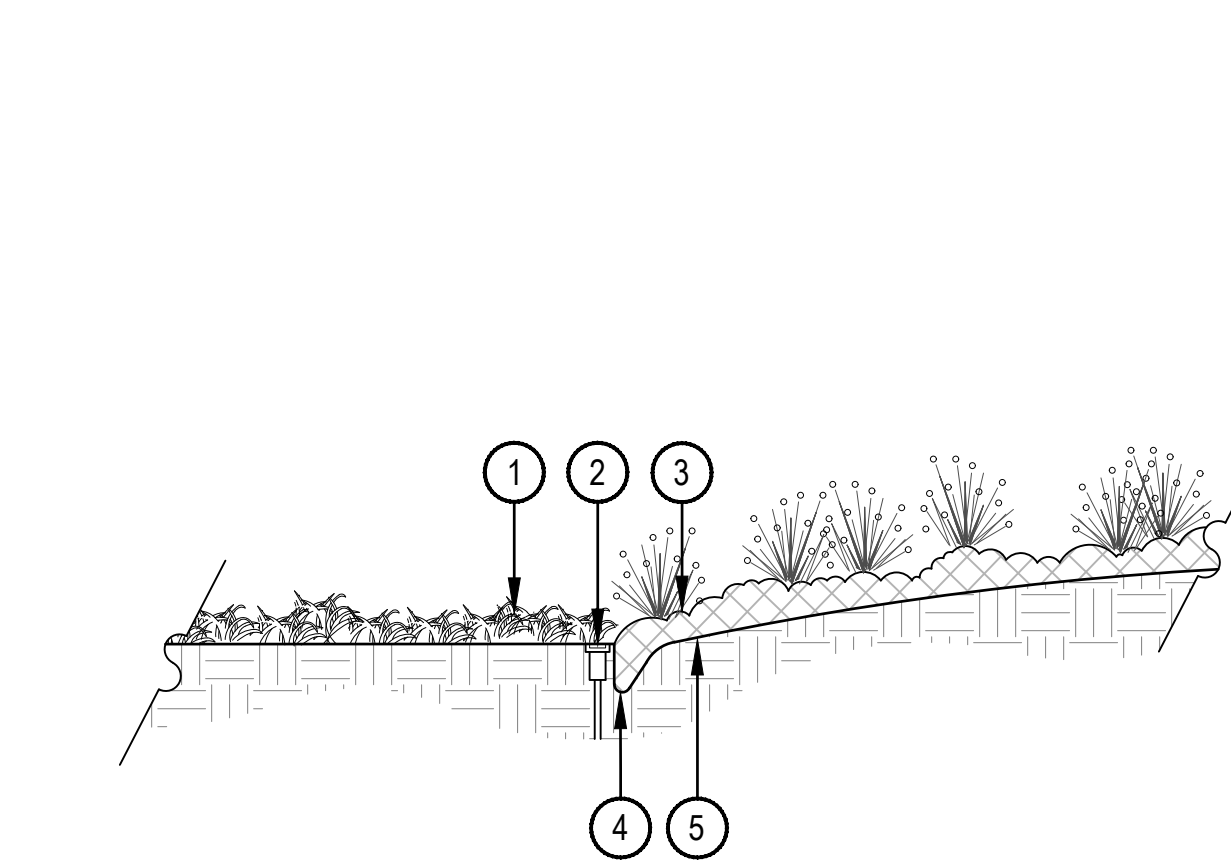
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**6 BENDA BOARD EDGER**

SCALE: 1" = 1'-0"

**4 ORNAMENTAL GRASS AND PERENNIAL PLANT LAYOUT**

SCALE: 1" = 1'-0"



- 1 TURFGRASS OR DYLAND SEED
- 2 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- 3 PLANTING BED
- 4 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADE EDGE
- 5 SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

**7 SPADE CUT EDGE**

SCALE: 1/2" = 1'-0"



**MOUNTAIN VILLAGE HOTEL**  
 PROJECT NUMBER: 1152-01-3146  
 MOUNTAIN VILLAGE, COLORADO  
 PLANNED UNIT DEVELOPMENT AMENDMENT

**OWNER:**  
 TIARA TELLURIDE LLC  
 ANKUR PATEL  
 450 S OLD DIXIE HWY  
 SUITE 8  
 JUPITER, FL 33458  
 561-747-4384










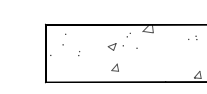
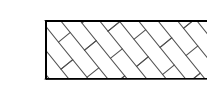
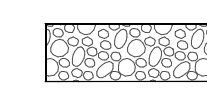
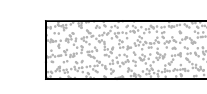
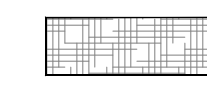
**NOT FOR CONSTRUCTION**

**DATE:**  
 03/16/22: PUD AMEND  
 & DRB  
 05/23/22 SUB. 2  
 06/07/22 SUB. 3




**SHEET TITLE:**  
 HARDSCAPE  
 PLAN

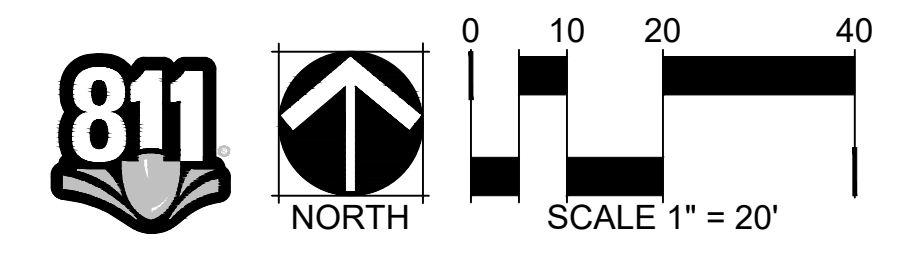
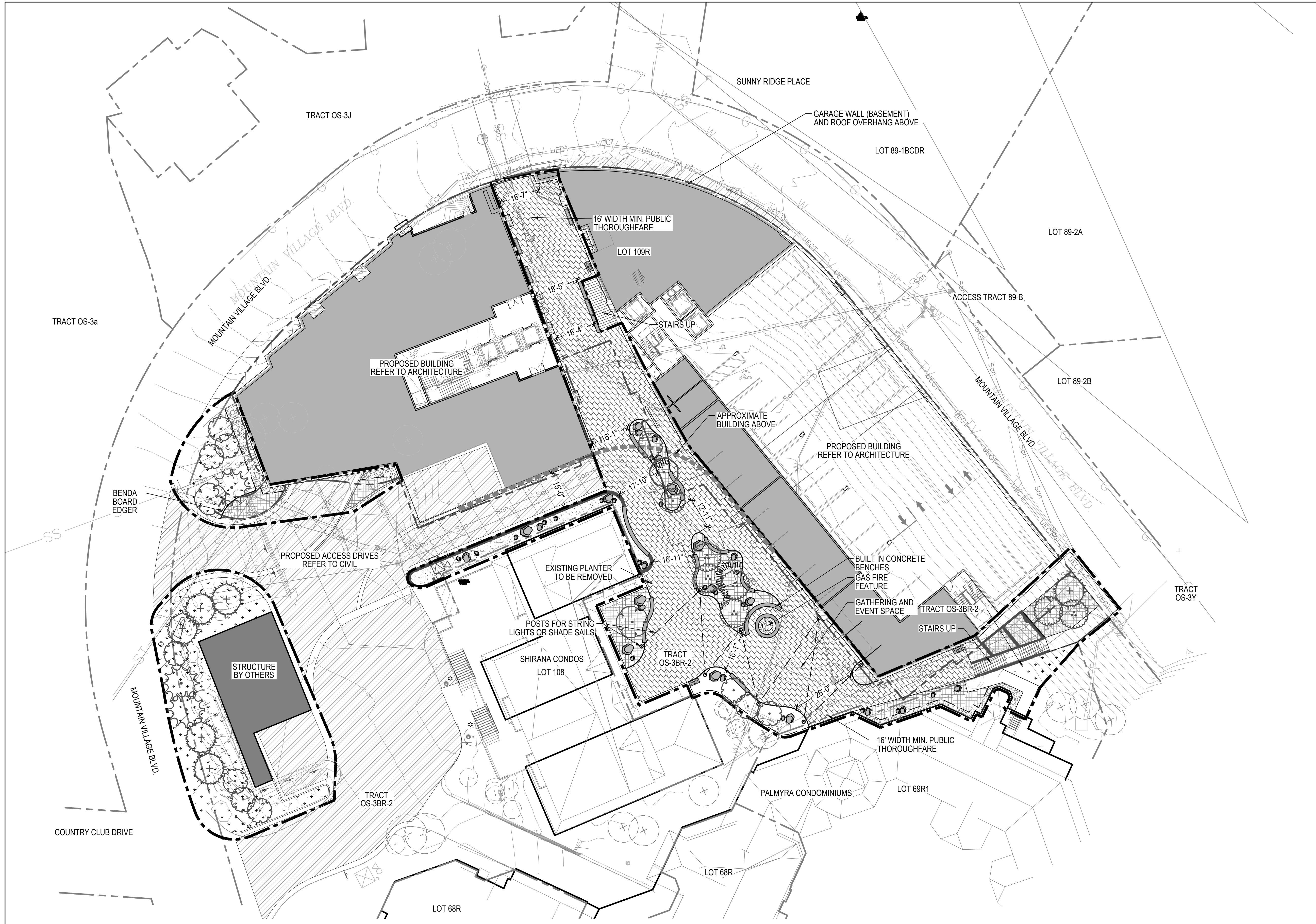
LS-401

**HARDSCAPE LEGEND**

	CONCRETE BENCH (CUSTOM) - DTL 7/LS-501
	TRASH AND RECYCLING
	LANDSCAPE BOULDERS DTL 5/L-501
	MATCH LINE
	LIMIT OF WORK
	LOT LINE
	SPADE CUT EDGER DTL 7/L-501
	BENDA BOARD EDGER OR PAVER RESTRAIN RAIL WHEN ADJACENT TO PAVERS DTL 6/L-501 & DTL 2/LS-501
	RETAINING WALL, REFER TO CIVIL
	STANDARD CONCRETE DTL 1/LS-501
	PAVER A DTL 2/LS-501
	LANDSCAPE ROCK DTL 6/L-501
	DECOMPOSED GRANITE DTL 3/L-501
	WOOD MULCH DTL 4,6 & 7/L-501

**LANDSCAPE LEGEND**

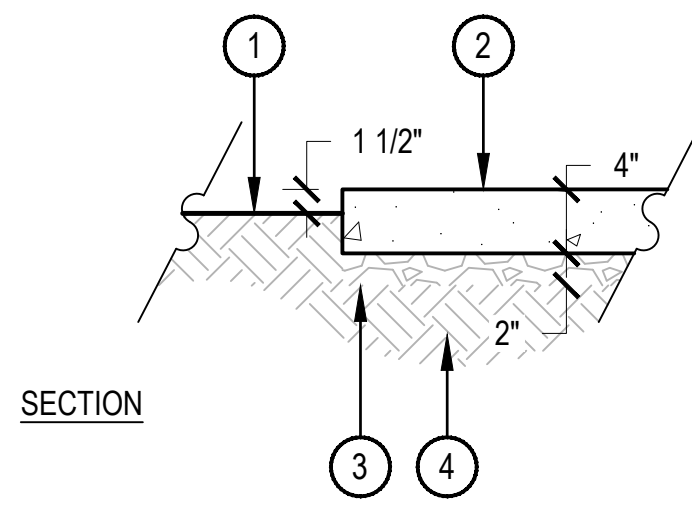
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN DTL 3/L-501
	PROPOSED TREES DTL 1/L-501



CHECKED BY: TR  
 DRAWN BY: AR, TR



- 1 ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- 2 4" CONCRETE SLAB, SMOOTH FINISH
- 3 2" COMPACTED AGGREGATE BASE
- 4 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

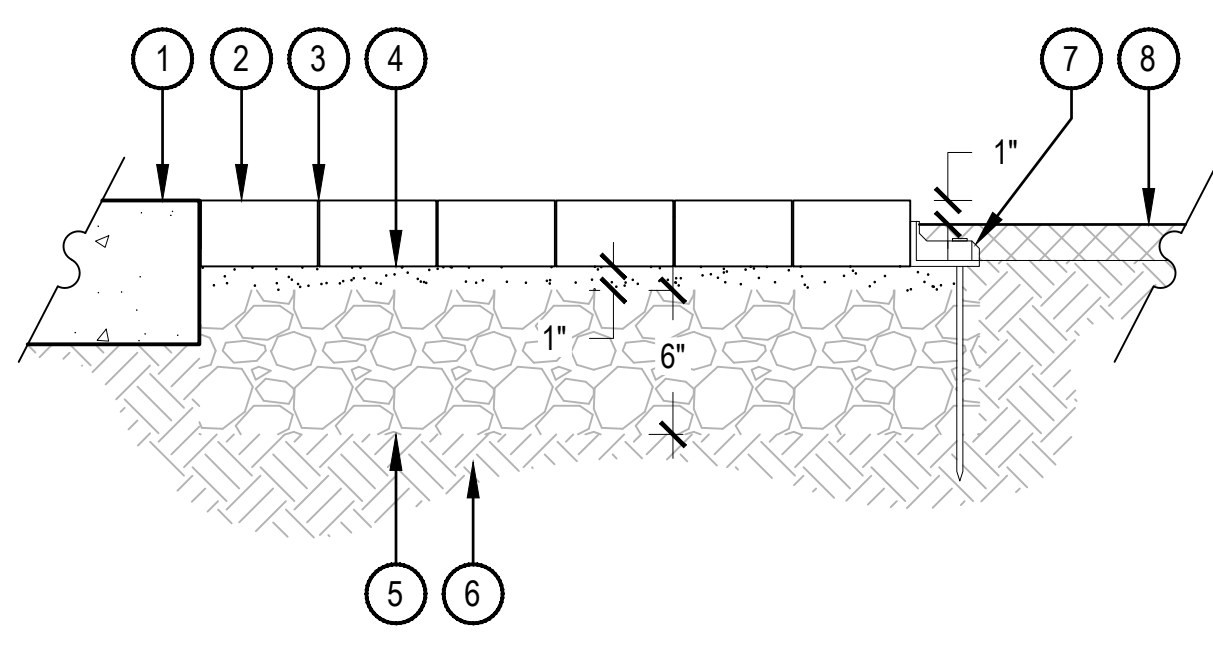


NOTES:  
 1. PROVIDE A 25 SF MOCK-UP OF CONCRETE PAVING FOR EACH FINISH SPECIFIED. MOCK-UP SHALL INCLUDE CONTROL JOINTS. MOCK-UP NOT REQUIRED FOR STANDARD BROOM FINISH.  
 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.  
 3. EXPANSION JOINTS AT 200' ON CENTER MAXIMUM OR WHERE NOTED.  
 4. CONTROL JOINTS AS SHOWN ON PLANS.  
 5. THIS DETAIL IS FOR LOW IMPACT TRAILS ONLY, SEE CIVIL DETAILS FOR ALL MAJOR CONCRETE PAVING DETAILS

**1 CONCRETE PAVING**

SCALE: 1" = 1'-0"

- 1 ADJACENT PAVING, REFER TO HARDSCAPE PLANS
- 2 PLANK PAVERS, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 3 SILICA SAND SWEEP JOINTS
- 4 1" SAND SETTING BED
- 5 6" DEPTH OF COMPACTED ROAD BASE, COMPACT TO 95% STANDARD PROCTOR DENSITY
- 6 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 7 SEK SUREBOND SNAP EDGE PAVER EDGING WITH 10" METAL STAKE, OR APPROVED EQUAL
- 8 ADJACENT LANDSCAPE, REFER TO PLANS

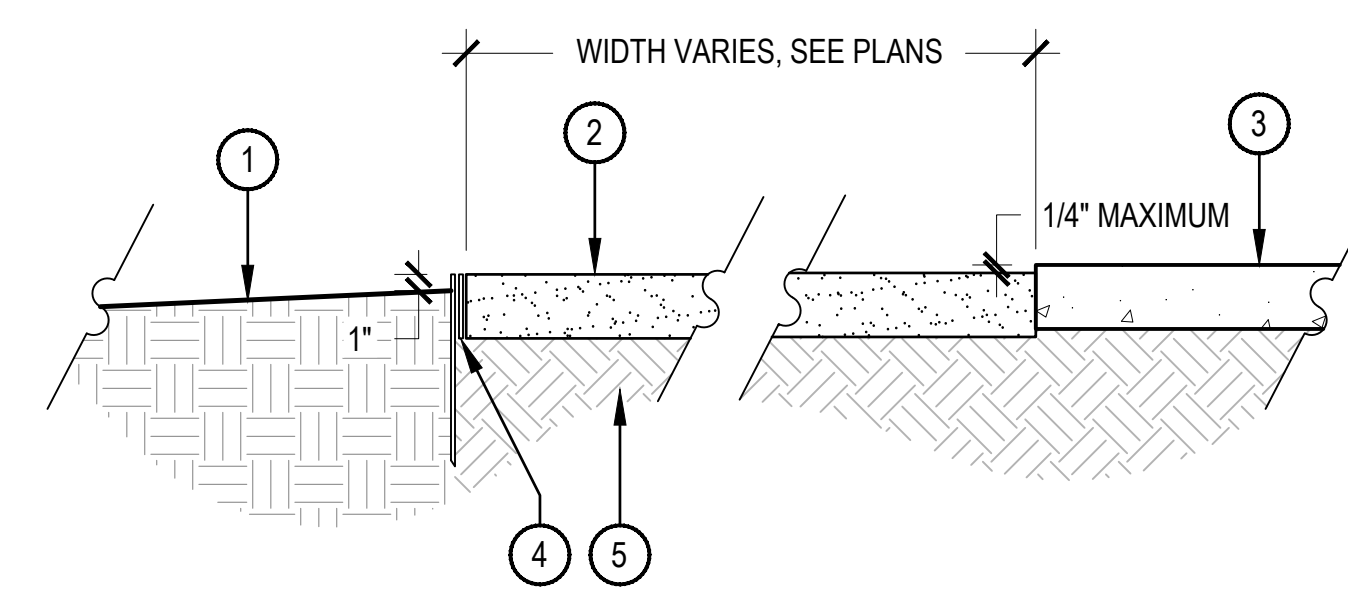


NOTES:  
 1. PROVIDE SMOOTH TRANSITION BETWEEN PLANK PAVING AND ADJACENT SURFACES.  
 2. PROVIDE POSITIVE DRAINAGE FROM ALL PAVING SURFACES.

**2 PLANK PAVING**

SCALE: 1 1/2" = 1'-0"

- 1 ADJACENT LANDSCAPE, REFER TO PLAN
- 2 AGGREGATE SURFACE, REFER TO PLANS FOR TYPE AND LOCATIONS, COMPACTED TO 4", ROLL EVERY 1" LAYER, SLOPE TO DRAIN
- 3 ADJACENT HARDSCAPE, REFER TO PLAN
- 4 EDGER, REFER TO PLANS FOR TYPE AND LOCATION
- 5 SUBGRADE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

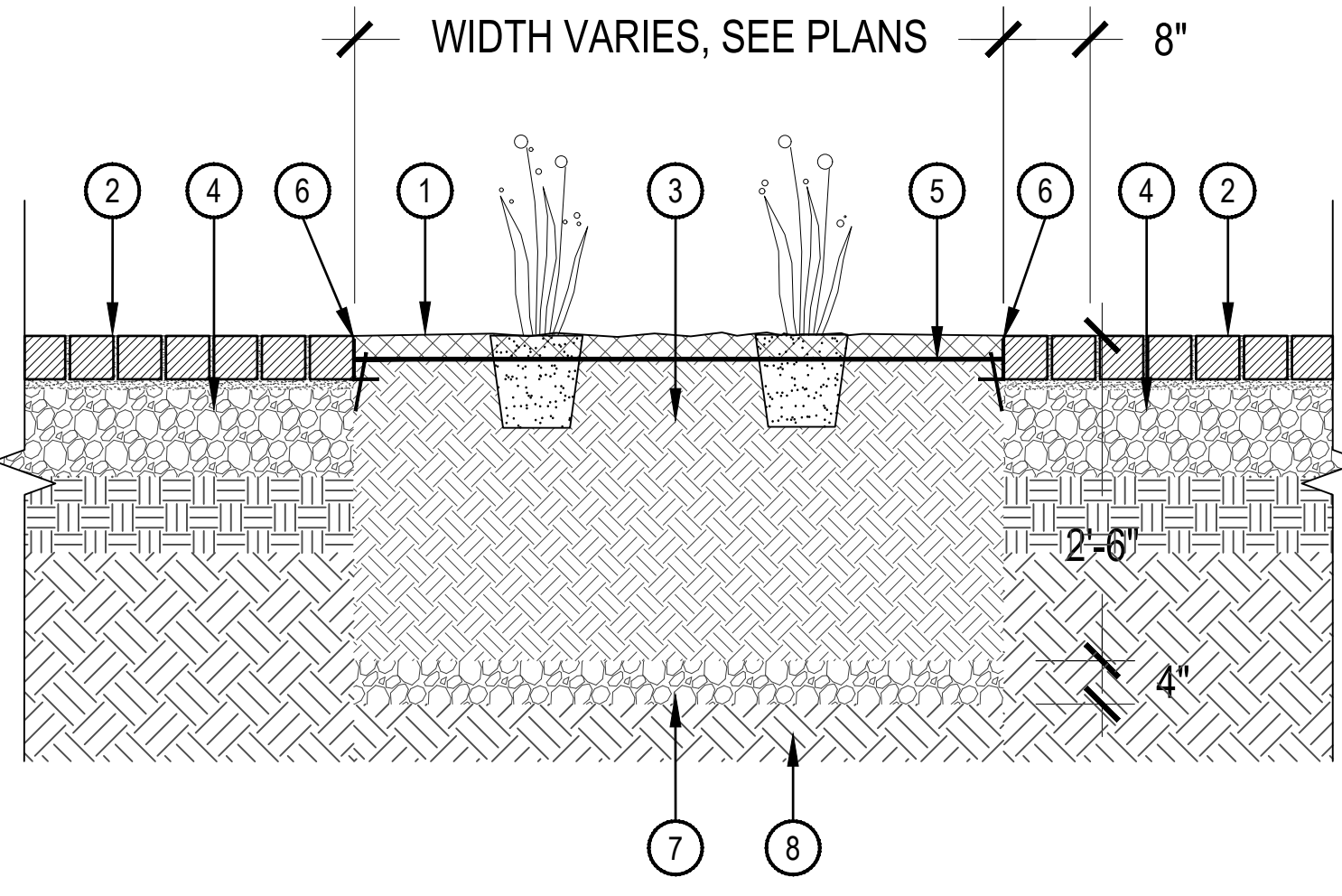


NOTES:  
 1. SLOPE ADJACENT LANDSCAPE AWAY FROM TRAIL OR PROVIDE APPROPRIATE DRAINAGE.

**3 AGGREGATE SURFACE**

SCALE: 1" = 1'-0"

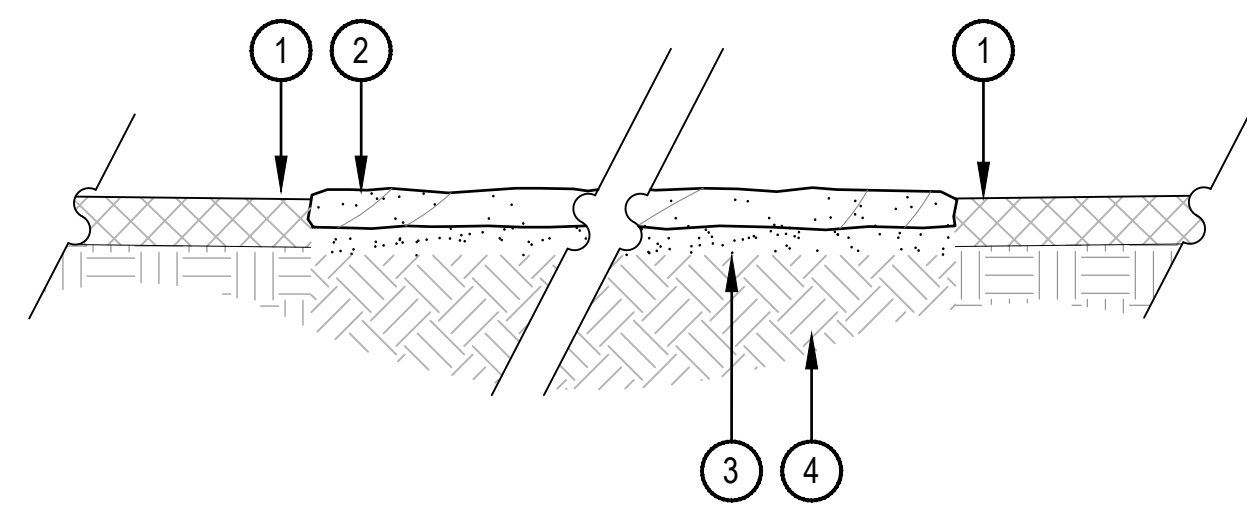
- 1 PLANTING BED MULCH, REFER TO MATERIAL SCHEDULE
- 2 ADJACENT PAVERS, SEE PLAN FOR TYPE AND MATERIAL SCHEDULE FOR MORE INFORMATION
- 3 AMENDED TOPSOIL, REFER TO LANDSCAPE SPECIFICATIONS FOR TYPE AND DEPTH
- 4 COMPACTED SUBGRADE FOR PAVERS, AS RECOMMENDED BY GEOTECHNICAL REPORT
- 5 WEED CONTROL FABRIC, REFER TO LANDSCAPE SPECIFICATIONS
- 6 PAVER RESTRAINT RAIL EDGER, STAKED, TOP OF EDGER
- 7 4" DEPTH OF GRAVEL FOR PLANTER DRAINAGE
- 8 UNDISTURBED SUBGRADE



**4 PLAZA PLANTER**

SCALE: 3/4" = 1'-0"

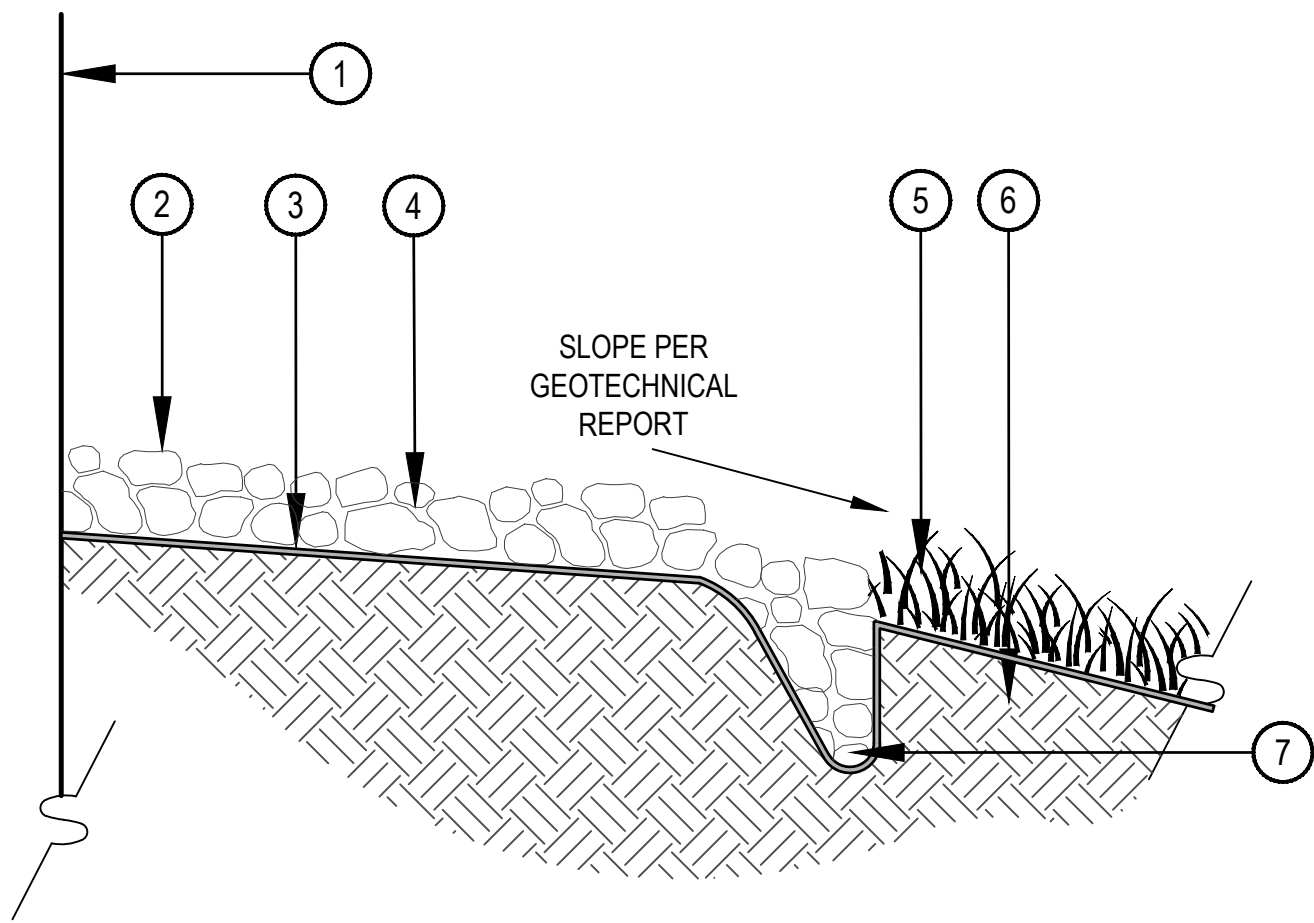
- 1 SET EDGE OF STONE 1/2" ABOVE GRADE IN BED AREAS
- 2 DIMENSION CUT SANDSTONE SLAB STEPPER, MIN 2" DEPTH
- 3 2" DEEP SETTING SAND
- 4 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



**5 SANDSTONE STEPPER**

SCALE: 1" = 1'-0"

- 1 ADJACENT BUILDING
- 2 RIVER ROCK COBBLE; MIX OF 75% 2"-4" COBBLE AND 25% 6"-12" COBBLE
- 3 WEED BARRIER FABRIC; 24" MINIMUM LAP JOINT
- 4 FINISH GRADE
- 5 ADJACENT NATIVE GRASS OR LANDSCAPE BED, REFER TO LANDSCAPE PLANS FOR ADJACENT TREATMENT TYPE
- 6 UNDISTURBED SUBGRADE
- 7 SPADE CUT EDGE OF DRIP LINE

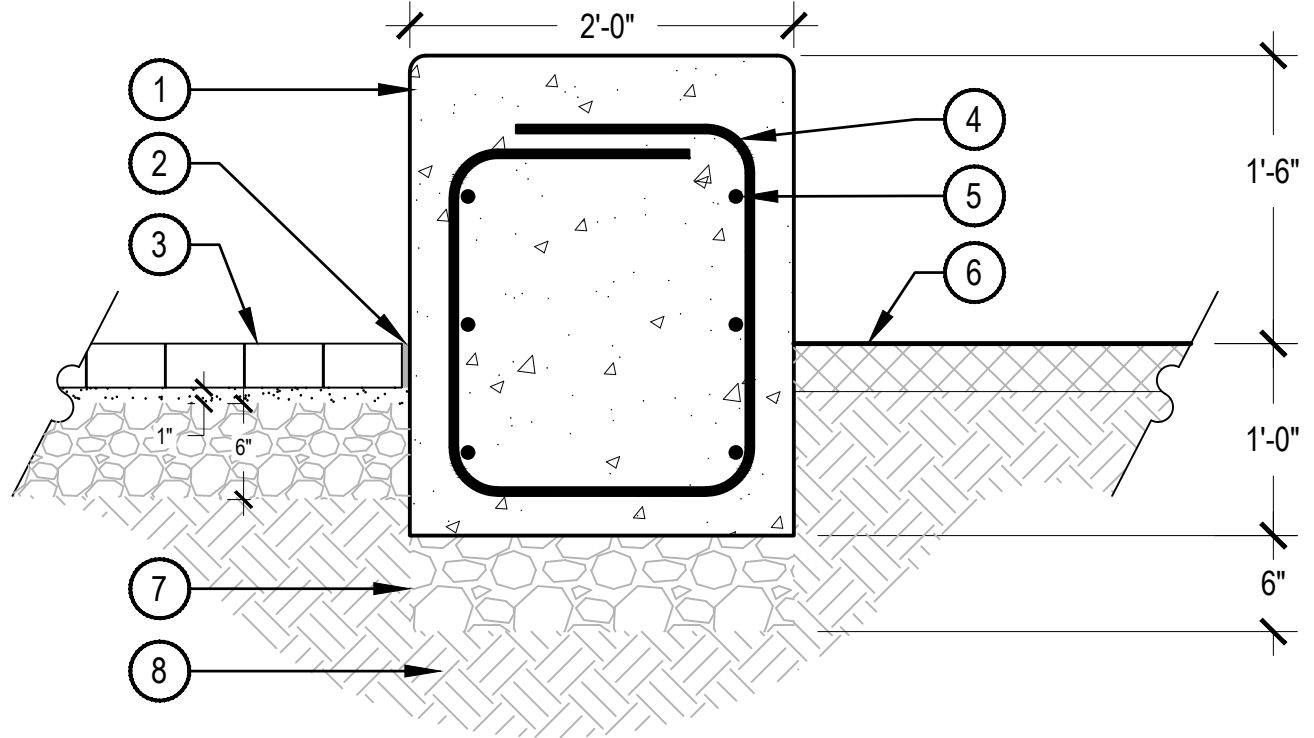


NOTES:  
 1. COBBLE DRIP LINE TO BE INCLUDED AROUND PERIMETER OF ALL BUILDINGS WHERE ROOF LINE EXTENDS AND SHEDS WATER / SNOW.

**6 COBBLE DRIP LINE**

N.T.S.

- 1 CONCRETE SEATWALL, 1" RADIUS ON ALL EXPOSED CORNER, REFER TO MATERIAL SCHEDULE FOR FINISH
- 2 EXPANSION JOINT
- 3 ADJACENT HARDSCAPE, REFER TO LANDSCAPE AND HARDSCAPE PLANS
- 4 #4 REBAR LOOP, 24" ON CENTER DOWN EACH FACE OF WALL
- 5 (3) #6 REBAR EQUALLY SPACED (VERTICALLY) ON EACH SIDE, CONTINUOUS DOWN LENGTH OF WALL, OVERLAP SPLICES 12"
- 6 SURROUNDING LANDSCAPE, REFER TO PLANS
- 7 COMPACTED AGGREGATE BASE
- 8 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



NOTES:  
 1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE, THIS DETAIL HAS NOT BEEN ENGINEERED.  
 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.  
 3. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".  
 4. VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.  
 5. VERTICAL FACES OF WALL SHALL BE PLUMB, WITH NO INCONSISTENCIES GREATER THAN 1/4" IN 10'-0" MEASURED IN ANY DIRECTION ALONG THE FACE OF THE WALL.  
 6. SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.

**7 FREESTANDING CONCRETE BENCHES**

SCALE: 1" = 1'-0"

CHECKED BY: TR  
 DRAWN BY: AR, TR



**Mountain Village Hotel**  
LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: PART OF COOPERATION  
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KATSIAS  
LEORD  
401827

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

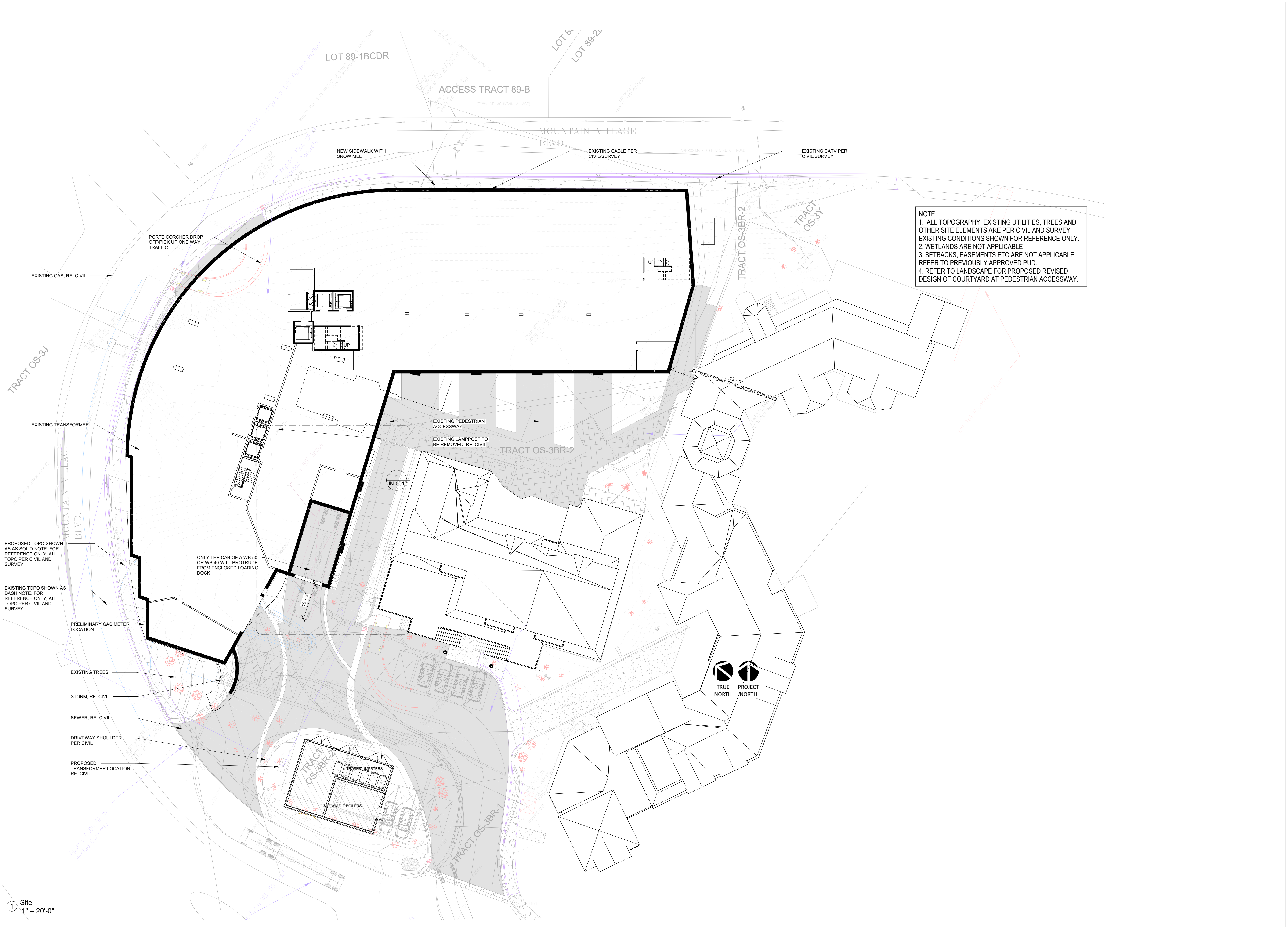
SEAL

Project Number  
JOB NO.

ARCHITECTURAL SITE  
PLAN

A-0.00

**NOTE:**  
1. ALL TOPOGRAPHY, EXISTING UTILITIES, TREES AND  
OTHER SITE ELEMENTS ARE PER CIVIL AND SURVEY.  
EXISTING CONDITIONS SHOWN FOR REFERENCE ONLY.  
2. WETLANDS ARE NOT APPLICABLE  
3. SETBACKS, EASEMENTS ETC ARE NOT APPLICABLE.  
REFER TO PREVIOUSLY APPROVED PUD.  
4. REFER TO LANDSCAPE FOR PROPOSED REVISED  
DESIGN OF COURTYARD AT PEDESTRIAN ACCESSWAY.





ROOM LEGEND

	1BR APARTMENT		KITCHEN
	1BR+ APARTMENT		OFFICE
	2BD CONDO		PARKING
	2BR APARTMENT		RECREATIONAL
	3BR CONDO		RESTAURANT
	4BR CONDO		RESTROOM
	BALCONY		
	BOH		
	COMMERCIAL		
	CONFERENCE		
	DINING		
	EMPLOYEE HOUSING		
	HOTEL MOD		
	HOTEL SUITE		

LEVEL G2 BACK OF HOUSE ROOM AREAS

LEVEL	NAME	NUMBER	AREA
LEVEL G2 PARKING (9510)	MECH	109d	212 SF
LEVEL G2 PARKING (9510)	BOILER ROOM	231Q	699 SF
LEVEL G2 PARKING (9510)	DELIVERY TRUCK & GARBAGE COLLECTION	231R	689 SF
LEVEL G2 PARKING (9510)	MECH	G201	218 SF
LEVEL G2 PARKING (9510)	TRASH	G202	244 SF
LEVEL G2 PARKING (9510)	BACK OF HOUSE, LAUNDRY, MECH.	G203-205	3954 SF
LEVEL G2 PARKING (9510)	TEMP TRASH HOLDING	G205A	81 SF
LEVEL G2 PARKING (9510)	LOADING/UNLOADING	G206	303 SF
LEVEL G2 PARKING (9510)	PARKING	G208	25478 SF
TOTAL: 9			31879 SF

(AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM)

PARKING LEGEND

TYPE	PARKING LEVEL			TOTAL
	G2	G1	G1A	
STANDARD	46	23	25	94
COMPACT	7	-	2	9
VAN ACCESSIBLE	1	-	-	1
STANDARD ACCESSIBLE	2	2	-	4
<b>TOTAL</b>	<b>56</b>	<b>25</b>	<b>27</b>	<b>108</b>

- NOTES:  
 1. (1) DEDICATED HOA MAINTENANCE SPACE PER PUD, RE: G2  
 2. STANDARD PARKING SPACE = 9' - 0" X 19' - 0" PER CDC  
 3. COMPACT PARKING SPACE = 9' - 0" X 16' - 0" PER CDC  
 4. (2) EMPLOYEE APARTMENT SPACES INCLUDED IN TOTAL

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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

SEAL

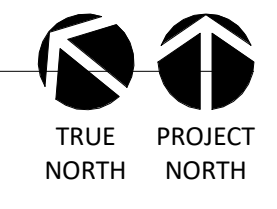
Project Number  
JOB NO.

FLOOR PLAN - LEVEL G2 -  
OVERALL

A-1.01



1 LEVEL G2 PARKING (9510)  
1/16" = 1'-0"





ROOM LEGEND

- 1BR APARTMENT
- HOTEL MOD
- 1BR+ APARTMENT
- HOTEL SUITE
- 2BD CONDO
- KITCHEN
- 2BR APARTMENT
- OFFICE
- 3BR CONDO
- PARKING
- 4BR CONDO
- RECREATIONAL
- BALCONY
- RESTAURANT
- BOH
- RESTROOM
- COMMERCIAL
- CONFERENCE
- DINING
- EMPLOYEE HOUSING

LEVEL G1 NON-RESIDENTIAL INTERIOR AREA			
NAME	LEVEL	NUMBER	AREA
MARKET	LEVEL G1 PARKING (9520)	G102C	3399 SF
RETAIL	LEVEL G1 PARKING (9520)	G102A	1088 SF
PARKING	LEVEL G1 PLAZA (9522)	G203	10419 SF
RESTROOM	LEVEL G1 PLAZA (9522)	G103	388 SF
RETAIL	LEVEL G1 PLAZA (9522)	G102B	832 SF
SKI/EQUIPMENT STORAGE	LEVEL G1 PLAZA (9522)	G101	1282 SF
SPA	LEVEL G1 PLAZA (9522)	108	8887 SF
<b>TOTAL:</b>	<b>7</b>		<b>26295 SF</b>

\*AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

PARKING LEGEND	PARKING LEVEL			TOTAL
	G2	G1	G1A	
STANDARD	46	23	25	94
COMPACT	7	-	2	9
VAN ACCESSIBLE	1	-	-	1
STANDARD ACCESSIBLE	2	2	-	4
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NOTES:  
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 3. COMPACT PARKING SPACE = 9' - 0" x 16' - 0" PER CDC  
 4. (2) EMPLOYEE APARTMENT SPACES INCLUDED IN TOTAL

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Item	No.	Date	Description

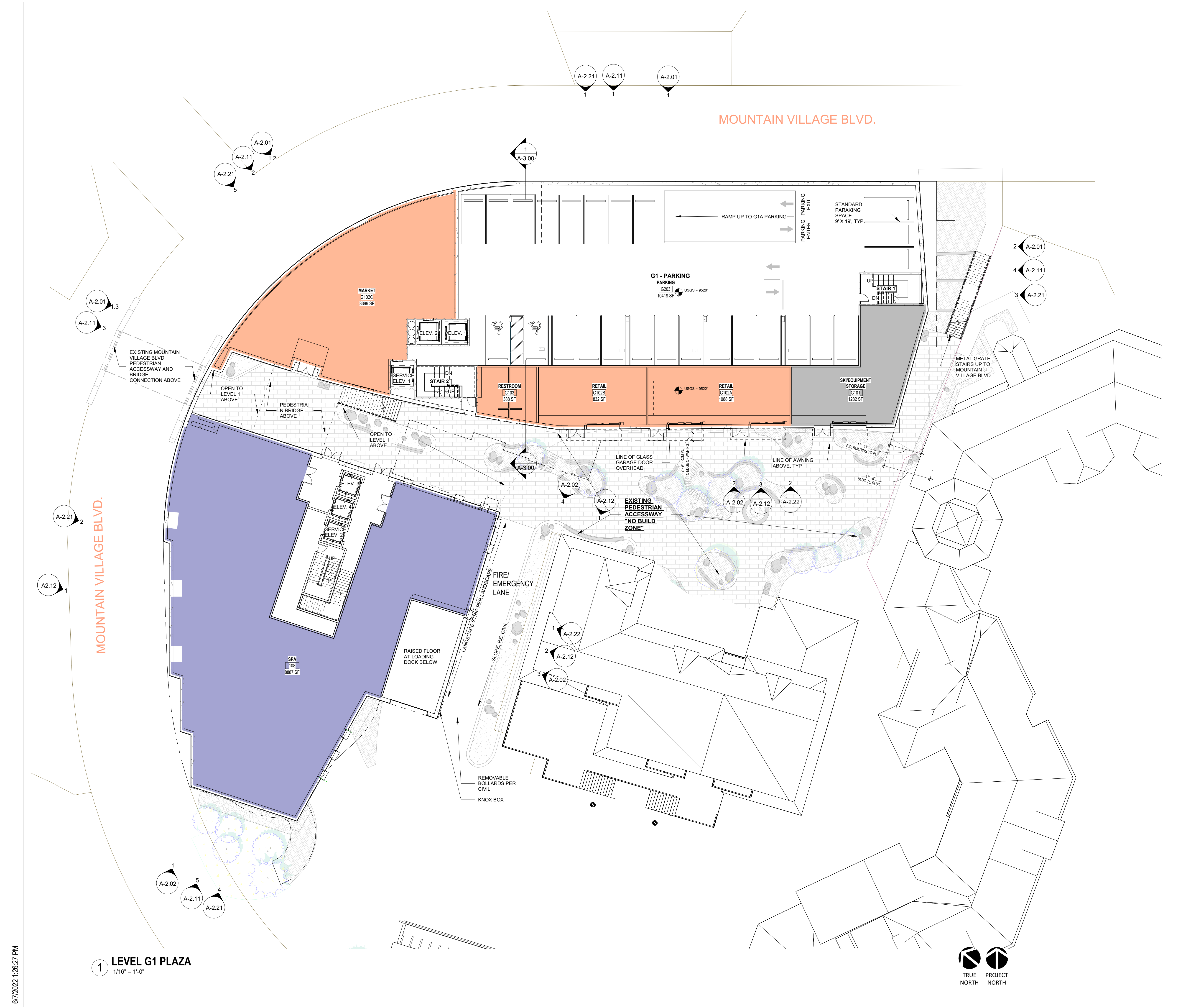
LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

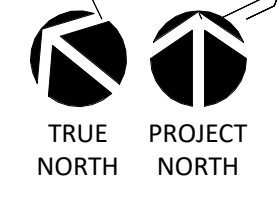
SEAL  
 Project Number  
 JOB NO.

FLOOR PLAN - LEVEL G1  
 PLAZA - OVERALL

A-1.02



1 LEVEL G1 PLAZA  
 1/16" = 1'-0"





**ROOM LEGEND**

1BR APARTMENT	HOTEL MOD
1BR+ APARTMENT	HOTEL SUITE
2BD CONDO	KITCHEN
2BR APARTMENT	OFFICE
3BR CONDO	PARKING
4BR CONDO	RECREATIONAL
BALCONY	RESTAURANT
BOH	RESTROOM
COMMERCIAL	
CONFERENCE	
DINING	
EMPLOYEE HOUSING	

**LEVEL 1 NON-RESIDENTIAL INTERIOR AREA**

NAME	LEVEL	NUMBER	AREA
BAR	LEVEL 1 (9535)	109	1014 SF
FIRE DPMT/ANNUNCIATOR	LEVEL 1 (9535)	103	157 SF
HOTEL ADMIN	LEVEL 1 (9535)	104	574 SF
KITCHEN	LEVEL 1 (9535)	107	747 SF
LOBBY LOUNGE	LEVEL 1 (9535)	110	5454 SF
RESIDENTIAL LOBBY	LEVEL 1 (9535)	101	278 SF
RESTROOM	LEVEL 1 (9535)	108	142 SF
SOTHEBY'S OFFICE	LEVEL 1 (9535)	106	648 SF
VALET	LEVEL 1 (9535)	102	101 SF
VAULT OFFICE	LEVEL 1 (9535)	105	995 SF
<b>TOTAL: 10</b>			<b>10110 SF</b>

\*AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

**PARKING LEGEND**

TYPE	PARKING LEVEL			TOTAL
	G2	G1	G1A	
STANDARD	46	23	25	94
COMPACT	7	-	2	9
VAN ACCESSIBLE	1	-	-	1
STANDARD ACCESSIBLE	2	2	-	4
<b>TOTAL</b>	<b>56</b>	<b>25</b>	<b>27</b>	<b>108</b>

**NOTES:**

- (1) DEDICATED HOA MAINTENANCE SPACE PER PUD, RE: G2
- STANDARD PARKING SPACE = 9' - 0" x 19' - 0" PER CDC
- COMPACT PARKING SPACE = 9' - 0" x 16' - 0" PER CDC
- (2) EMPLOYEE APARTMENT SPACES INCLUDED IN TOTAL

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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

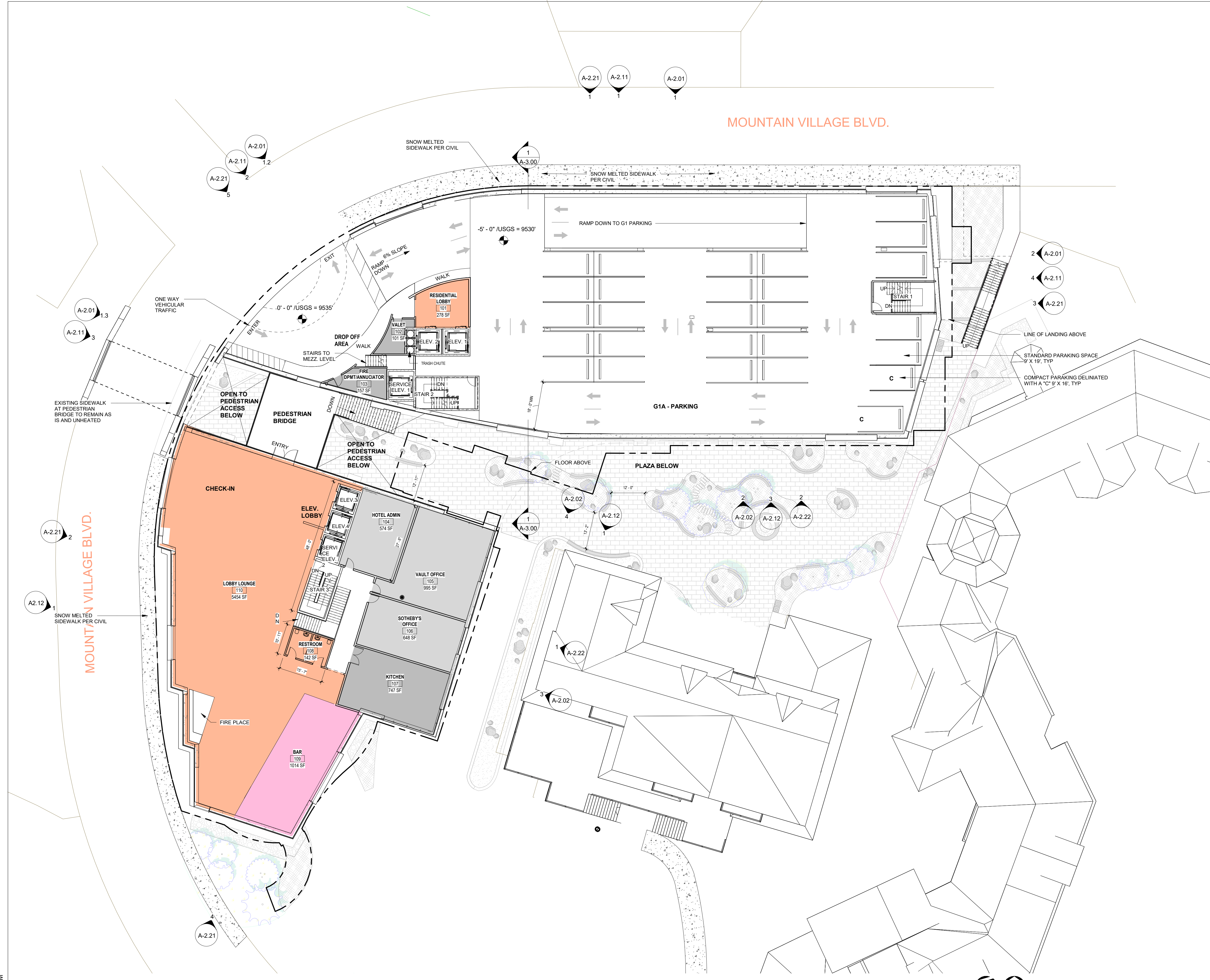
SEAL

Project Number

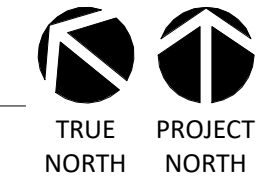
JOB NO.

FLOOR PLAN - LEVEL 1/G1A  
 PARKING - OVERALL

**A-1.03**



**1 LEVEL 1 (9535')**  
 1/16" = 1'-0"





ROOM LEGEND

- 1BR APARTMENT
- 1BR+ APARTMENT
- 2BD CONDO
- 2BR APARTMENT
- 3BR CONDO
- 4BR CONDO
- BALCONY
- BOH
- COMMERCIAL
- CONFERENCE
- DINING
- EMPLOYEE HOUSING
- HOTEL MOD
- HOTEL SUITE
- KITCHEN
- OFFICE
- PARKING
- RECREATIONAL
- RESTAURANT
- RESTROOM

LEVEL 1 MEZZANINE NON-RESIDENTIAL INTERIOR AREA			
NAME	LEVEL	NUMBER	AREA
HOST CINEMA	LEVEL 1 MEZZANINE (9540)	M135	599 SF
HOST GAME ROOM	LEVEL 1 MEZZANINE (9540)	M130	420 SF
HOST KITCHEN	LEVEL 1 MEZZANINE (9540)	M121	407 SF
HOST LAUNDRY	LEVEL 1 MEZZANINE (9540)	M103	311 SF
HOST LOUNGE AND SELF COOKING	LEVEL 1 MEZZANINE (9540)	M102	592 SF
LIBRARY AND SELF LEARNING	LEVEL 1 MEZZANINE (9540)	M116	696 SF
<b>TOTAL: 6</b>			<b>3025 SF</b>

LEVEL 1 MEZZANINE NRESIDENTIAL INTERIOR AREA			
NAME	LEVEL	NUMBER	AREA
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M101	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M102	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M103	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M104	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M105	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M106	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M107	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M108	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M109	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M110	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M111	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M112	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M113	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M114	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M115	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M116	321 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M117	322 SF
EMPLOYEE HOUSING	LEVEL 1 MEZZANINE (9540)	M118	322 SF
EMPLOYEE APARTMENT	LEVEL 1 MEZZANINE (9540)	M119	411 SF
EMPLOYEE APARTMENT	LEVEL 1 MEZZANINE (9540)	M120	410 SF
<b>TOTAL: 20</b>			<b>6617 SF</b>

UNIT SUMMARY					
LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TRD	TRD	TRD	EMPLOYEE UNITS 13,728
LEVEL 02	HOTEL MOD	491-749	24	31	HOTEL UNITS 32,287
	HOTEL JR. SUITE	825-875	24		
	HOTEL SUITE	826-1199	3		
LEVEL 03	HOTEL MOD	507-722	54		
	HOTEL JR. SUITE	821-744	3		
	HOTEL SUITE	827-1165	4		
LEVEL 04	1BR APARTMENT	740-938	8	18	APARTMENT UNITS 30,473
	1BR APARTMENT - BBA	1000-1125	3		
	2BR APARTMENT	1129-1388	3		
LEVEL 05	2BR CONDO	1374-1594	7	10	CONDO UNITS 30,288
	3BR CONDO	2124-2240	3		
LEVEL 06	3BR CONDO	1616-2123	5	5	CONDO UNITS 29,412
LEVEL 07	3BR CONDO	1595-1773	2	7	CONDO UNITS 23,990
	4BR CONDO	2312-3770	5		
<b>TOTALS</b>					<b>191,818</b>

UNIT MIX				
RESIDENTIAL UNITS:	TOTALS	HOTEL UNITS:	TOTALS	
EMPLOYEE	20	HOTEL MOD	48 (77%)	62
1BR APARTMENT	11	HOTEL JR. SUITE	56	
2BR APARTMENT	07	HOTEL SUITE	14 (23%)	
2BR CONDO	07			
3BR CONDO	08			
3-4 BR PENTHOUSE CONDO	07			

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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

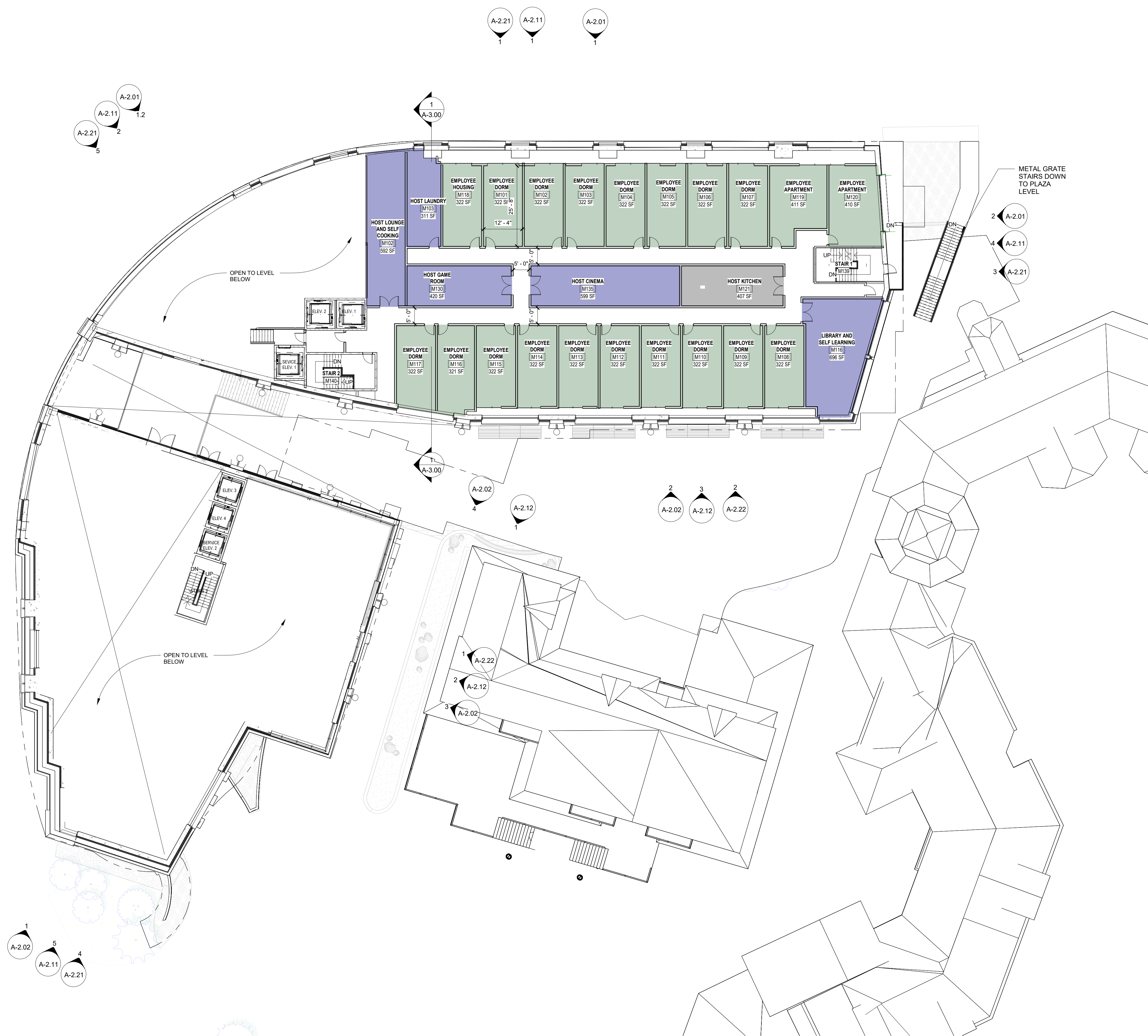
LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

SEAL

Project Number  
JOB NO.

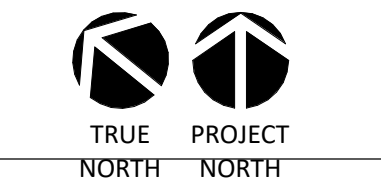
FLOOR PLAN - LEVEL 1  
MEZZANINE - OVERALL

A-1.04



1 LEVEL 1 MEZZANINE  
1/16" = 1'-0"

\*AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM





ROOM LEGEND

- 1BR APARTMENT
- 1BR+ APARTMENT
- 2BD CONDO
- 2BR APARTMENT
- 3BR CONDO
- 4BR CONDO
- BALCONY
- BOH
- COMMERCIAL
- CONFERENCE
- DINING
- EMPLOYEE HOUSING
- HOTEL MOD
- HOTEL SUITE
- KITCHEN
- OFFICE
- PARKING
- RECREATIONAL
- RESTAURANT
- RESTROOM

**UNIT SUMMARY**

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL JR. SUITE	491-749	24	31 HOTEL UNITS	32,287
LEVEL 03	HOTEL JR. SUITE	821-744	3	31 HOTEL UNITS	31,622
LEVEL 04	HOTEL MOD	827-722	3	18 APARTMENT UNITS	30,473
LEVEL 05	1 BR APARTMENT	745-598	5		
	1 BR APARTMENT + BIA	1009-1125	3		
	2 BR APARTMENT	1125-1388	7		
	2 BR CONDO	2124-2340	3		
LEVEL 06	3 BR CONDO	1616-2123	5	5 CONDO UNITS	29,412
LEVEL 07	3 BR CONDO	1985-2193	2		
	4 BR CONDO	2312-3270	5	7 CONDO UNITS	23,990
TOTALS					191,810

**UNIT MIX**

RESIDENTIAL UNITS	TOTALS	HOTEL UNITS	TOTALS
EMPLOYEE	20	HOTEL MOD	48 (77%)
1 BR APARTMENT	11	HOTEL JR. SUITE	68 (14 (23%))
2 BR APARTMENT	07	HOTEL SUITE	08
2 BR CONDO	08		
3 BR CONDO	05		
3-4 BR PENTHOUSE CONDO	07		

**LEVEL 2 NON-RESIDENTIAL INTERIOR AREA**

LEVEL	NAME	NUMBER	AREA
LEVEL 2 (9550)	BOH	233	155 SF
LEVEL 2 (9550)	HKPG	232	306 SF
TOTAL: 2			461 SF

**LEVEL 2 HOTEL ROOM INTERIOR AREA**

LEVEL	NAME	NUMBER	AREA
LEVEL 2 (9550)	HOTEL MOD	214	757 SF
LEVEL 2 (9550)	HOTEL MOD	212	622 SF
LEVEL 2 (9550)	HOTEL MOD	210	627 SF
LEVEL 2 (9550)	HOTEL MOD	208	622 SF
LEVEL 2 (9550)	HOTEL MOD	206	523 SF
LEVEL 2 (9550)	HOTEL MOD	204	632 SF
LEVEL 2 (9550)	HOTEL MOD	203	514 SF
LEVEL 2 (9550)	HOTEL MOD	205	514 SF
LEVEL 2 (9550)	HOTEL MOD	207	514 SF
LEVEL 2 (9550)	HOTEL MOD	209	514 SF
LEVEL 2 (9550)	HOTEL MOD	211	514 SF
LEVEL 2 (9550)	HOTEL MOD	213	514 SF
LEVEL 2 (9550)	HOTEL MOD	215	553 SF
LEVEL 2 (9550)	HOTEL MOD	216	584 SF
LEVEL 2 (9550)	HOTEL MOD	217	530 SF
LEVEL 2 (9550)	HOTEL MOD	219	533 SF
LEVEL 2 (9550)	HOTEL MOD	221	552 SF
LEVEL 2 (9550)	HOTEL MOD	223	562 SF
LEVEL 2 (9550)	HOTEL MOD	225	530 SF
LEVEL 2 (9550)	HOTEL MOD	227	625 SF
LEVEL 2 (9550)	HOTEL MOD	229	486 SF
LEVEL 2 (9550)	HOTEL MOD	228	605 SF
LEVEL 2 (9550)	HOTEL MOD	226	601 SF
LEVEL 2 (9550)	HOTEL MOD	224	432 SF
TOTAL: 24			13358 SF

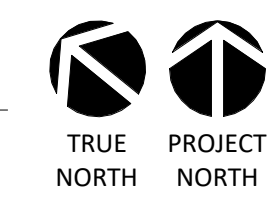
**HOTEL SUITE INTERIOR AREA LVL 2**

LEVEL	NAME	NUMBER	AREA
LEVEL 2 (9550)	HOTEL SUITE	220	1202 SF
LEVEL 2 (9550)	HOTEL SUITE	222	926 SF
LEVEL 2 (9550)	HOTEL SUITE	218	629 SF
LEVEL 2 (9550)	HOTEL SUITE	201	872 SF
LEVEL 2 (9550)	HOTEL SUITE	202	1361 SF
LEVEL 2 (9550)	HOTEL SUITE	231	855 SF
LEVEL 2 (9550)	HOTEL SUITE	230	742 SF
TOTAL: 7			6587 SF

NOTE: AREAS SHOWN ARE TAKEN TO INSIDE FACE OF FINISH



1 LEVEL 2  
 1/16" = 1'-0"



HOTEL SUITE OR COOPERATION  
 RELEASE OF THESE DOCUMENTS CONTEMPLATES  
 FURTHER COOPERATION AMONG THE OWNER, DESIGNER,  
 CONTRACTOR, AND THE ARCHITECT. DESIGN AND  
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 AND OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY  
 PERMITS AND APPROVALS. THE ARCHITECT'S  
 GUARANTEE OF PROFESSIONAL PERFORMANCE IS LIMITED  
 TO THE ARCHITECT'S OBLIGATION TO PROVIDE  
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 ARCHITECT'S OBLIGATION TO PROVIDE SERVICE.  
 DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS  
 ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

SEAL

Project Number  
 JOB NO.

FLOOR PLAN - LEVEL 2 -  
 OVERALL

A-1.05



ROOM LEGEND

- 1BR APARTMENT
- 1BR+ APARTMENT
- 2BD CONDO
- 2BR APARTMENT
- 3BR CONDO
- 4BR CONDO
- BALCONY
- BOH
- COMMERCIAL
- CONFERENCE
- DINING
- EMPLOYEE HOUSING
- HOTEL MOD
- HOTEL SUITE
- KITCHEN
- OFFICE
- PARKING
- RECREATIONAL
- RESTAURANT
- RESTROOM

UNIT SUMMARY					
LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD	13,728
LEVEL 02	HOTEL JR. SUITE	491 - 749	24	31 HOTEL UNITS	32,287
LEVEL 03	HOTEL JR. SUITE	826 - 876	3		
LEVEL 03	HOTEL MOD	868 - 1199	3		
LEVEL 03	HOTEL MOD	867 - 722	54	31 HOTEL UNITS	31,622
LEVEL 04	HOTEL JR. SUITE	821 - 744	3		
LEVEL 04	1 BR APARTMENT	746 - 508	5	18 APARTMENT UNITS	30,473
LEVEL 04	1 BR APARTMENT + BIA	1009 - 1125	3		
LEVEL 05	2 BR APARTMENT	1125 - 1368	7		
LEVEL 05	2 BR CONDO	1374 - 1598	7	10 CONDO UNITS	30,288
LEVEL 06	3 BR CONDO	2124 - 2340	3		
LEVEL 06	3 BR CONDO	1616 - 2103	5	5 CONDO UNITS	29,412
LEVEL 07	4 BR CONDO	2681 - 3193	2		
LEVEL 07	4 BR CONDO	2312 - 3270	5	7 CONDO UNITS	23,990
TOTALS					191,810

UNIT MIX			
RESIDENTIAL UNITS	TOTALS	HOTEL UNITS	TOTALS
EMPLOYEE	20	HOTEL MOD	48 (77%)
1 BR APARTMENT	11	HOTEL JR. SUITE	68
2 BR APARTMENT	07	HOTEL SUITE	08 (14 (23%))
2 BR CONDO	07		
3 BR CONDO	05		
3 BR PENTHOUSE CONDO	07		

LEVEL 3 NON-RESIDENTIAL INTERIOR AREA			
LEVEL	NAME	NUMBER	AREA
LEVEL 3 (9560.5)	BOH	335	157 SF
LEVEL 3 (9560.5)	HKPG	334	307 SF
TOTAL: 2			464 SF

HOTEL ROOM INTERIOR AREA			
LEVEL	NAME	NUMBER	AREA
LEVEL 3 (9560.5)	HOTEL MOD	303	516 SF
LEVEL 3 (9560.5)	HOTEL MOD	304	612 SF
LEVEL 3 (9560.5)	HOTEL MOD	305	516 SF
LEVEL 3 (9560.5)	HOTEL MOD	306	484 SF
LEVEL 3 (9560.5)	HOTEL MOD	307	421 SF
LEVEL 3 (9560.5)	HOTEL MOD	308	612 SF
LEVEL 3 (9560.5)	HOTEL MOD	309	524 SF
LEVEL 3 (9560.5)	HOTEL MOD	310	616 SF
LEVEL 3 (9560.5)	HOTEL MOD	311	524 SF
LEVEL 3 (9560.5)	HOTEL MOD	312	613 SF
LEVEL 3 (9560.5)	HOTEL MOD	313	526 SF
LEVEL 3 (9560.5)	HOTEL MOD	314	738 SF
LEVEL 3 (9560.5)	HOTEL MOD	315	562 SF
LEVEL 3 (9560.5)	HOTEL MOD	316	598 SF
LEVEL 3 (9560.5)	HOTEL MOD	317	540 SF
LEVEL 3 (9560.5)	HOTEL MOD	319	548 SF
LEVEL 3 (9560.5)	HOTEL MOD	321	560 SF
LEVEL 3 (9560.5)	HOTEL MOD	323	573 SF
LEVEL 3 (9560.5)	HOTEL MOD	325	534 SF
LEVEL 3 (9560.5)	HOTEL MOD	326	442 SF
LEVEL 3 (9560.5)	HOTEL MOD	327	618 SF
LEVEL 3 (9560.5)	HOTEL MOD	328	579 SF
LEVEL 3 (9560.5)	HOTEL MOD	329	502 SF
LEVEL 3 (9560.5)	HOTEL MOD	330	579 SF
TOTAL: 24			13338 SF

HOTEL SUITE INTERIOR AREA LVL 3			
LEVEL	NAME	NUMBER	AREA
LEVEL 3 (9560.5)	HOTEL SUITE	302	1220 SF
LEVEL 3 (9560.5)	HOTEL SUITE	301	837 SF
LEVEL 3 (9560.5)	HOTEL SUITE	318	636 SF
LEVEL 3 (9560.5)	HOTEL SUITE	331	855 SF
LEVEL 3 (9560.5)	HOTEL SUITE	332	774 SF
LEVEL 3 (9560.5)	HOTEL SUITE	322	889 SF
LEVEL 3 (9560.5)	HOTEL SUITE	320	1174 SF
TOTAL: 7			6386 SF

NOTE: AREAS SHOWN ARE TAKEN TO INSIDE FACE OF FINISH

HOTEL SUITE COORDINATION  
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

SEAL

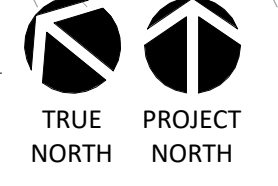
Project Number  
 JOB NO.

FLOOR PLAN - LEVEL 3 -  
 OVERALL

A-1.06



1 LEVEL 3  
 1/16" = 1'-0"





NOTICE OF COOPERATION  
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

SEAL

Project Number  
JOB NO.

FLOOR PLAN - LEVEL 4 -  
OVERALL

A-1.07

UNIT SUMMARY					
LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD	13,728
LEVEL 02	HOTEL MOD	491-749	24	31 HOTEL UNITS	32,287
	HOTEL SUITE	826-876	24		
	HOTEL SUITE	826-1199	3		
LEVEL 03	HOTEL MOD	387-722	24	31 HOTEL UNITS	31,622
	HOTEL SUITE	821-744	3		
	HOTEL SUITE	827-1165	4		
LEVEL 04	1 BR APARTMENT	746-508	8	18 APARTMENT UNITS	30,473
	1 BR APARTMENT - BIA	1008-1125	3		
	2 BR APARTMENT	1126-1368	7		
	3 BR CONDO	1315-1584	7		
LEVEL 05	3 BR CONDO	2124-2340	3	10 CONDO UNITS	30,288
LEVEL 06	3 BR CONDO	1616-2123	5	5 CONDO UNITS	29,412
	3 BR CONDO	1982-2193	2		
	4 BR CONDO	2332-3770	5	7 CONDO UNITS	23,990
TOTALS					191,810

UNIT MIX					
RESIDENTIAL UNITS	TOTALS	HOTEL UNITS	TOTALS		
EMPLOYEE	20	HOTEL MOD	48	68 (77%)	62
1 BR APARTMENT	11	HOTEL SUITE	58		
2 BR APARTMENT	07	HOTEL SUITE	08	14 (23%)	
3 BR CONDO	07				
3 BR CONDO	08				
3-4 BR PENTHOUSE CONDO	07				

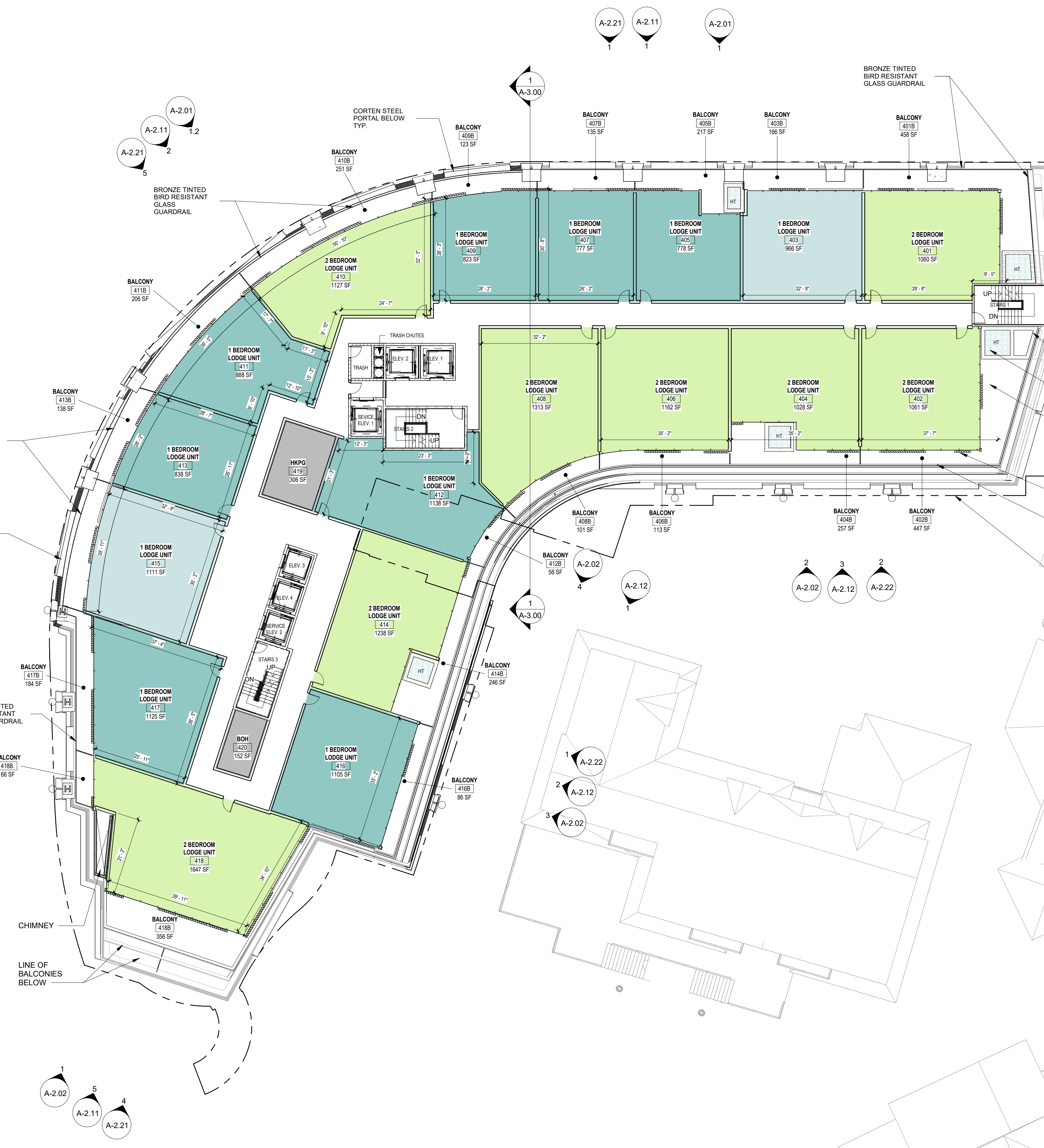
LEVEL 4 NON-RESIDENTIAL INTERIOR AREA			
LEVEL	NAME	NUMBER	AREA
LEVEL 4 (9571)	BOH	420	152 SF
LEVEL 4 (9571)	HKPG	419	306 SF
TOTAL: 2			457 SF

APARTMENT INTERIOR AREA			
LEVEL	NAME	NUMBER	AREA
LEVEL 4 (9571)	1 BEDROOM LODGE UNIT	403	966 SF
LEVEL 4 (9571)	1 BEDROOM LODGE UNIT	405	778 SF
LEVEL 4 (9571)	1 BEDROOM LODGE UNIT	407	777 SF
LEVEL 4 (9571)	1 BEDROOM LODGE UNIT	409	823 SF
LEVEL 4 (9571)	1 BEDROOM LODGE UNIT	411	888 SF
LEVEL 4 (9571)	1 BEDROOM LODGE UNIT	413	838 SF
LEVEL 4 (9571)	1 BEDROOM LODGE UNIT	415	1111 SF
LEVEL 4 (9571)	1 BEDROOM LODGE UNIT	417	1126 SF
LEVEL 4 (9571)	1 BEDROOM LODGE UNIT	416	1105 SF
LEVEL 4 (9571)	1 BEDROOM LODGE UNIT	412	1138 SF
LEVEL 4 (9571)	2 BEDROOM LODGE UNIT	408	1313 SF
LEVEL 4 (9571)	2 BEDROOM LODGE UNIT	406	1162 SF
LEVEL 4 (9571)	2 BEDROOM LODGE UNIT	404	1028 SF
LEVEL 4 (9571)	2 BEDROOM LODGE UNIT	402	1061 SF
LEVEL 4 (9571)	2 BEDROOM LODGE UNIT	401	1060 SF
LEVEL 4 (9571)	2 BEDROOM LODGE UNIT	410	1127 SF
LEVEL 4 (9571)	2 BEDROOM LODGE UNIT	414	1238 SF
LEVEL 4 (9571)	2 BEDROOM LODGE UNIT	418	1647 SF
TOTAL: 18			19184 SF

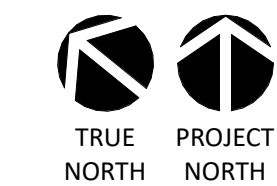
\*AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

ROOM LEGEND

- 1BR APARTMENT
- 1BR+ APARTMENT
- 2BD CONDO
- 2BR APARTMENT
- 3BR CONDO
- 4BR CONDO
- BALCONY
- BOH
- COMMERCIAL
- CONFERENCE
- DINING
- EMPLOYEE HOUSING
- HOTEL MOD
- HOTEL SUITE
- KITCHEN
- OFFICE
- PARKING
- RECREATIONAL
- RESTAURANT
- RESTROOM



1 LEVEL 4  
1/16" = 1'-0"





NOTICE OF COOPERATION  
 RELEASE OF THESE DOCUMENTS CONTINGENT UPON THE ARCHITECT'S RECEIPT OF THE OWNER'S CONTRACTOR AND THE ARCHITECT'S DESIGN AND CONSTRUCTION AGREEMENTS. THE ARCHITECT AND HIS/HER CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE. THE ARCHITECT GUARANTEES PERFECTION OF COMMUNICATION IS IMPERFECT AND EVERY CONVEYANCE CANNOT BE ANTICIPATED. ANY ERRORS, OMISSIONS, OR DISCREPANCY OCCURRED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY INCREASES IN CONSTRUCTION COSTS. IT IS THE ARCHITECT'S POLICY TO COOPERATE BY EARLY NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

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DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

SEAL  
 Project Number  
 JOB NO.

FLOOR PLAN - LEVEL 5 -  
 OVERALL

A-1.08

UNIT SUMMARY					
LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	180	180	TBD	TBD
LEVEL 02	HOTEL MOD	491-749	24	31 HOTEL UNITS	32,287
LEVEL 03	HOTEL SUITE	826-876	24	31 HOTEL UNITS	31,622
LEVEL 04	HOTEL SUITE	827-722	24	18 APARTMENT UNITS	30,473
LEVEL 05	1 BR APARTMENT	240-508	8	10 CONDO UNITS	30,288
LEVEL 06	2 BR APARTMENT	1200-1388	7	5 CONDO UNITS	29,412
LEVEL 07	3 BR CONDO	1980-2190	2	7 CONDO UNITS	23,990
TOTALS					191,810

UNIT MIX					
RESIDENTIAL UNITS	TOTALS	HOTEL UNITS	TOTALS		
EMPLOYEE	20	HOTEL MOD	24	48 (77%)	62
1 BR APARTMENT	11	HOTEL SUITE	58	69 (23%)	
2 BR APARTMENT	07	HOTEL SUITE	08		
3 BR CONDO	08				
3-4 BR PENTHOUSE CONDO	07				

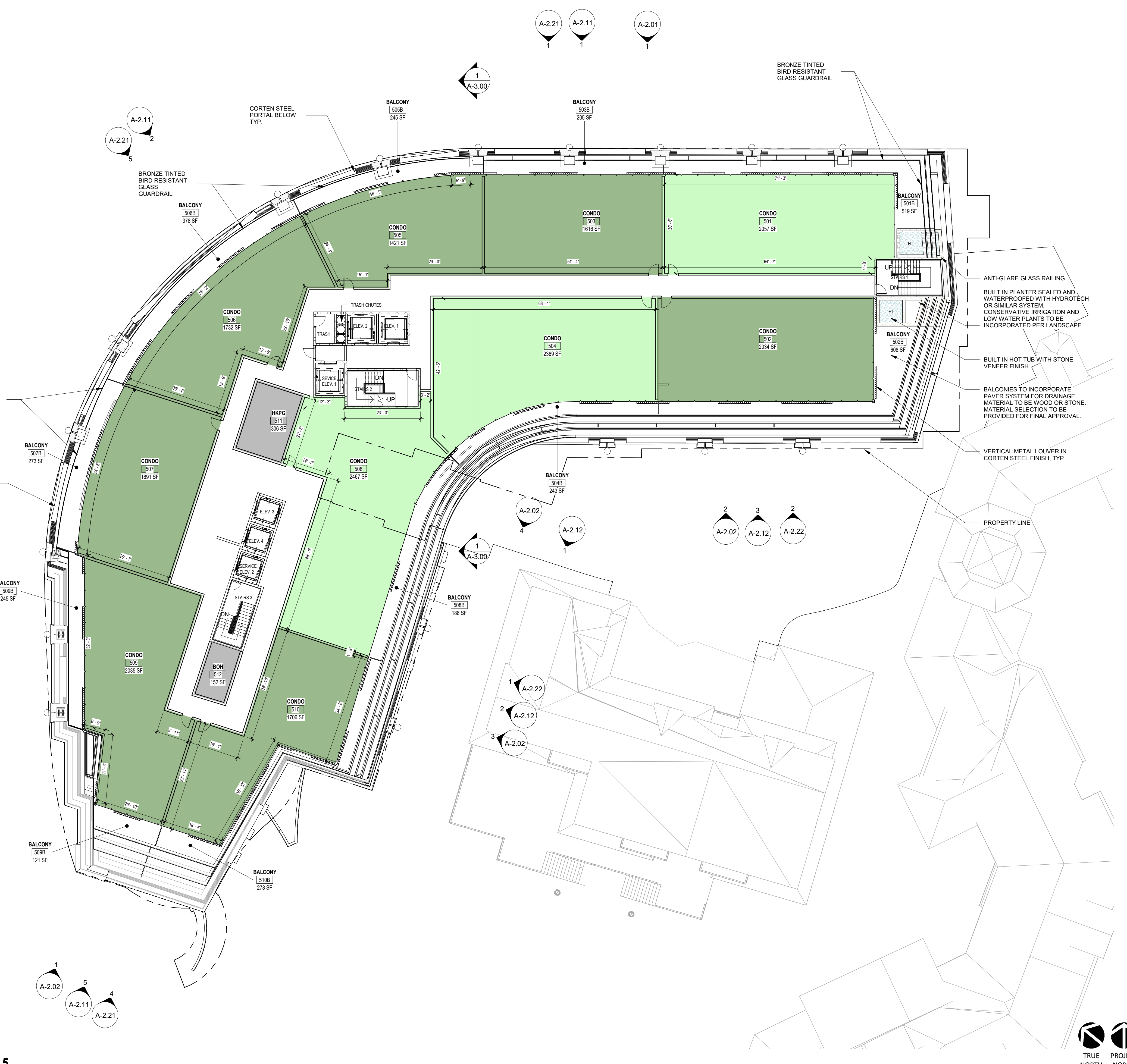
LEVEL 5 NON-RESIDENTIAL INTERIOR AREA			
LEVEL	NAME	NUMBER	AREA
LEVEL 5 (9581.5)	HKPG	511	306 SF
LEVEL 5 (9581.5)	BOH	512	152 SF
TOTAL: 2			457 SF

CONDO INTERIOR AREA LVL 5			
LEVEL	NAME	NUMBER	AREA
LEVEL 5 (9581.5)	CONDO	501	2057 SF
LEVEL 5 (9581.5)	CONDO	502	2034 SF
LEVEL 5 (9581.5)	CONDO	503	1616 SF
LEVEL 5 (9581.5)	CONDO	504	2369 SF
LEVEL 5 (9581.5)	CONDO	505	1421 SF
LEVEL 5 (9581.5)	CONDO	506	1732 SF
LEVEL 5 (9581.5)	CONDO	507	1691 SF
LEVEL 5 (9581.5)	CONDO	508	2467 SF
LEVEL 5 (9581.5)	CONDO	509	2035 SF
LEVEL 5 (9581.5)	CONDO	510	1706 SF
TOTAL: 10			19128 SF

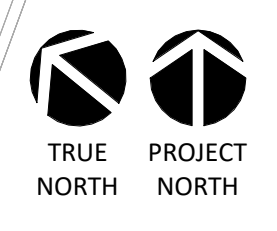
CONDO INTERIOR BALCONY AREA LVL 5			
LEVEL	NAME	NUMBER	AREA
LEVEL 5 (9581.5)	BALCONY	501B	519 SF
LEVEL 5 (9581.5)	BALCONY	502B	608 SF
LEVEL 5 (9581.5)	BALCONY	503B	205 SF
LEVEL 5 (9581.5)	BALCONY	504B	243 SF
LEVEL 5 (9581.5)	BALCONY	505B	245 SF
LEVEL 5 (9581.5)	BALCONY	506B	378 SF
LEVEL 5 (9581.5)	BALCONY	507B	273 SF
LEVEL 5 (9581.5)	BALCONY	508B	188 SF
LEVEL 5 (9581.5)	BALCONY	509B	245 SF
LEVEL 5 (9581.5)	BALCONY	509B	121 SF
LEVEL 5 (9581.5)	BALCONY	510B	278 SF
TOTAL: 11			3303 SF

NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

- ROOM LEGEND**
- 1BR APARTMENT
  - 1BR+ APARTMENT
  - 2BD CONDO
  - 2BR APARTMENT
  - 3BR CONDO
  - 4BR CONDO
  - BALCONY
  - BOH
  - COMMERCIAL
  - CONFERENCE
  - DINING
  - EMPLOYEE HOUSING
  - HOTEL MOD
  - HOTEL SUITE
  - KITCHEN
  - OFFICE
  - PARKING
  - RECREATIONAL
  - RESTAURANT
  - RESTROOM



1 LEVEL 5  
 1/16" = 1'-0"





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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

SEAL  
Project Number  
JOB NO.

FLOOR PLAN - LEVEL 6 -  
OVERALL

A-1.09

**UNIT SUMMARY**

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD	13,728
LEVEL 02	HOTEL MOD	491 - 749	24	31 HOTEL UNITS	32,287
LEVEL 03	HOTEL JR. SUITE	825 - 835	11	11 HOTEL UNITS	31,622
LEVEL 04	HOTEL JR. SUITE	821 - 744	3	3 HOTEL UNITS	3,473
LEVEL 05	1 BR APARTMENT	760 - 508	8	18 APARTMENT UNITS	30,473
LEVEL 05	1 BR APARTMENT + BIA	1009 - 1125	3	3 APARTMENT UNITS	3,028
LEVEL 05	2 BR APARTMENT	1126 - 1389	7	7 APARTMENT UNITS	30,288
LEVEL 05	3 BR CONDO	1324 - 1594	3	10 CONDO UNITS	29,412
LEVEL 06	3 BR CONDO	2124 - 2340	3	3 CONDO UNITS	29,412
LEVEL 07	3 BR CONDO	1616 - 1933	5	5 CONDO UNITS	23,990
LEVEL 07	4 BR CONDO	2312 - 3779	5	7 CONDO UNITS	23,990
TOTALS					191,810

**UNIT MIX**

RESIDENTIAL UNITS:	TOTALS	HOTEL UNITS:	TOTALS
EMPLOYEE HOUSING	20	HOTEL MOD	24
1 BR APARTMENT	11	HOTEL JR. SUITE	14 (77%)
2 BR APARTMENT	07	HOTEL SUITE	08 (14 (23%))
3 BR CONDO	07		
3 BR CONDO	08		
3-4 BR PENTHOUSE CONDO	07		

**LEVEL 6 NON-RESIDENTIAL INTERIOR AREA**

NAME	LEVEL	NUMBER	AREA
KITCHEN	LEVEL 6 (959Z)	607	752 SF
MENS	LEVEL 6 (959Z)	608	382 SF
OMAKASE & POOL BAR	LEVEL 6 (959Z)	611	1179 SF
SIGNATURE DINING	LEVEL 6 (959Z)	606	1993 SF
WEDDINGS/ CONFERENCE	LEVEL 6 (959Z)	610	1864 SF
WOMENS	LEVEL 6 (959Z)	609	441 SF
TOTAL: 6			6611 SF

**CONDO INTERIOR AREA LVL 6**

LEVEL	NAME	NUMBER	AREA
LEVEL 6 (959Z)	CONDO	601	2019 SF
LEVEL 6 (959Z)	CONDO	602	1830 SF
LEVEL 6 (959Z)	CONDO	603	1616 SF
LEVEL 6 (959Z)	CONDO	604	2367 SF
LEVEL 6 (959Z)	CONDO	605	1953 SF
TOTAL: 5			9786 SF

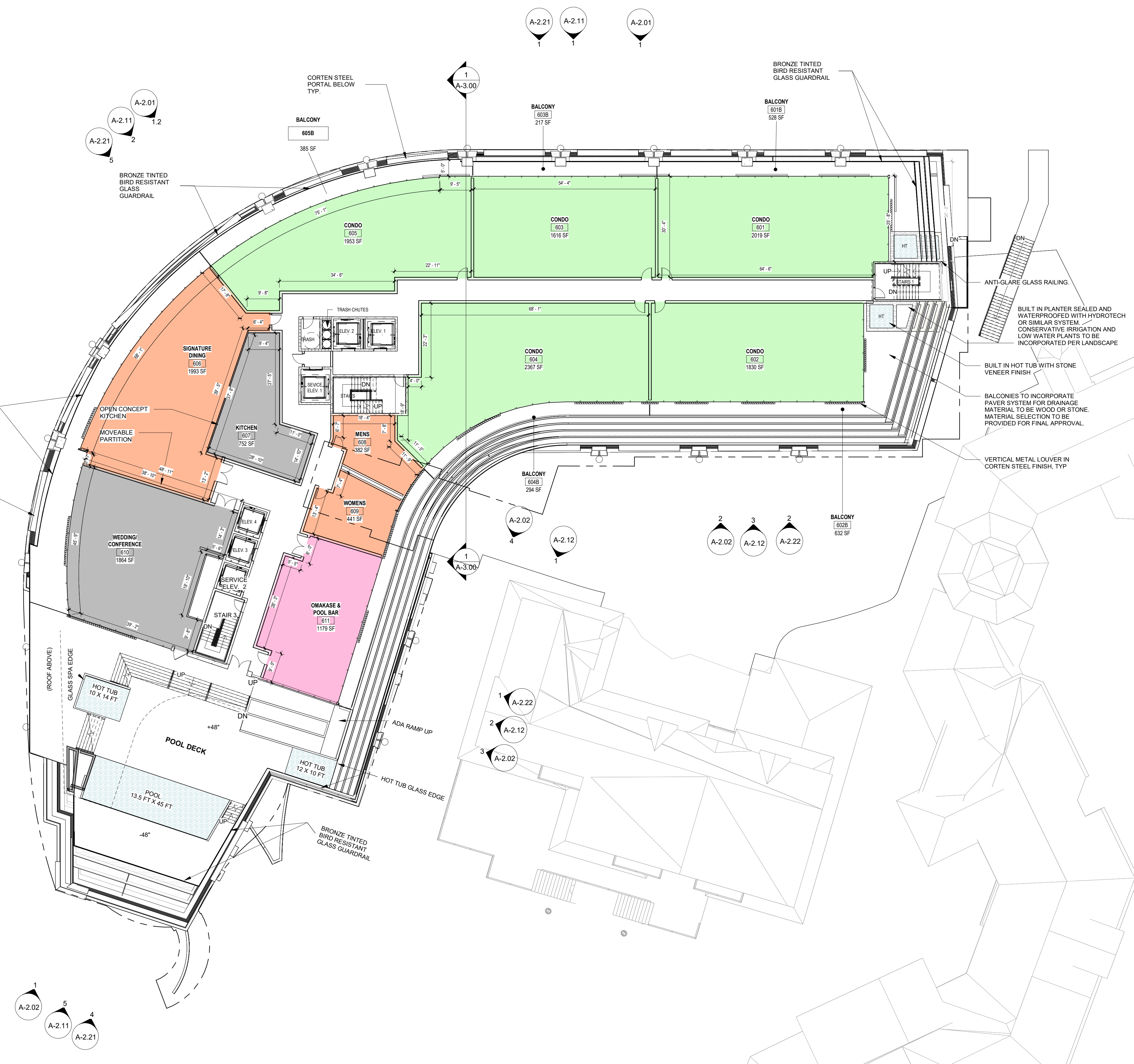
**CONDO INTERIOR BALCONY AREA LVL 6**

LEVEL	NAME	NUMBER	AREA
LEVEL 6 (959Z)	BALCONY	601B	528 SF
LEVEL 6 (959Z)	BALCONY	602B	632 SF
LEVEL 6 (959Z)	BALCONY	603B	217 SF
LEVEL 6 (959Z)	BALCONY	604B	294 SF
LEVEL 6 (959Z)	BALCONY	605B	385 SF
TOTAL: 5			2056 SF

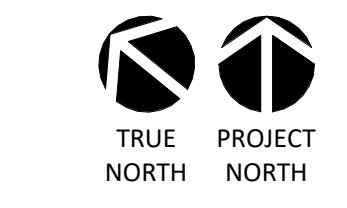
NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

**ROOM LEGEND**

- 1BR APARTMENT
- 1BR+ APARTMENT
- 2BD CONDO
- 2BR APARTMENT
- 3BR CONDO
- 4BR CONDO
- BALCONY
- BOH
- COMMERCIAL
- CONFERENCE
- DINING
- EMPLOYEE HOUSING
- HOTEL MOD
- HOTEL SUITE
- KITCHEN
- OFFICE
- PARKING
- RECREATIONAL
- RESTAURANT
- RESTROOM



1 LEVEL 6  
1/16" = 1'-0"





**1** LEVEL 7  
1/16" = 1'-0"

**ROOM LEGEND**

- 1BR APARTMENT
- 1BR+ APARTMENT
- 2BD CONDO
- 2BR APARTMENT
- 3BR CONDO
- 4BR CONDO
- BALCONY
- BOH
- COMMERCIAL
- CONFERENCE
- DINING
- EMPLOYEE HOUSING
- HOTEL MOD
- HOTEL SUITE
- KITCHEN
- OFFICE
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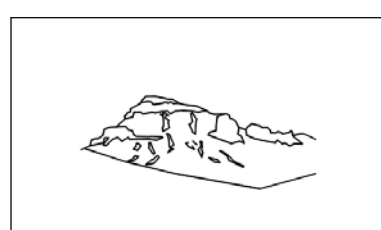
UNIT SUMMARY					
LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD	13,728
LEVEL 02	HOTEL MOD	451-749	24	31 HOTEL UNITS	32,287
	HOTEL JR. SUITE	525-875	3		
	HOTEL SUITE	835-1159	3		
LEVEL 03	HOTEL MOD	327-722	54	31 HOTEL UNITS	31,622
	HOTEL JR. SUITE	821-744	3		
LEVEL 04	1 BR APARTMENT	165-508	8	18 APARTMENT UNITS	30,473
	1 BR APARTMENT + BA	1009-1125	3		
	2 BR APARTMENT	1728-1388	7		
	3 BR CONDO	1375-1594	7		
	3 BR CONDO	2124-2340	3		
LEVEL 05	3 BR CONDO	1926-1398	7	10 CONDO UNITS	30,208
LEVEL 06	3 BR CONDO	1616-2123	5	5 CONDO UNITS	29,412
LEVEL 07	3 BR CONDO	1981-1393	2		
	4 BR CONDO	2332-3270	5	7 CONDO UNITS	23,990
<b>TOTALS</b>					<b>191,810</b>

UNIT MIX					
RESIDENTIAL UNITS	TOTALS	HOTEL UNITS	TOTALS		
EMPLOYEE	20	HOTEL MOD	48	(77%)	62
1 BR APARTMENT	11	HOTEL JR. SUITE	36		
2 BR APARTMENT	07	HOTEL SUITE	08	(23%)	
2 BR CONDO	07				
3 BR CONDO	08				
3 BR PENTHOUSE CONDO	07				

CONDO INTERIOR AREA LVL 7			
LEVEL	NAME	NUMBER	AREA
LEVEL 7 (9603.5)	PENTHOUSE CONDO	701	2148 SF
LEVEL 7 (9603.5)	PENTHOUSE CONDO	702	1495 SF
LEVEL 7 (9603.5)	PENTHOUSE CONDO	703	1431 SF
LEVEL 7 (9603.5)	PENTHOUSE CONDO	704	1941 SF
LEVEL 7 (9603.5)	PENTHOUSE CONDO	705	1772 SF
LEVEL 7 (9603.5)	PENTHOUSE CONDO	706	2725 SF
LEVEL 7 (9603.5)	PENTHOUSE CONDO	707	3332 SF
<b>TOTAL: 7</b>			<b>14844 SF</b>

CONDO INTERIOR BALCONY AREA LVL 7			
LEVEL	NAME	NUMBER	AREA
LEVEL 7 (9603.5)	BALCONY	701B	1297 SF
LEVEL 7 (9603.5)	BALCONY	702B	792 SF
LEVEL 7 (9603.5)	BALCONY	703B	328 SF
LEVEL 7 (9603.5)	BALCONY	704B	462 SF
LEVEL 7 (9603.5)	BALCONY	705B	131 SF
LEVEL 7 (9603.5)	BALCONY	706B	1188 SF
LEVEL 7 (9603.5)	BALCONY	707B	1104 SF
<b>TOTAL: 7</b>			<b>5301 SF</b>

NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM



**SIX SENSES HOTEL**  
LOT 109R MOUNTAIN VILLAGE, CO

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

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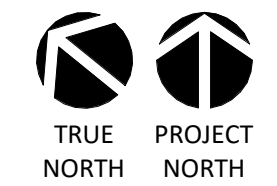
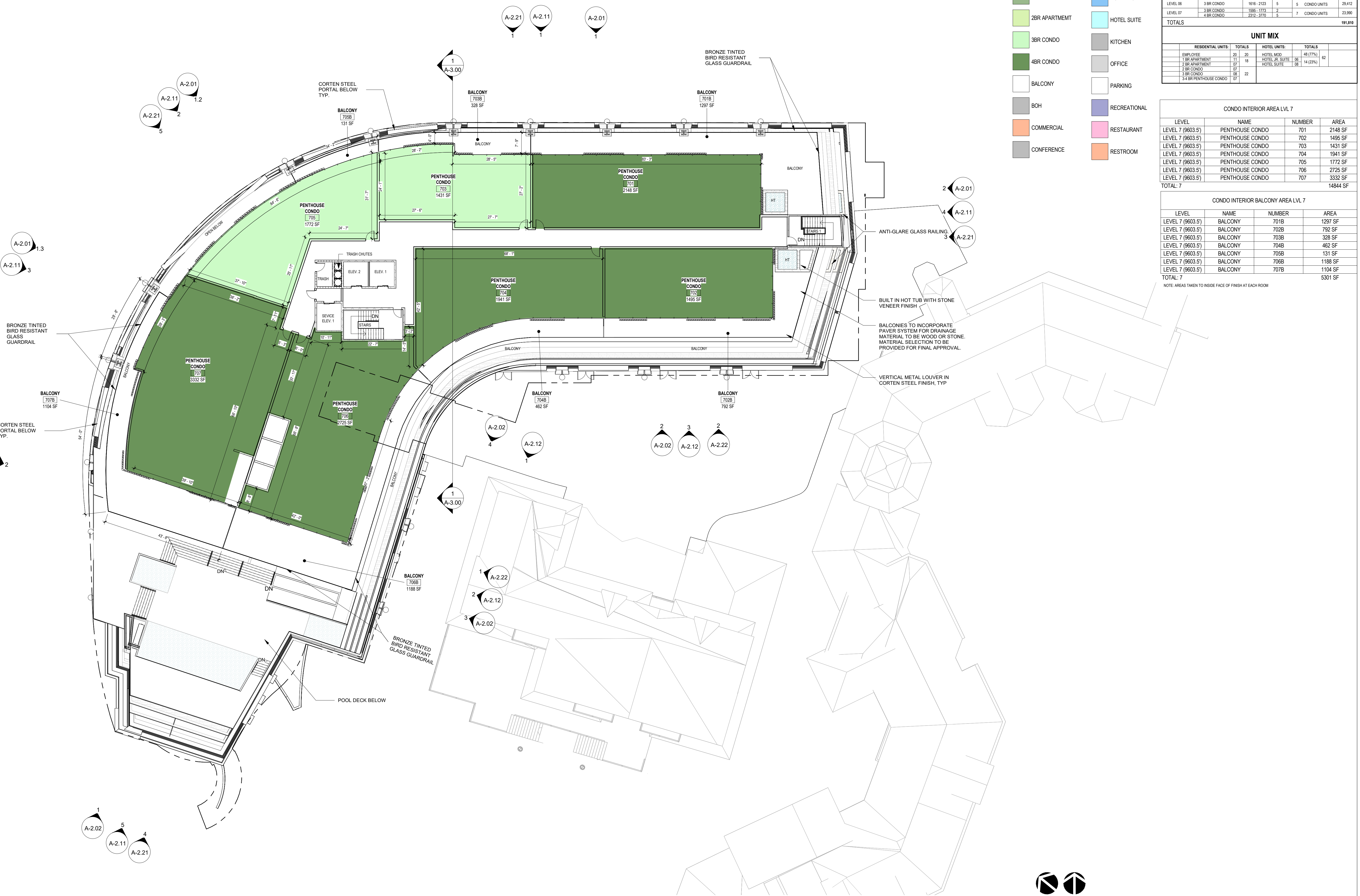
Item	No.	Date	Description

SEAL

Project Number  
JOB NO.

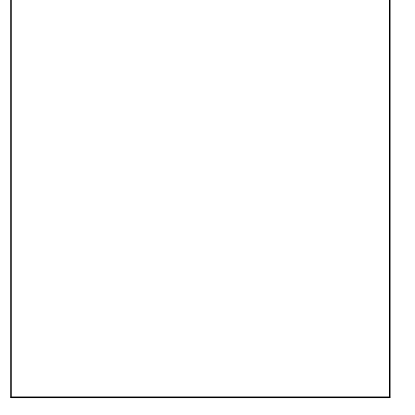
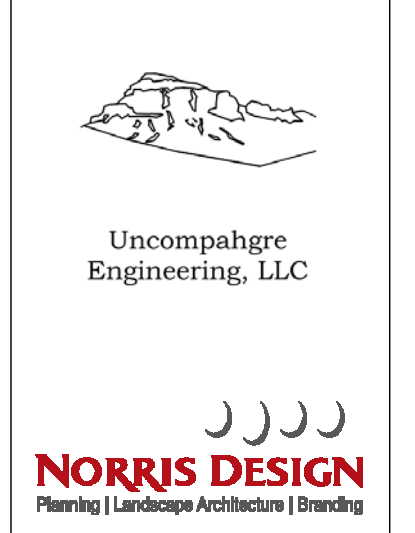
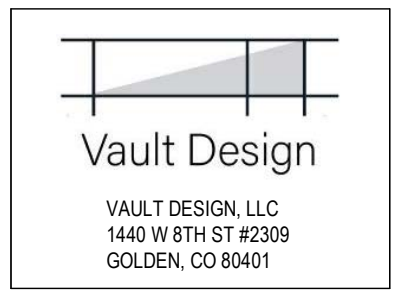
FLOOR PLAN - LEVEL 7 - OVERALL

**A-1.10**





MAX BUILDING HEIGHT PROPOSED								
EAST OCCURS AT STAIRWELL	NORTHEAST	NORTH	NORTHWEST OCCURS AT SMALL ROOF EXTENSION OPEN TO SKY	WEST SMALL ROOF EXTENSION OPEN TO SKY	OCCURS AT	SOUTHEAST OCCURS AT EMERGENCY ACCESS LANE	SOUTHWEST OCCURS AT PEDESTRIAN PLAZA	
91'-6"	78'-9 5/8"	86'	91'	94'		92'-6"	94'-1 3/16"	
							MAX BUILDING HEIGHT	94'-1 3/16"



**SIX SENSES HOTEL**  
 LOT 109R MOUNTAIN VILLAGE, CO

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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

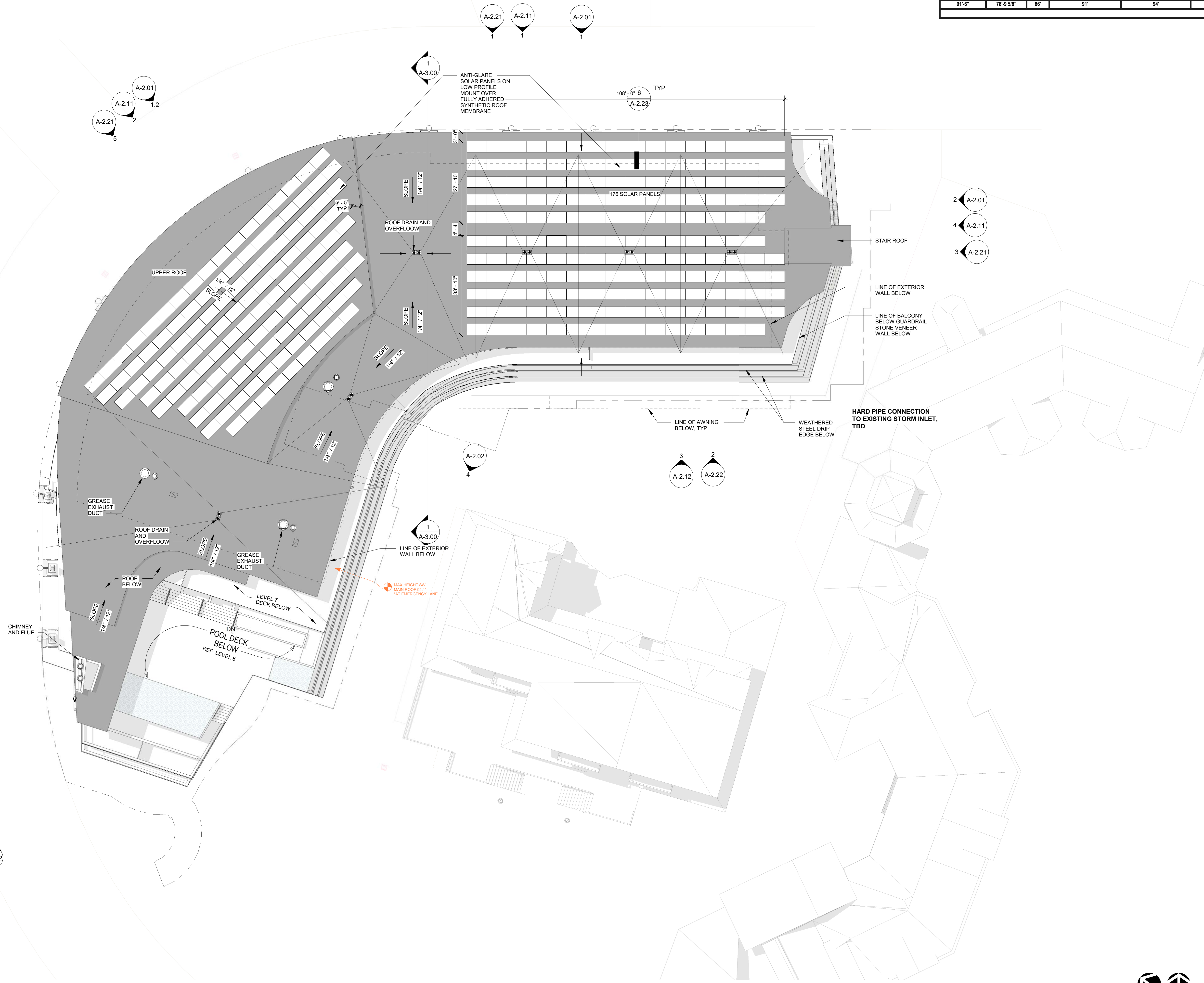
LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

SEAL

Project Number  
 JOB NO.

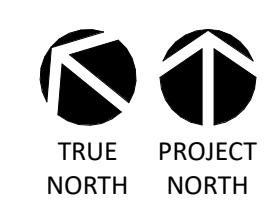
ROOF

**A-1.11**



6/7/2022 3:16:05 PM

**1 ROOF PLAN**  
 1/16" = 1'-0"





MAX BUILDING HEIGHT PROPOSED							
EAST OCCURS AT STAIRWELL	NORTHEAST	NORTH	NORTHWEST OCCURS AT SMALL ROOF EXTENSION OPEN TO SKY	WEST OCCURS AT SMALL ROOF EXTENSION OPEN TO SKY	SOUTH OCCURS AT EMERGENCY ACCESS LANE	SOUTHWEST OCCURS AT PEDESTRIAN PLAZA	
91'-6"	78'-9 5/8"	86'	91'	94'	92'-6"	94'-1 3/16"	MAX BUILDING HEIGHT 94'-1 3/16"



**SIX SENSES HOTEL**  
LOT 109R MOUNTAIN VILLAGE, CO

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Item	No.	Date	Description

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SPECIAL HEARING SUBMITTAL  
05.19.2022

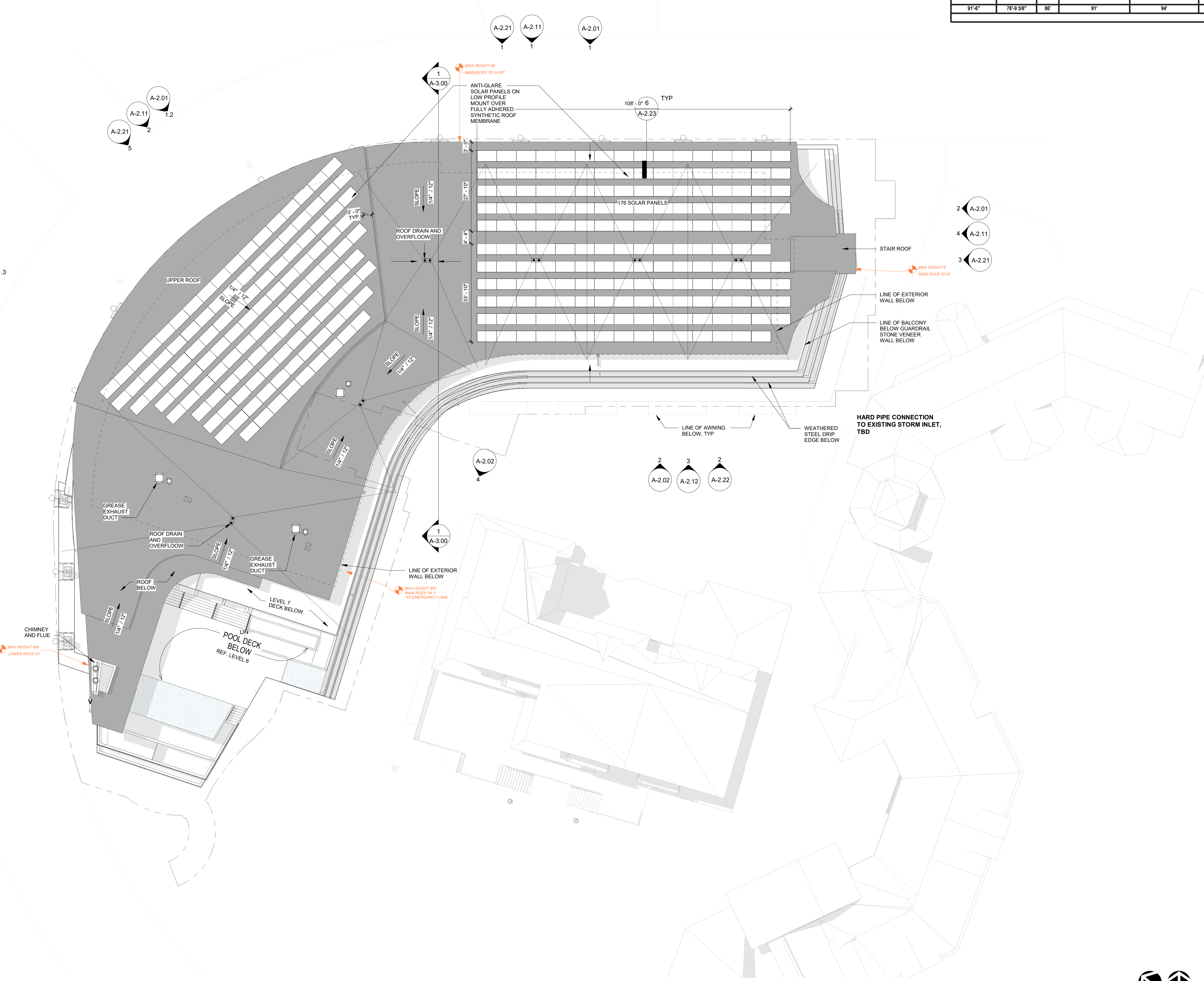
LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

SEAL

Project Number  
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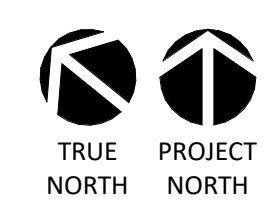
ROOF

A-1.11



6/7/2022 5:02:28 PM

**1 ROOF PLAN**  
1/16" = 1'-0"



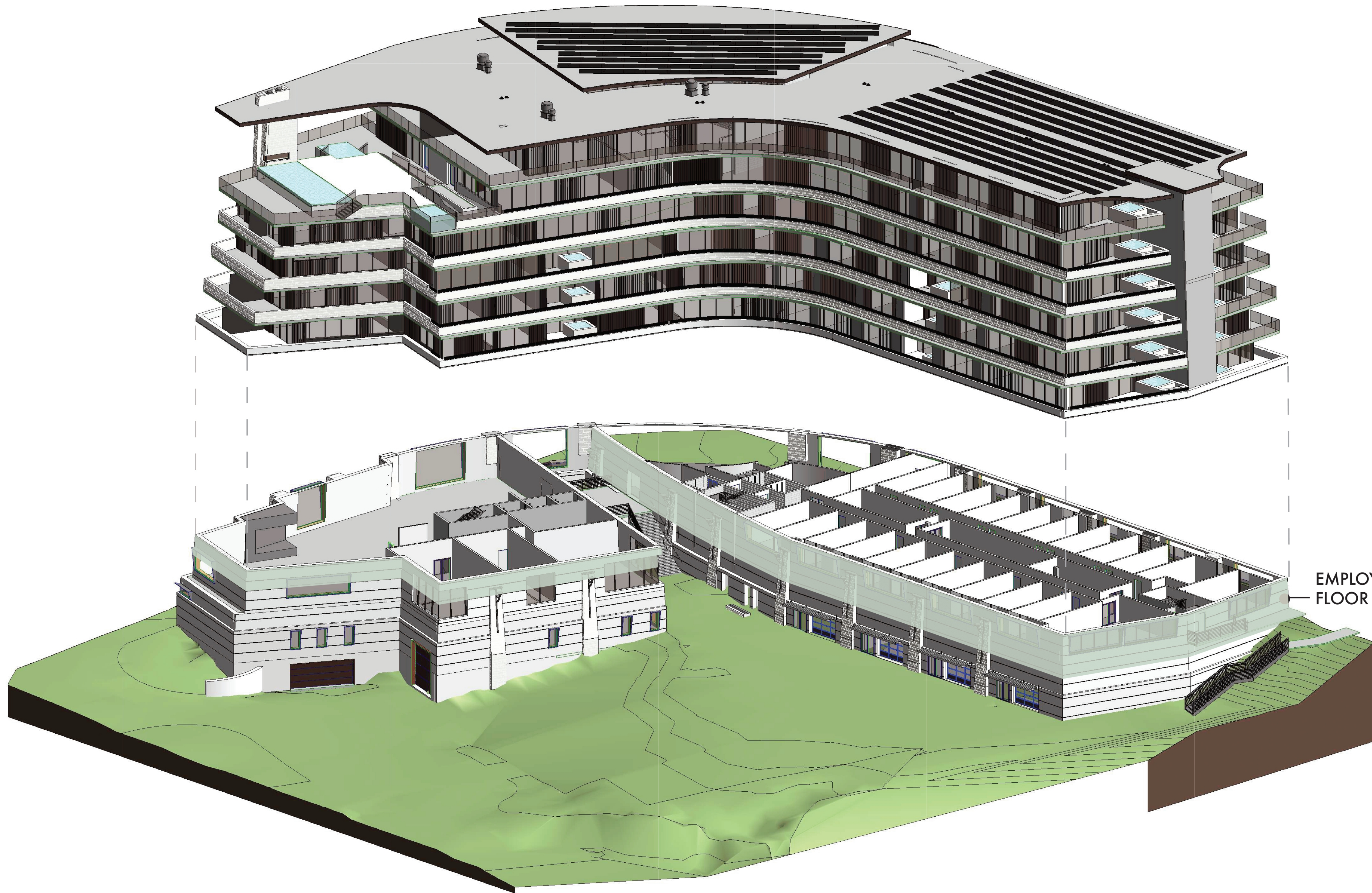






MAX BUILDING HEIGHT PROPOSED							
EAST OCCURS AT STAIRWELL	NORTHEAST	NORTH	NORTHWEST OCCURS AT SMALL ROOF EXTENSION OPEN TO SKY	WEST OCCURS AT SMALL ROOF EXTENSION OPEN TO SKY	SOUTHWEST OCCURS AT PEDESTRIAN PLAZA	SOUTHEAST OCCURS AT EMERGENCY ACCESS LANE	
91'-6"	78'-9 5/8"	86'	91'	94'	94'-1 3/16"	92'-6"	MAX BUILDING HEIGHT 94'-1 3/16"

VAULT DESIGN, LLC  
1440 W 8TH ST #2309  
GOLDEN, CO 80401



EMPLOYEE HOUSING  
FLOOR HEIGHT 10' - 0"

**Mountain Village Hotel**  
LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: PART OF COOPERATION  
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ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

SEAL  
Project Number  
JOB NO.

EMPLOYEE HOUSING AXON

A-1.13



**2 EAST ELEVATION**  
1/16" = 1'-0"



**1 NORTH ELEVATION FROM MOUNTAIN BLVD FLATTENED LOOKING SOUTH**  
1/16" = 1'-0"



NO	DESCRIPT	AMOUNT	UNIT	PERCENT	START	END
1	CONCRETE	10000	CU YD	100%	0	10000
2	STEEL	5000	TONS	100%	0	5000
3	WOOD	2000	CUBIC FEET	100%	0	2000
4	GLASS	15000	SQ FT	100%	0	15000
5	BRICK	8000	SQ FT	100%	0	8000
6	PAINT	1000	SQ YD	100%	0	1000
7	ROOFING	3000	SQ FT	100%	0	3000
8	MECHANICAL	1200	LINEAL FEET	100%	0	1200
9	ELECTRICAL	900	LINEAL FEET	100%	0	900
10	PLUMBING	600	LINEAL FEET	100%	0	600
11	LANDSCAPE	400	SQ YD	100%	0	400
12	ASPHALT	200	SQ YD	100%	0	200
13	CONCRETE	100	CU YD	100%	0	100
14	STEEL	50	TONS	100%	0	50
15	WOOD	20	CUBIC FEET	100%	0	20
16	GLASS	150	SQ FT	100%	0	150
17	BRICK	800	SQ FT	100%	0	800
18	PAINT	100	SQ YD	100%	0	100
19	ROOFING	300	SQ FT	100%	0	300
20	MECHANICAL	120	LINEAL FEET	100%	0	120
21	ELECTRICAL	90	LINEAL FEET	100%	0	90
22	PLUMBING	60	LINEAL FEET	100%	0	60
23	LANDSCAPE	40	SQ YD	100%	0	40
24	ASPHALT	20	SQ YD	100%	0	20
25	CONCRETE	10	CU YD	100%	0	10
26	STEEL	5	TONS	100%	0	5
27	WOOD	2	CUBIC FEET	100%	0	2
28	GLASS	15	SQ FT	100%	0	15
29	BRICK	80	SQ FT	100%	0	80
30	PAINT	10	SQ YD	100%	0	10
31	ROOFING	30	SQ FT	100%	0	30
32	MECHANICAL	12	LINEAL FEET	100%	0	12
33	ELECTRICAL	9	LINEAL FEET	100%	0	9
34	PLUMBING	6	LINEAL FEET	100%	0	6
35	LANDSCAPE	4	SQ YD	100%	0	4
36	ASPHALT	2	SQ YD	100%	0	2
37	CONCRETE	1	CU YD	100%	0	1
38	STEEL	0.5	TONS	100%	0	0.5
39	WOOD	0.2	CUBIC FEET	100%	0	0.2
40	GLASS	7.5	SQ FT	100%	0	7.5
41	BRICK	40	SQ FT	100%	0	40
42	PAINT	1	SQ YD	100%	0	1
43	ROOFING	9	SQ FT	100%	0	9
44	MECHANICAL	3.6	LINEAL FEET	100%	0	3.6
45	ELECTRICAL	2.7	LINEAL FEET	100%	0	2.7
46	PLUMBING	1.8	LINEAL FEET	100%	0	1.8
47	LANDSCAPE	1.2	SQ YD	100%	0	1.2
48	ASPHALT	0.6	SQ YD	100%	0	0.6
49	CONCRETE	0.3	CU YD	100%	0	0.3
50	STEEL	0.15	TONS	100%	0	0.15
51	WOOD	0.06	CUBIC FEET	100%	0	0.06
52	GLASS	3.75	SQ FT	100%	0	3.75
53	BRICK	160	SQ FT	100%	0	160
54	PAINT	1.5	SQ YD	100%	0	1.5
55	ROOFING	27	SQ FT	100%	0	27
56	MECHANICAL	10.8	LINEAL FEET	100%	0	10.8
57	ELECTRICAL	8.1	LINEAL FEET	100%	0	8.1
58	PLUMBING	5.4	LINEAL FEET	100%	0	5.4
59	LANDSCAPE	3.6	SQ YD	100%	0	3.6
60	ASPHALT	1.8	SQ YD	100%	0	1.8
61	CONCRETE	0.9	CU YD	100%	0	0.9
62	STEEL	0.45	TONS	100%	0	0.45
63	WOOD	0.18	CUBIC FEET	100%	0	0.18
64	GLASS	15.75	SQ FT	100%	0	15.75
65	BRICK	640	SQ FT	100%	0	640
66	PAINT	1.5	SQ YD	100%	0	1.5
67	ROOFING	27	SQ FT	100%	0	27
68	MECHANICAL	10.8	LINEAL FEET	100%	0	10.8
69	ELECTRICAL	8.1	LINEAL FEET	100%	0	8.1
70	PLUMBING	5.4	LINEAL FEET	100%	0	5.4
71	LANDSCAPE	3.6	SQ YD	100%	0	3.6
72	ASPHALT	1.8	SQ YD	100%	0	1.8
73	CONCRETE	0.9	CU YD	100%	0	0.9
74	STEEL	0.45	TONS	100%	0	0.45
75	WOOD	0.18	CUBIC FEET	100%	0	0.18
76	GLASS	39.375	SQ FT	100%	0	39.375
77	BRICK	1600	SQ FT	100%	0	1600
78	PAINT	1.5	SQ YD	100%	0	1.5
79	ROOFING	27	SQ FT	100%	0	27
80	MECHANICAL	10.8	LINEAL FEET	100%	0	10.8
81	ELECTRICAL	8.1	LINEAL FEET	100%	0	8.1
82	PLUMBING	5.4	LINEAL FEET	100%	0	5.4
83	LANDSCAPE	3.6	SQ YD	100%	0	3.6
84	ASPHALT	1.8	SQ YD	100%	0	1.8
85	CONCRETE	0.9	CU YD	100%	0	0.9
86	STEEL	0.45	TONS	100%	0	0.45
87	WOOD	0.18	CUBIC FEET	100%	0	0.18
88	GLASS	98.25	SQ FT	100%	0	98.25
89	BRICK	6400	SQ FT	100%	0	6400
90	PAINT	1.5	SQ YD	100%	0	1.5
91	ROOFING	27	SQ FT	100%	0	27
92	MECHANICAL	10.8	LINEAL FEET	100%	0	10.8
93	ELECTRICAL	8.1	LINEAL FEET	100%	0	8.1
94	PLUMBING	5.4	LINEAL FEET	100%	0	5.4
95	LANDSCAPE	3.6	SQ YD	100%	0	3.6
96	ASPHALT	1.8	SQ YD	100%	0	1.8
97	CONCRETE	0.9	CU YD	100%	0	0.9
98	STEEL	0.45	TONS	100%	0	0.45
99	WOOD	0.18	CUBIC FEET	100%	0	0.18
100	GLASS	245.625	SQ FT	100%	0	245.625

**SIX SENSES HOTEL**  
LOT 109R MOUNTAIN VILLAGE, CO

**VAULT DESIGN**  
WALT BERSIN LLC  
DALLAS, TX 75241

**Umpqua Engineering, LLC**

**NORRIS DESIGN**  
Forming | Landscape Architecture | Planning

**LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL**  
06.19.2022

**LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL**  
06.07.2022

**Item No. Date Description**

Job No. Project Number

SEAL

**A-2.01**



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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

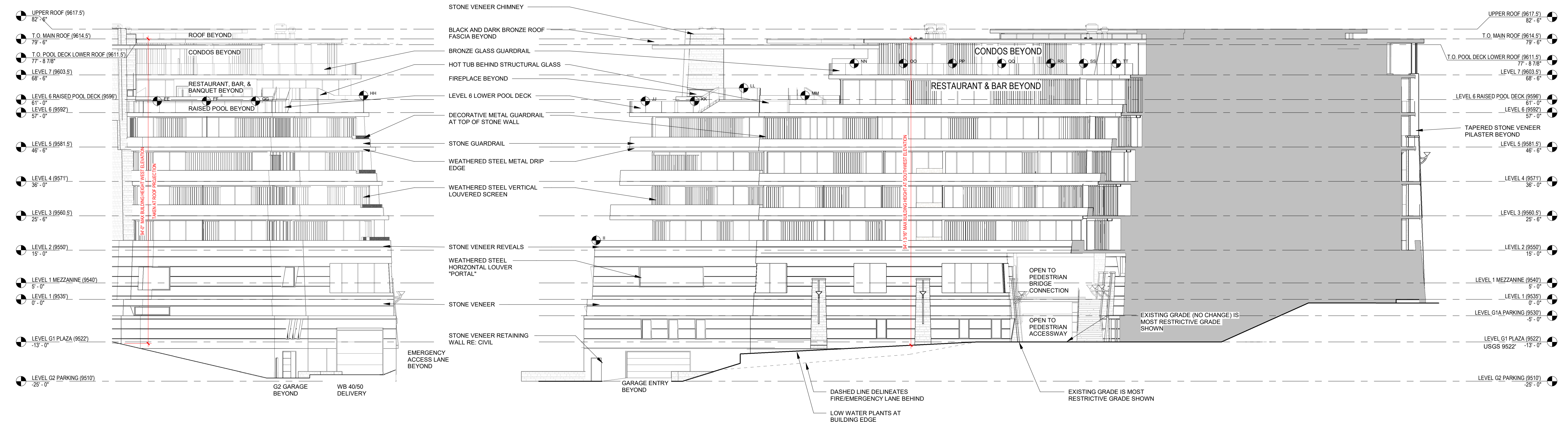
LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

SEAL

Project Number  
 JOB NO.

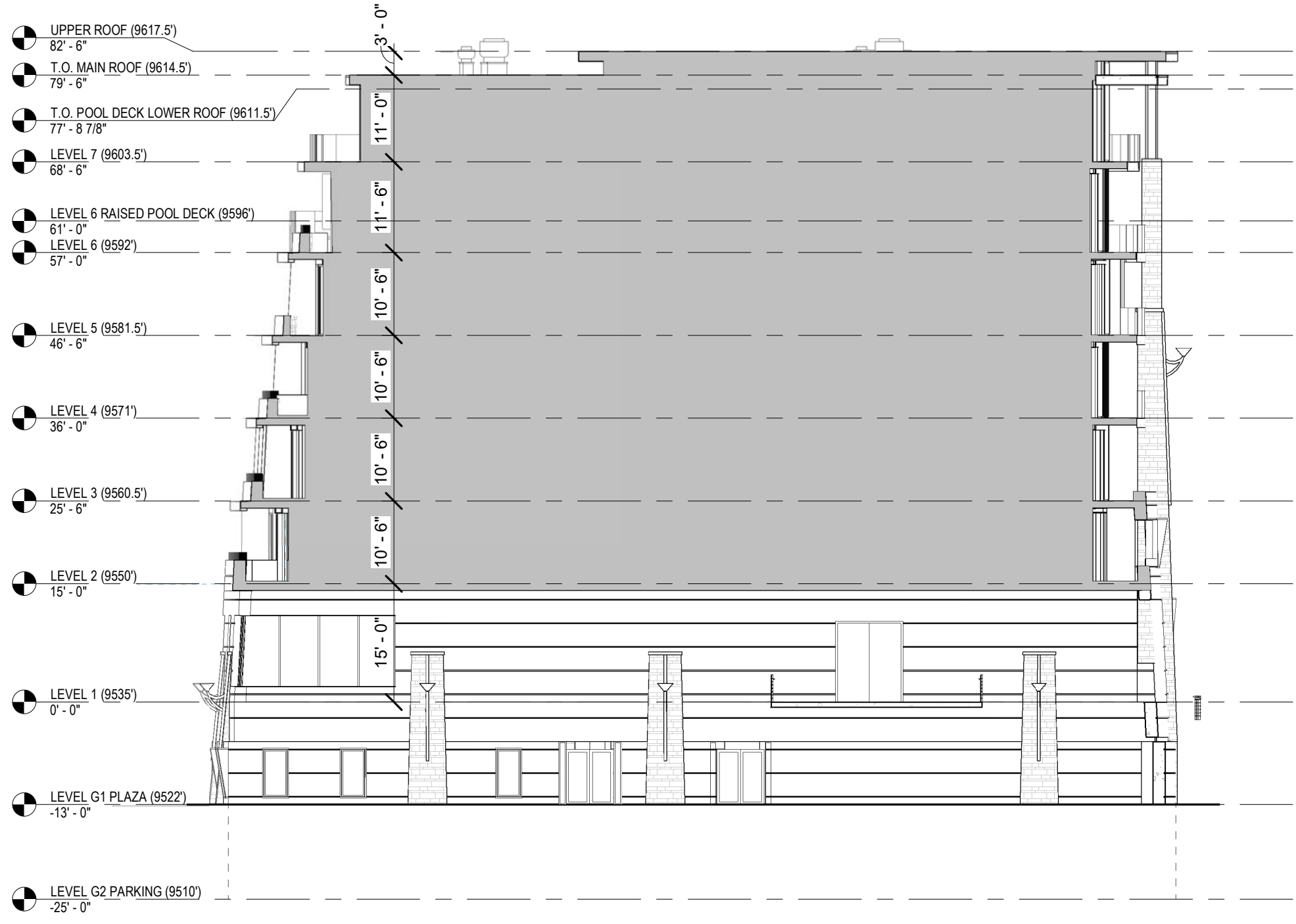
SOUTHEAST & WEST  
 ELEVATIONS

**A-2.02**

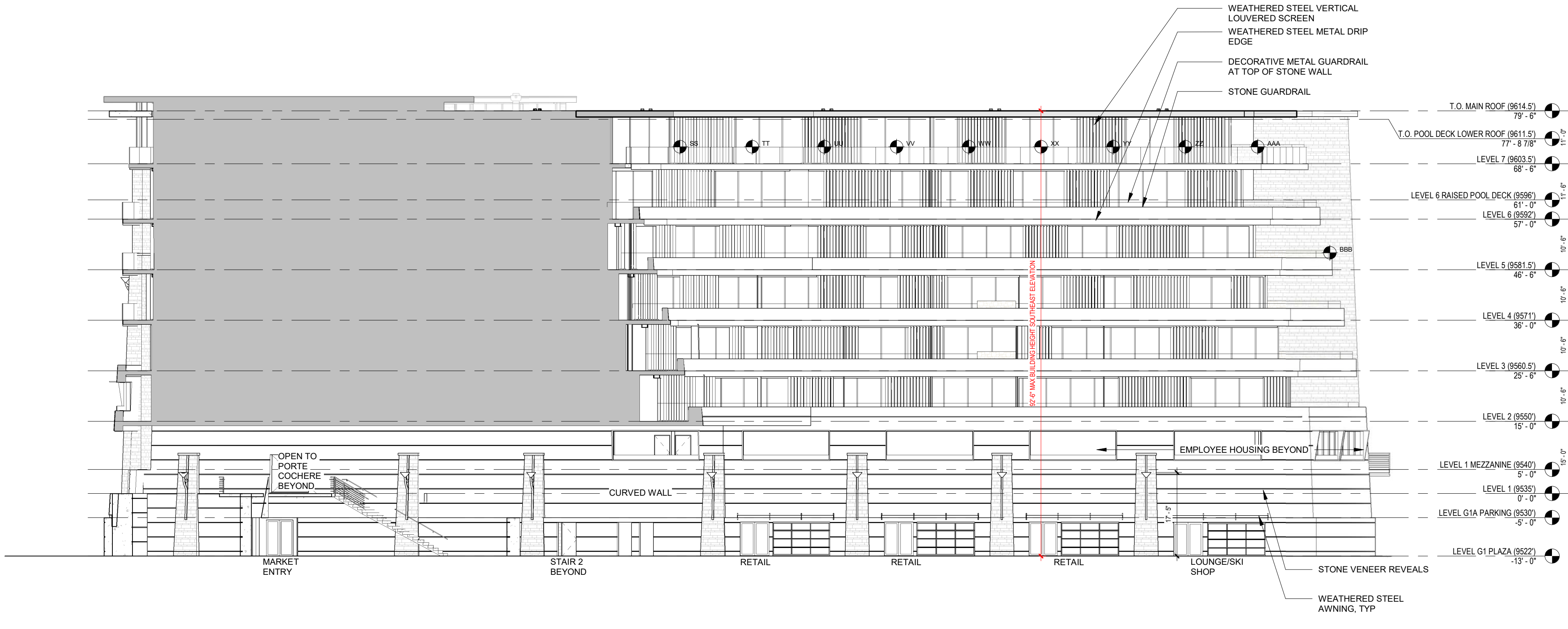


**1 WEST ELEVATION**  
 1/16" = 1'-0"

**3 SOUTHWEST ELEVATION**  
 1/16" = 1'-0"

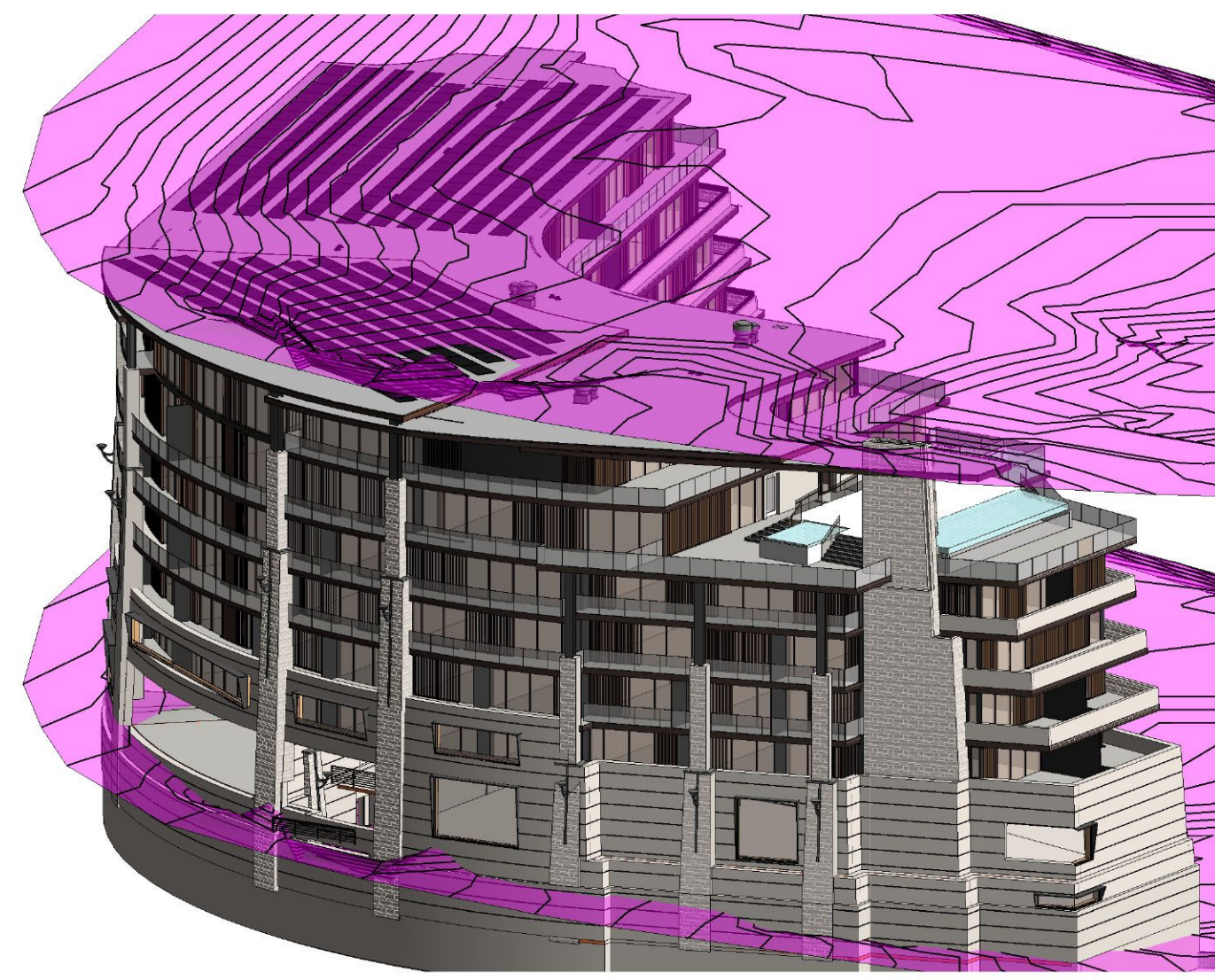


**4 PEDESTRIAN WEST ELEVATION**  
 1/16" = 1'-0"



**2 SOUTHEAST ELEVATION**  
 1/16" = 1'-0"

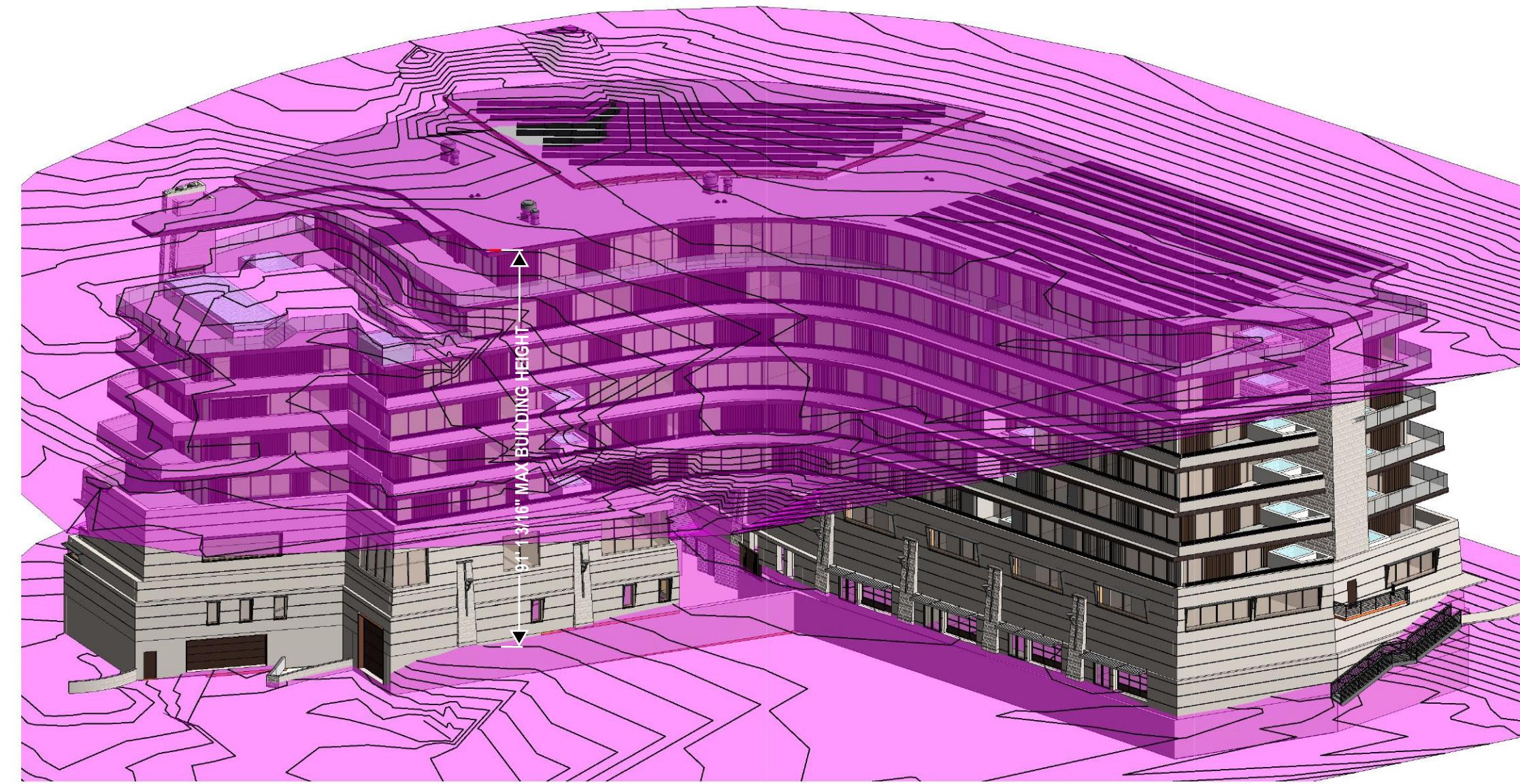




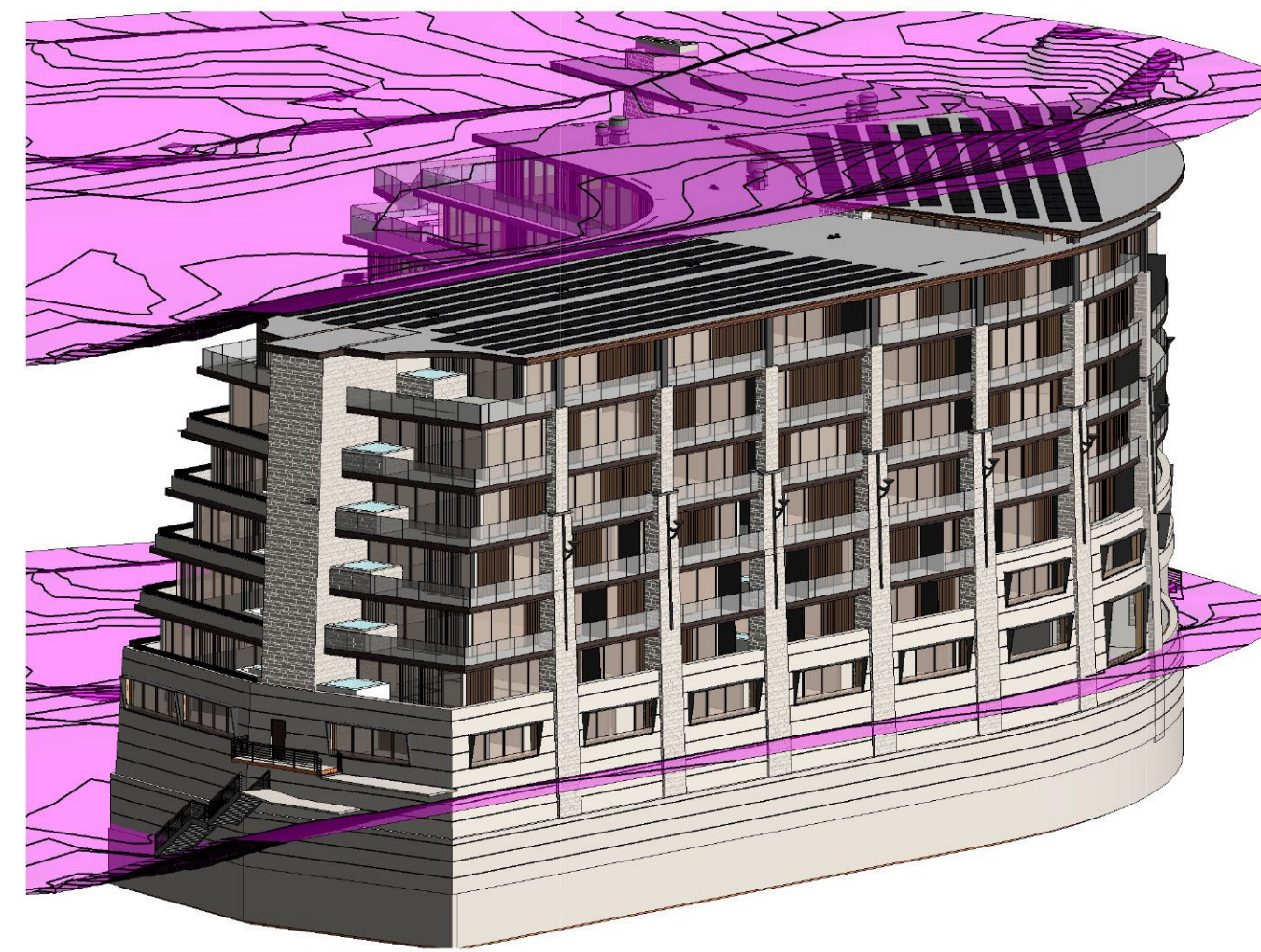
5 NW PERSPECTIVE



3 NW ELEVATION

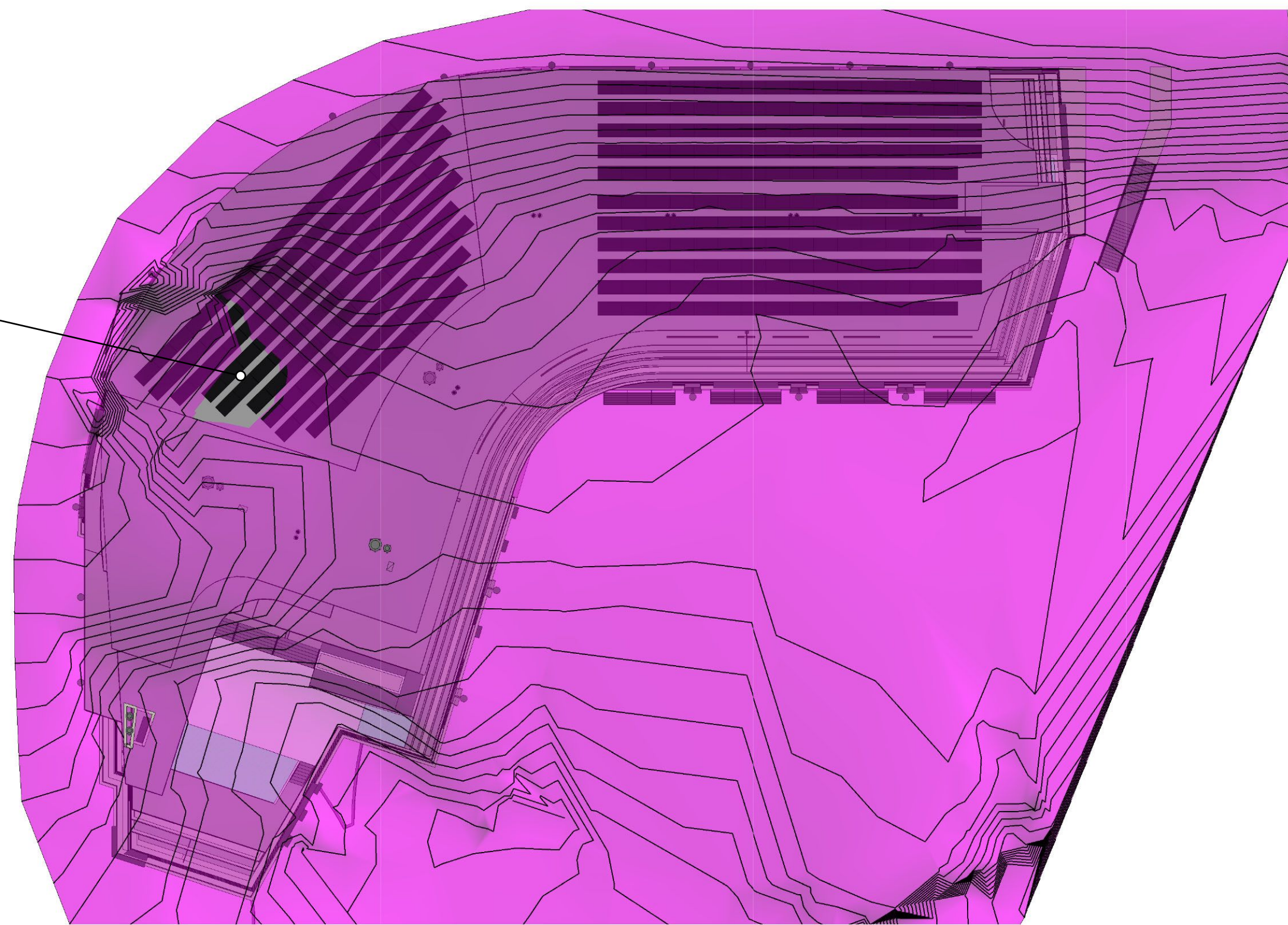


4 SW PERSPECTIVE - EXISTING TOPO



2 SE PERSPECTIVE

RESULT IS FROM EXISTING PEDESTRIAN ACCESSWAY TOPOGRAPHY ON EXISTING SURVEY



1 EXISTING TOPO

SPOT ELEVATION	NOTED ELEVATION	DESCRIPTION	ARCH ELEVATION	PROPOSED GRADE	HEIGHT TO PROPOSED GRADE	EXISTING GRADE	HEIGHT TO EXISTING GRADE	EXISTING GRADE	HEIGHT TO EXISTING GRADE
	A	T.O. LEVEL 2 GUARDRAIL	9553.5	9528.3	14.2	9536.0	17.5		
	B	T.O. LEVEL 7 GUARDRAIL	9607.0	9529.2	67.8	9537.0	70.0		
	C	T.O. MAIN ROOF	9634.5	9538.9	75.6	9536.0	79.7		
	D	T.O. MAIN ROOF	9634.5	9538.8	75.7	9536.0	78.7		
	E	T.O. MAIN ROOF	9634.5	9538.5	76.0	9536.0	78.5		
	F	T.O. MAIN ROOF	9634.5	9538.3	76.2	9536.0	78.2		
	G	T.O. MAIN ROOF	9634.5	9538.0	76.5	9536.0	78.5		
	H	T.O. MAIN ROOF	9634.5	9537.7	76.8	9536.0	78.5		
	I	T.O. MAIN ROOF	9634.5	9537.4	77.1	9536.0	78.5		
	J	T.O. MAIN ROOF	9634.5	9537.1	77.4	9536.0	78.5		
	K	T.O. MAIN ROOF	9634.5	9536.4	78.1	9536.0	78.5		
	L	T.O. MAIN ROOF	9634.5	9535.8	78.7	9536.0	79.4		
	M	T.O. UPPER ROOF	9637.5	9534.7	82.8	9534.0	83.5		
	N	T.O. UPPER ROOF	9637.5	9537.1	80.4	9536.0	83.5		
	O	T.O. UPPER ROOF	9637.5	9536.4	81.1	9537.0	83.8		
	P	T.O. UPPER ROOF	9637.5	9535.8	81.7	9536.0	83.8		
	Q	T.O. UPPER ROOF	9637.5	9534.7	82.8	9534.0	83.5		
	R	T.O. UPPER ROOF	9637.5	9533.6	83.9	9533.0	84.0		
	S	T.O. UPPER ROOF	9637.5	9533.6	83.9	9533.0	84.0		
	T	T.O. UPPER ROOF	9637.5	9533.6	83.9	9533.0	84.0		
	U	T.O. UPPER ROOF	9637.5	9533.6	83.9	9533.0	84.0		
	V	T.O. MAIN ROOF	9634.5	9530.7	83.8	9530.7	83.8		
	W	T.O. LEVEL 6 GUARDRAIL	9607.0	9530.1	76.9	9530.1	76.9		
	X	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.7	66.8	9531.1	65.4		
	Y	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.9	66.7	9527.0	69.7		
	Z	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.2	69.3	9527.0	69.7		
	AA	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.2	69.3	9526.0	70.2		
	AB	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.5	74.0	9526.0	70.7		
	AC	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.5	74.0	9526.0	70.7		
	AD	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.2	69.3	9526.0	69.7		
	AE	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.7	66.8	9526.0	69.7		
	AF	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.7	66.8	9526.0	69.7		
	AG	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.7	66.8	9526.0	69.7		
	AH	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.5	74.0	9526.0	70.7		
	AI	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.5	74.0	9526.0	70.7		
	AJ	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.5	74.0	9526.0	70.7		
	AK	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.5	74.0	9526.0	70.7		
	AL	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AM	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AN	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AO	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AP	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AQ	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AR	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AS	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AT	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AU	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AV	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AW	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AX	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AY	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	AZ	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	BA	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	BB	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	BC	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	BD	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	BE	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
	BF	T.O. MAIN ROOF	9634.5	9528.0	65.5	9522.1	71.4		
	BF	T.O. MAIN ROOF	9634.5	9528.0	65.5	9522.1	71.4		
	BF	T.O. MAIN ROOF	9634.5	9528.0	65.5	9522.1	71.4		
	CG	T.O. MAIN ROOF	9634.5	9528.0	65.5	9522.1	71.4		
	CH	T.O. LEVEL 6 GUARDRAIL	9555.5	9528.0	65.5	9522.1	71.4		
						AVERAGE HEIGHT	76.84		
						PEDESTRIAN ACCESSWAY			
						EMERGENCY LANE			

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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

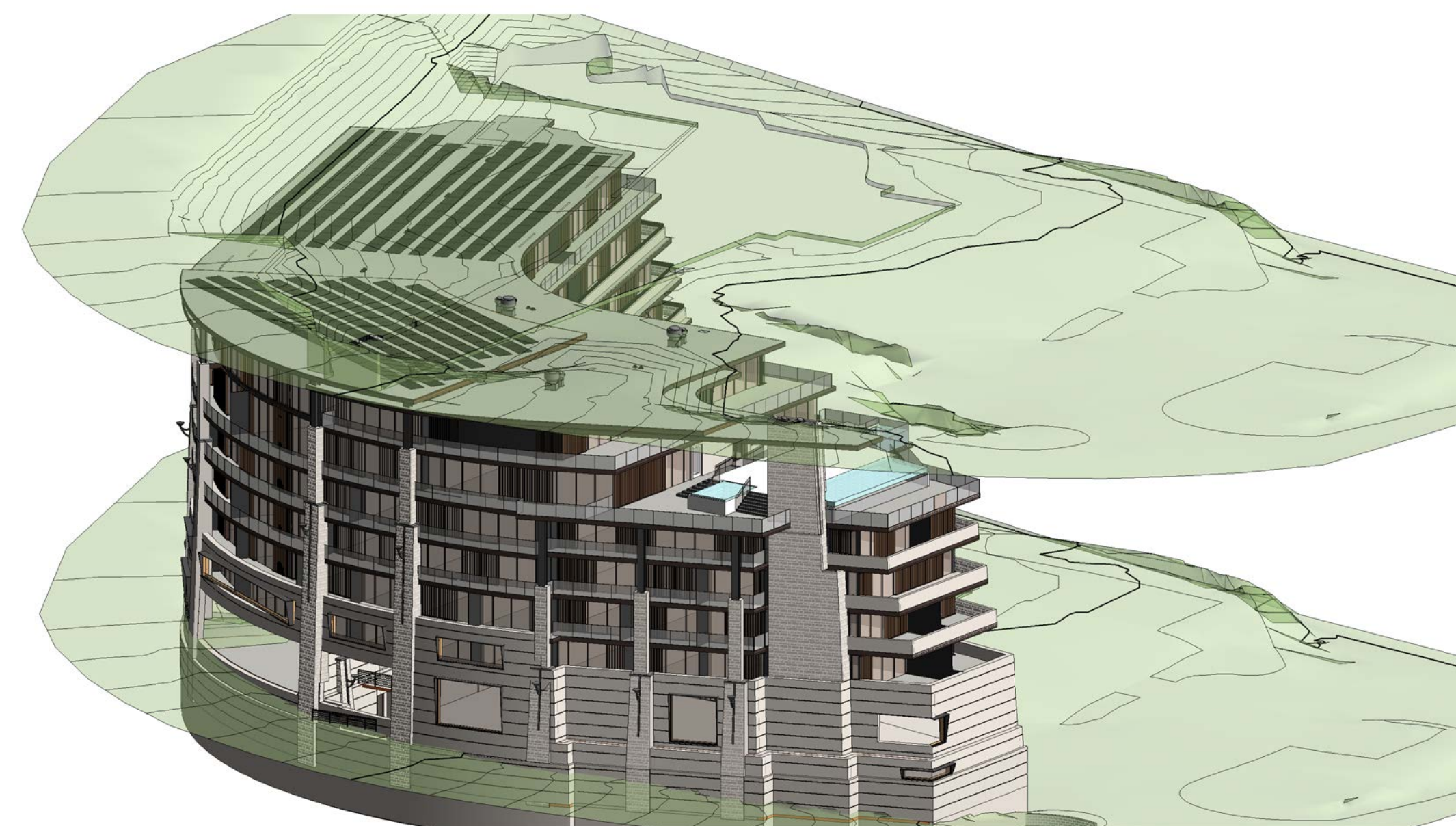
SEAL

Project Number  
JOB NO.

3D MAX HEIGHT WITH  
EXISTING TOPO

A-2.03

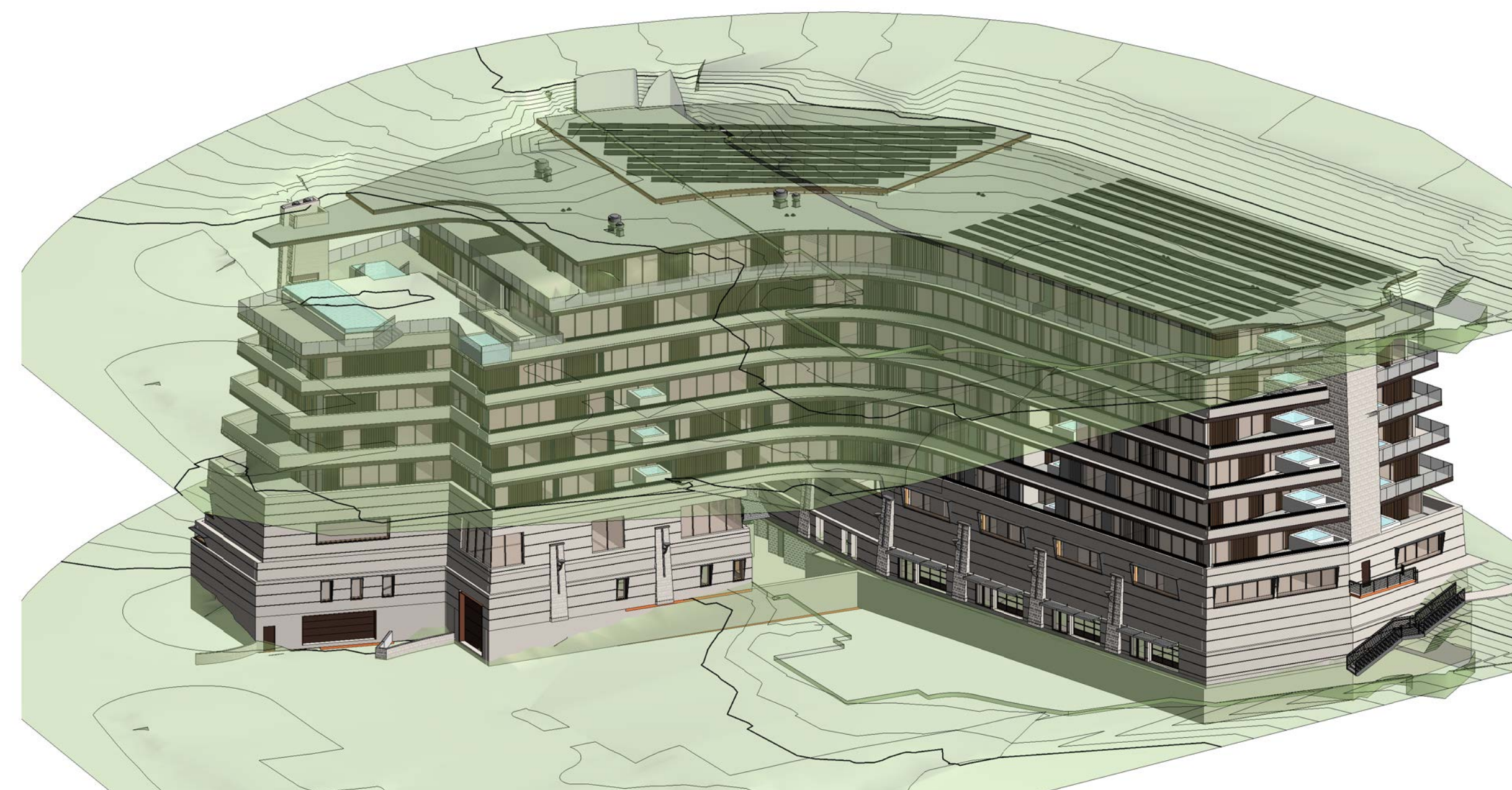




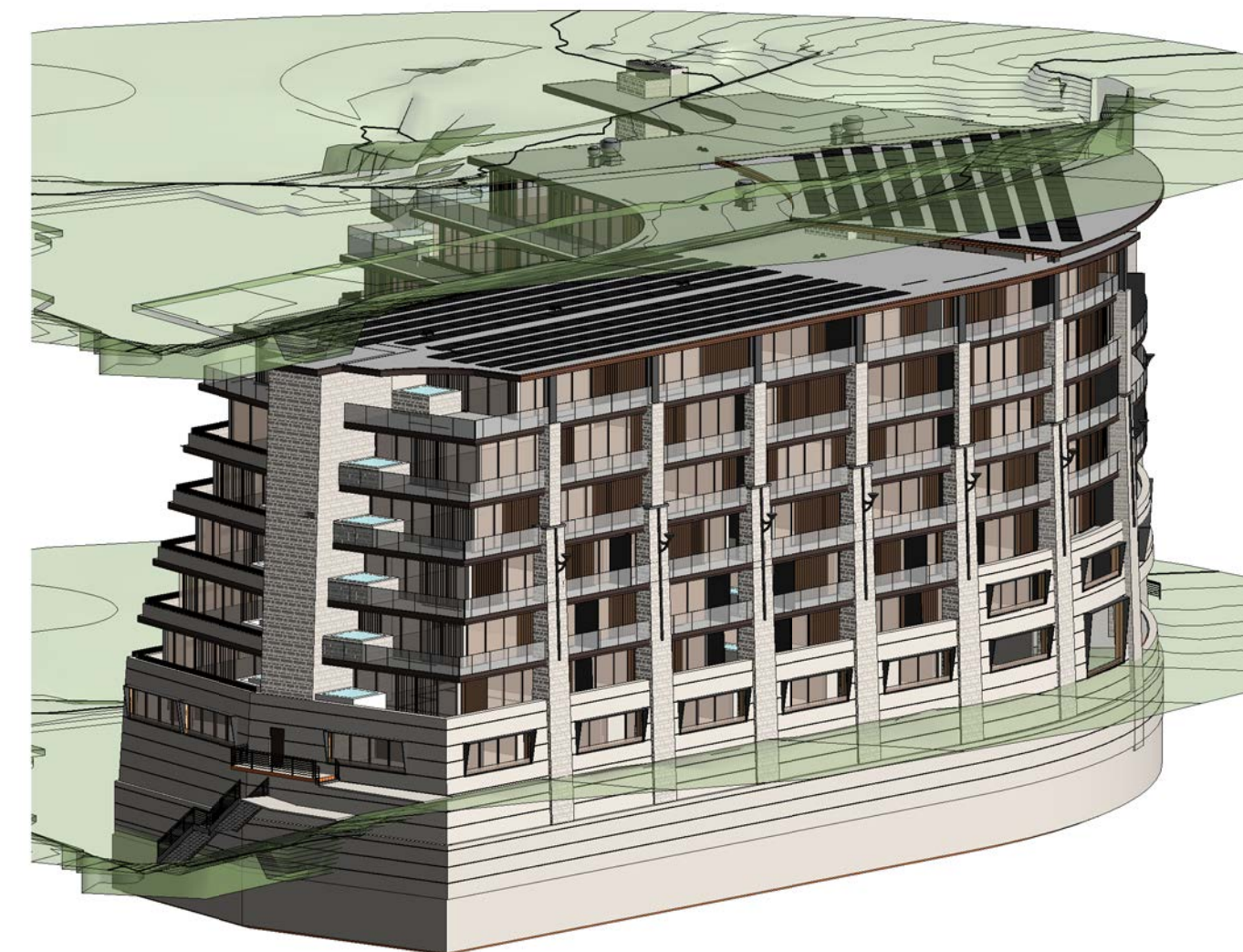
5 NW PERSPECTIVE



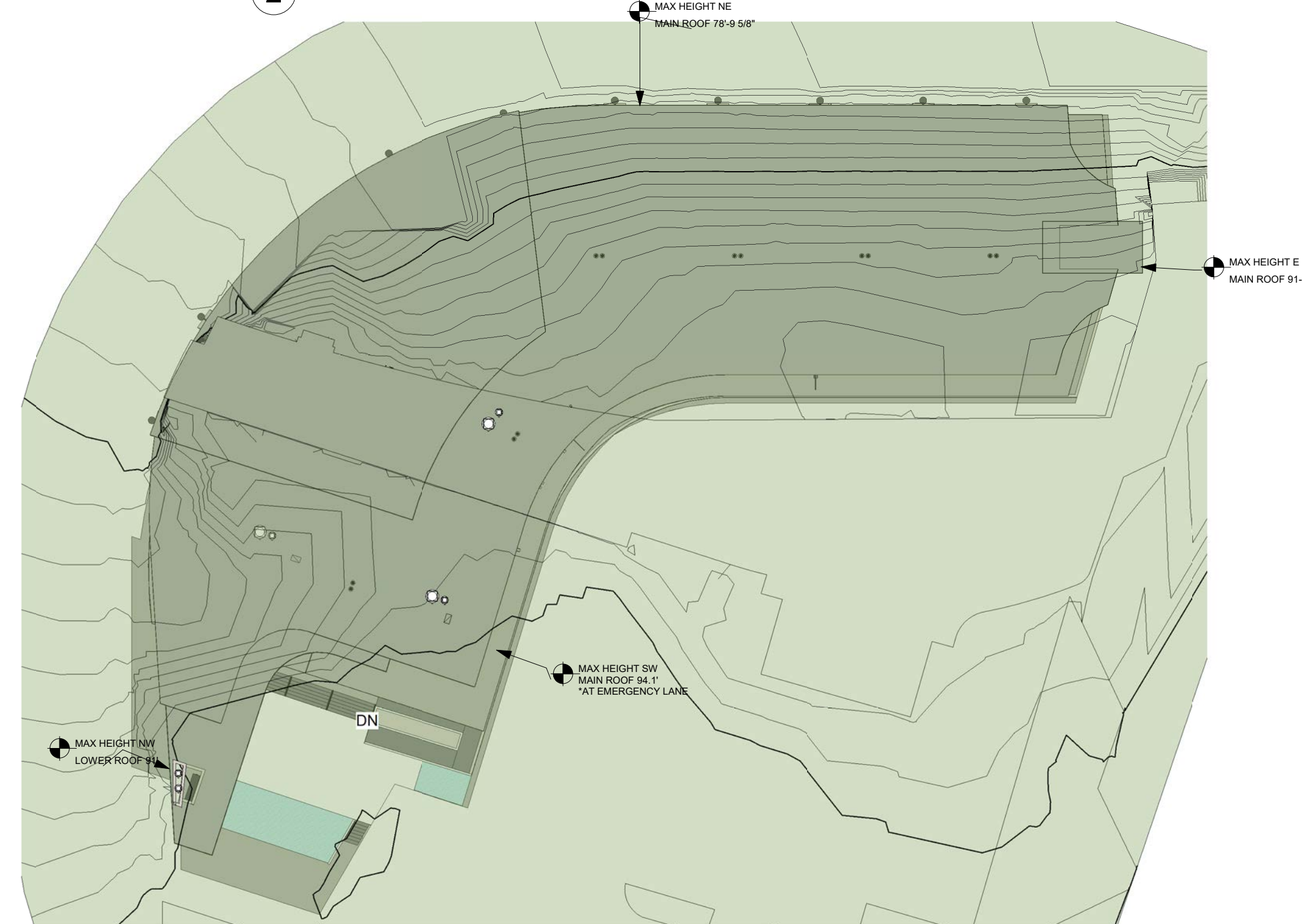
3 NW ELEVATION



4 SW PERSPECTIVE - PROPOSED TOPO



2 SE PERSPECTIVE



1 PROPOSED TOPO OVER ROOF  
1/32" = 1'-0"

SPOT ELEV	NOTED ELEVATION	DESCRIPTION	ARCH ELEVATION	PROPOSED GRADE	HEIGHT TO PROPOSED GRADE	EXISTING GRADE	HEIGHT TO EXISTING GRADE	
*Taken from survey on site as approved PUD permit								
Northwest	A	T.O. LEVEL 2 GUARDRAIL	9553.5	9539.3	14.2	9536.6	17.5	
Northwest	B	T.O. LEVEL 7 GUARDRAIL	9527.0	9539.2	12.2	9537.0	20.0	
Northwest	C	T.O. MAIN ROOF	9614.5	9538.9	75.6	9536.8	77.7	
Northwest	D	T.O. MAIN ROOF	9614.5	9538.8	75.7	9536.8	77.7	
Northwest	E	T.O. MAIN ROOF	9614.5	9538.5	76.0	9536.8	75.0	
Northwest	F	T.O. MAIN ROOF	9614.5	9538.3	76.2	9536.3	78.2	
Northwest	G	T.O. MAIN ROOF	9614.5	9538.0	76.5	9536.0	78.5	
Northwest	H	T.O. MAIN ROOF	9614.5	9537.7	76.8	9536.0	78.8	
Northwest	I	T.O. MAIN ROOF	9614.5	9537.4	77.1	9535.5	79.0	
Northwest	J	T.O. MAIN ROOF	9614.5	9537.1	77.4	9536.0	78.5	
Northwest	K	T.O. MAIN ROOF	9614.5	9536.4	78.1	9535.7	78.8	
Northwest	L	T.O. MAIN ROOF	9614.5	9535.4	79.1	9534.1	79.4	
North	M	T.O. UPPER ROOF	9617.5	9534.7	82.8	9534.0	83.5	
North	N	T.O. UPPER ROOF	9617.5	9537.1	80.4	9536.0	81.5	
North of Farris Cochran	O	T.O. UPPER ROOF	9617.5	9536.4	81.1	9536.7	81.8	
North of Farris Cochran	P	T.O. UPPER ROOF	9617.5	9535.4	81.9	9535.1	82.4	
North of Farris Cochran	Q	T.O. UPPER ROOF	9617.5	9534.7	82.8	9534.0	83.5	
North of Farris Cochran	R	T.O. UPPER ROOF	9617.5	9533.6	83.9	9533.1	86.0	
North of Farris Cochran	S	T.O. UPPER ROOF	9617.5	9531.6	85.9	9531.0	88.0	
North of Farris Cochran	T	T.O. UPPER ROOF	9617.5	9531.6	85.9	9533.5	84.0	
**Farris Cochran/Dayton								
Northwest	U	T.O. UPPER ROOF	9617.5	9533.6	83.9	9533.5	84.0	
Northwest	V	T.O. MAIN ROOF	9614.5	9530.7	83.8	9530.7	83.8	
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9607.0	9530.1	76.9	9530.1	76.9	
Northwest	X	T.O. LEVEL 6 GUARDRAIL	9595.5	9529.7	65.8	9528.1	67.7	
Northwest	Y	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.8	66.7	9527.9	67.7	
Northwest	Z	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.2	67.3	9527.8	67.5	
Northwest	AA	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.2	67.3	9528.2	67.3	
Northwest	AB	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.5	67.0	9528.0	67.0	
Northwest	AC	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.5	67.0	9528.5	67.0	
Northwest	AD	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.2	67.3	9528.2	67.3	
Northwest	AE	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.7	66.8	9528.7	66.8	
Northwest	AF	T.O. LEVEL 6 GUARDRAIL	9595.5	9529.7	55.8	9529.7	55.8	
Northwest	AG	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.5	67.0	9528.2	67.0	
Delaney Access	AH	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9529.0	66.5	
Delaney Access	AI	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5	
Delaney Access	AJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5	
Delaney Access	AK	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5	
Delaney Access	AL	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5	
**Delaney Access/Dayton								
Delaney Access	AM	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.8	66.7	9528.8	66.7	
Delaney Access	AN	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.8	66.7	9528.8	66.7	
Delaney Access	AO	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.4	67.1	9528.4	67.1	
Delaney Access	AP	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.5	84.5	
Delaney Access	AQ	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.5	84.5	9522.5	84.5	
**Delaney Access/Dayton								
Delaney Access	AR	T.O. LEVEL 7 GUARDRAIL	9607.0	9528.5	78.5	9527.0	81.0	
**Taken at mid point of pedestrian access								
Delaney Access	AS	T.O. LEVEL 7 GUARDRAIL	9607.0	9528.5	78.5	9527.0	81.0	
**Taken at mid point of pedestrian access								
Delaney Access	AT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	84.0	
Delaney Access	AU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2	
Delaney Access	AV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0	
Delaney Access	AW	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.8	84.2	9523.8	84.2	
Delaney Access	AX	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.5	84.5	9523.0	85.0	
Delaney Access	AY	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.5	84.5	9522.1	84.9	
Delaney Access	AZ	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.5	84.5	9522.5	84.5	
Delaney Access	BA	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.8	84.2	9522.5	84.9	
Delaney Access	BB	T.O. LEVEL 5 GUARDRAIL	9595.5	9522.5	73.0	9522.5	73.0	
Delaney Access	BC	T.O. LEVEL 5 GUARDRAIL	9595.5	9523.5	62.0	9523.2	61.8	
Delaney Access	BD	T.O. LEVEL 5 GUARDRAIL	9595.5	9523.0	62.5	9522.0	63.0	
Delaney Access	BE	T.O. MAIN ROOF	9614.5	9523.0	91.5	9523.0	91.5	
Delaney Access	BF	T.O. MAIN ROOF	9614.5	9526.0	88.5	9526.0	88.5	
Delaney Access	BG	T.O. MAIN ROOF	9614.5	9530.0	84.5	9530.0	84.5	
Delaney Access	BH	T.O. LEVEL 5 GUARDRAIL	9595.5	9530.0	72.0	9530.0	72.0	
							AVERAGE HEIGHT	76.88
**PEDESTRIAN ACCESSWAY EMERGENCY LANE								

NOTES: (BUT) OF COOPERATION... RELEASE OF THESE DOCUMENTS CONTEMPLATES... CONTRACTOR AND THE ARCHITECT... DESIGN AND CONSTRUCTION... THE ARCHITECT... GUARANTEE... CONSEQUENCES... ARISING OUT OF SUCH CHANGES.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

SEAL

Project Number  
JOB NO.

3D MAX HEIGHT WITH  
PROPOSED TOPO  
A-2.04



PEDESTRIAN/BICYCLE ACCESS LEGEND

- PEDESTRIAN
- BICYCLE

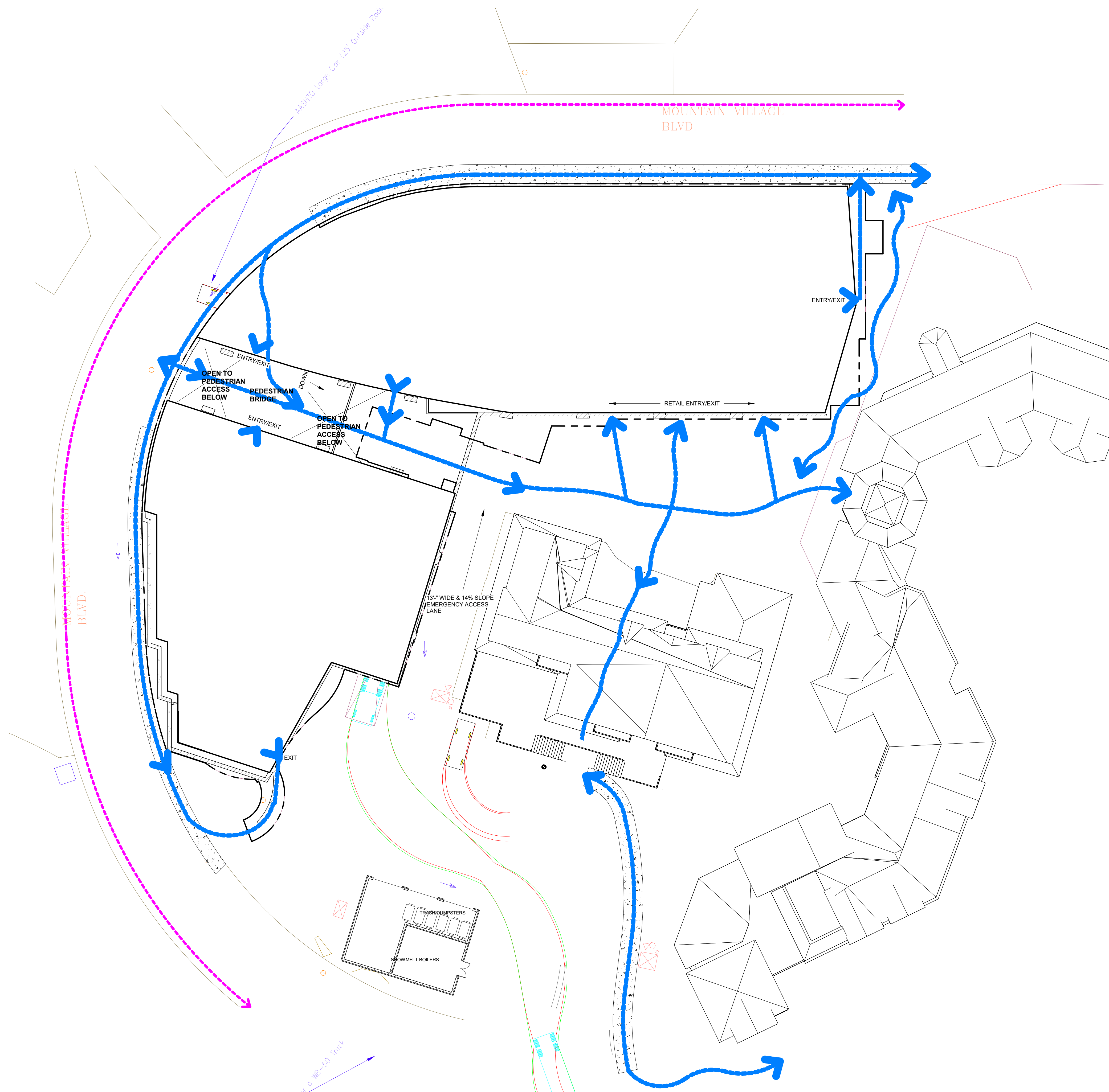


DIAGRAM - PEDESTRIAN AND BIKE CIRCULATION  
① 1" = 20'-0"

NOTICE: PART OF COOPERATION  
RELEASE OF THESE DOCUMENTS CONTemplates  
FURTHER COOPERATION AMONG THE OWNER, DESIGNER,  
CONTRACTOR, AND THE ARCHITECT. DESIGN AND  
CONSTRUCTION COSTS SHALL BE REPORTED BY THE  
ARCHITECT TO THE ARCHITECT. FAILURE TO REPORT  
ARCHITECT COMPONDS MISUNDERSTANDING AND  
INCREASES CONSTRUCTION COSTS. IT IS A LIE TO  
COOPERATE BY EARLY NOTICE TO THE ARCHITECT SHALL  
RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL  
CONSEQUENCES ARISING OUT OF SUCH CHANGES.

THE DESIGN AND PLANS ARE COPYRIGHT AND ARE NOT TO  
BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT  
THE WRITTEN PERMISSION OF VAULT DESIGN ARCHITECTS.  
THE DRAWING AND SPECIFICATION ARE INSTRUMENTS  
OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE  
ARCHITECT. THESE DOCUMENTS SHALL BE RETURNED TO THE  
ARCHITECT IMMEDIATELY UPON COMPLETION OF THE PROJECT. ARCHITECTS  
DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS  
ON SITE.

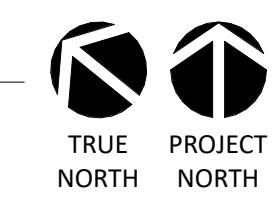
Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

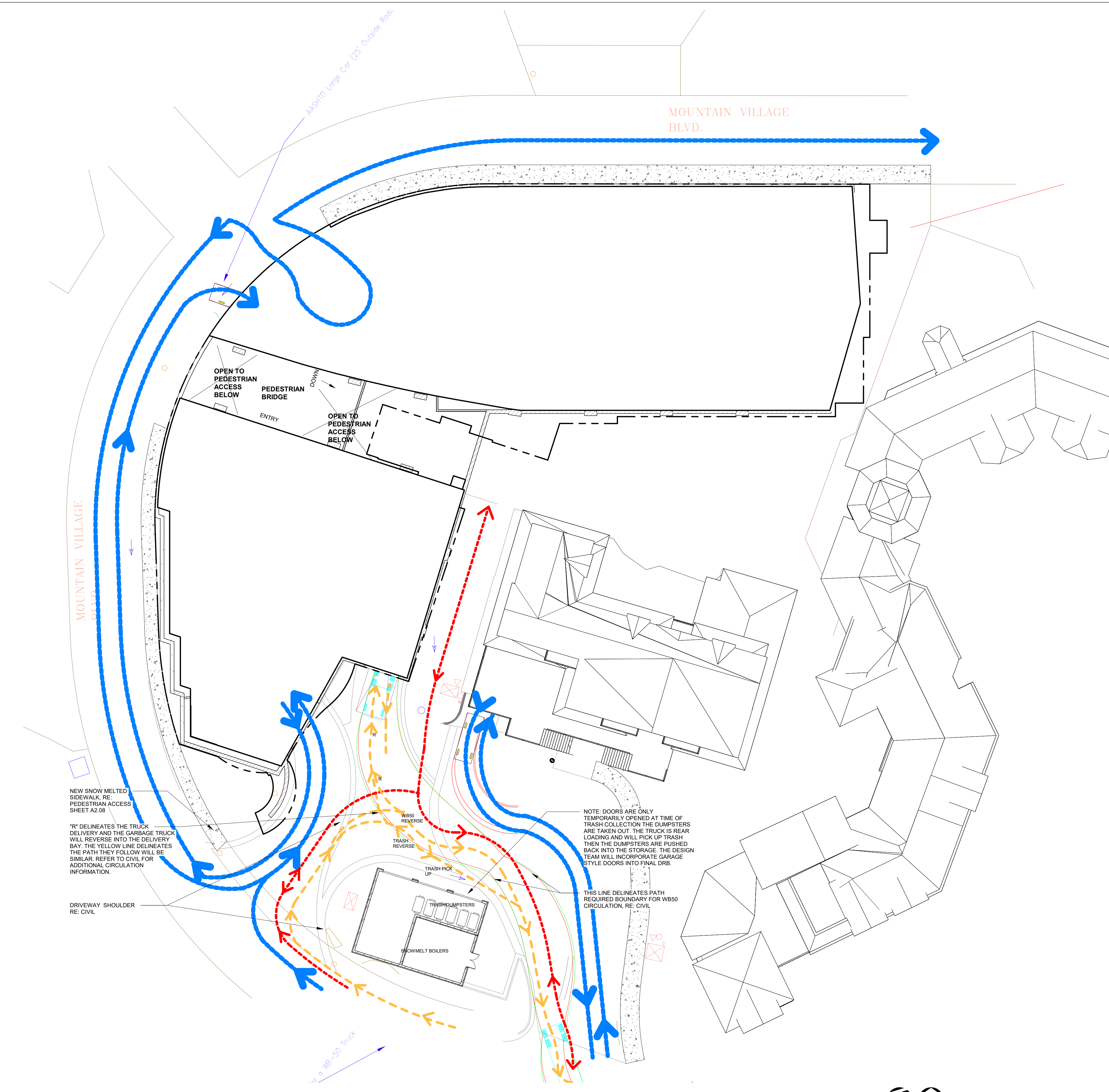
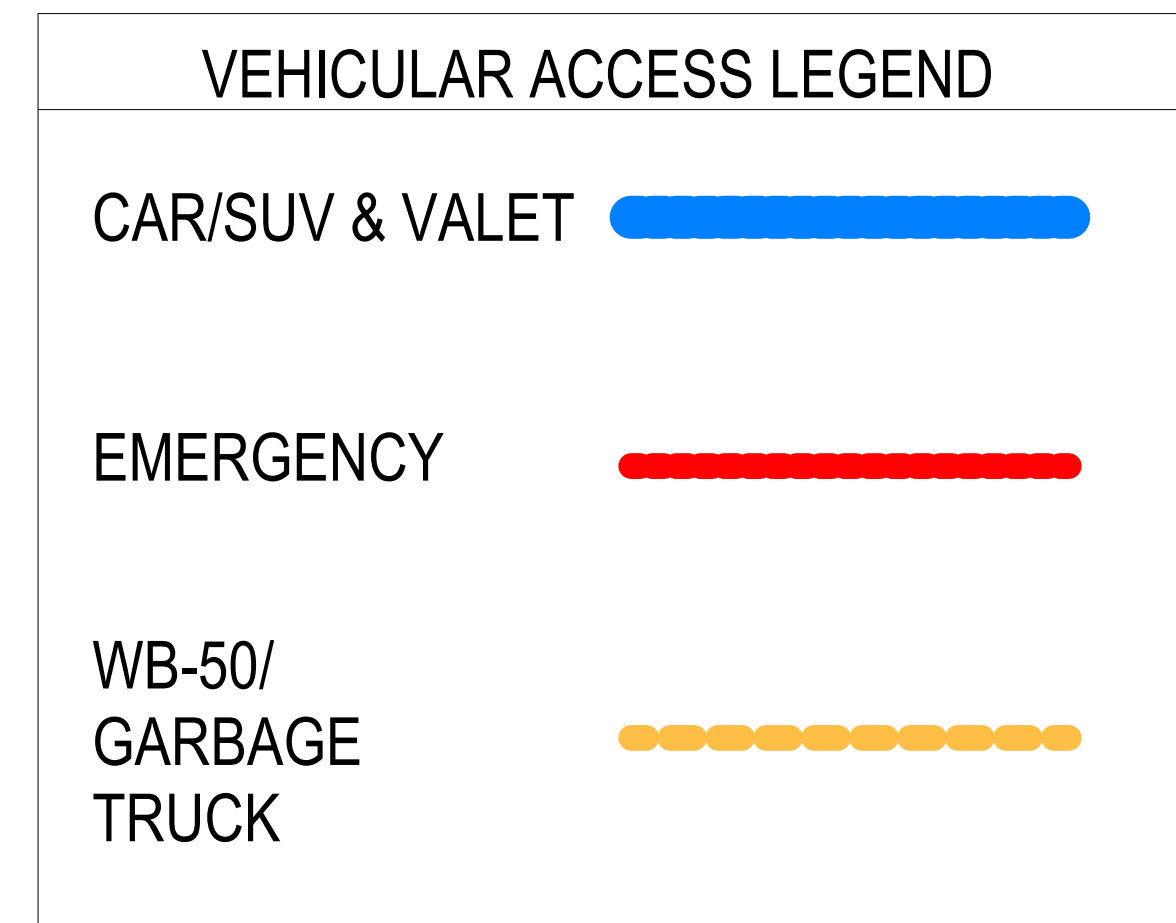
SEAL  
Project Number  
JOB NO.

DIAGRAM - PEDESTRIAN  
AND BIKE CIRCULATION

A-2.08







NEW SNOW MELTED  
SIDEWALK, RE:  
PEDESTRIAN ACCESS  
SHEET A2.08

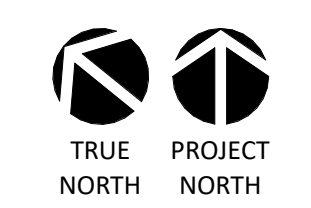
\*"R" DELINEATES THE TRUCK  
DELIVERY AND THE GARBAGE TRUCK  
WILL REVERSE INTO THE DELIVERY  
BAY. THE YELLOW LINE DELINEATES  
THE PATH THEY FOLLOW WILL BE  
SIMILAR. REFER TO CIVIL FOR  
ADDITIONAL CIRCULATION  
INFORMATION.

DRIVEWAY SHOULDER  
RE: CIVIL

NOTE: DOORS ARE ONLY  
TEMPORARILY OPENED AT TIME OF  
TRASH COLLECTION THE DUMPSTERS  
ARE TAKEN OUT. THE TRUCK IS REAR  
LOADING AND WILL PICK UP TRASH.  
THEN THE DUMPSTERS ARE PUSHED  
BACK INTO THE STORAGE. THE DESIGN  
TEAM WILL INCORPORATE GARAGE  
STYLE DOORS INTO FINAL DRB.

THIS LINE DELINEATES PATH  
REQUIRED BOUNDARY FOR WB50  
CIRCULATION, RE: CIVIL

WB50  
REVERSE  
TRASH  
REVERSE  
TRASH PICK  
UP  
SNOWMELT BOILERS



## Mountain Village Hotel

LOT 109R MOUNTAIN VILLAGE, CO

NOTICE: PART OF COOPERATION  
RELEASE OF THESE DOCUMENTS CONTemplates  
FURTHER COOPERATION AMONG THE OWNER, DESIGNER,  
CONTRACTOR, AND THE ARCHITECT. DESIGN AND  
CONSTRUCTION SHALL BE PERFORMED BY THE ARCHITECT  
AND HIS/HER CONSULTANTS HAVE PERFORMED THESE  
SERVICES WITH CARE AND DILIGENCE. THE ARCHITECT  
GUARANTEES PERFECTION. COMMUNICATION IS IMPERFECT  
AND EVERY CONTRACTOR CANNOT BE ANTICIPATED. ANY  
ERRORS, OMISSIONS, OR DISCREPANCY OCCURRED BY  
THE USE OF THESE DOCUMENTS SHALL BE REPORTED  
IMMEDIATELY TO THE ARCHITECT. FAILURE TO REPORT  
ARCHITECT COMPOUNDS MISUNDERSTANDING AND  
INCREASES CONSTRUCTION COSTS. IT IS A TIME TO  
COOPERATE BY EARLY NOTICE TO THE ARCHITECT SHALL  
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CONSEQUENCES ARISING OUT OF SUCH CHANGES.

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THE WRITTEN PERMISSION OF VAULT DESIGN ARCHITECTS.  
THE DRAWING AND SPECIFICATIONS ARE INSTRUMENTS  
OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE  
ARCHITECT. THESE DOCUMENTS SHALL BE RETURNED TO  
THE ARCHITECT IMMEDIATELY UPON COMPLETION OF THE  
PROJECT OR UPON THE ARCHITECT'S REQUEST.  
DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS  
ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

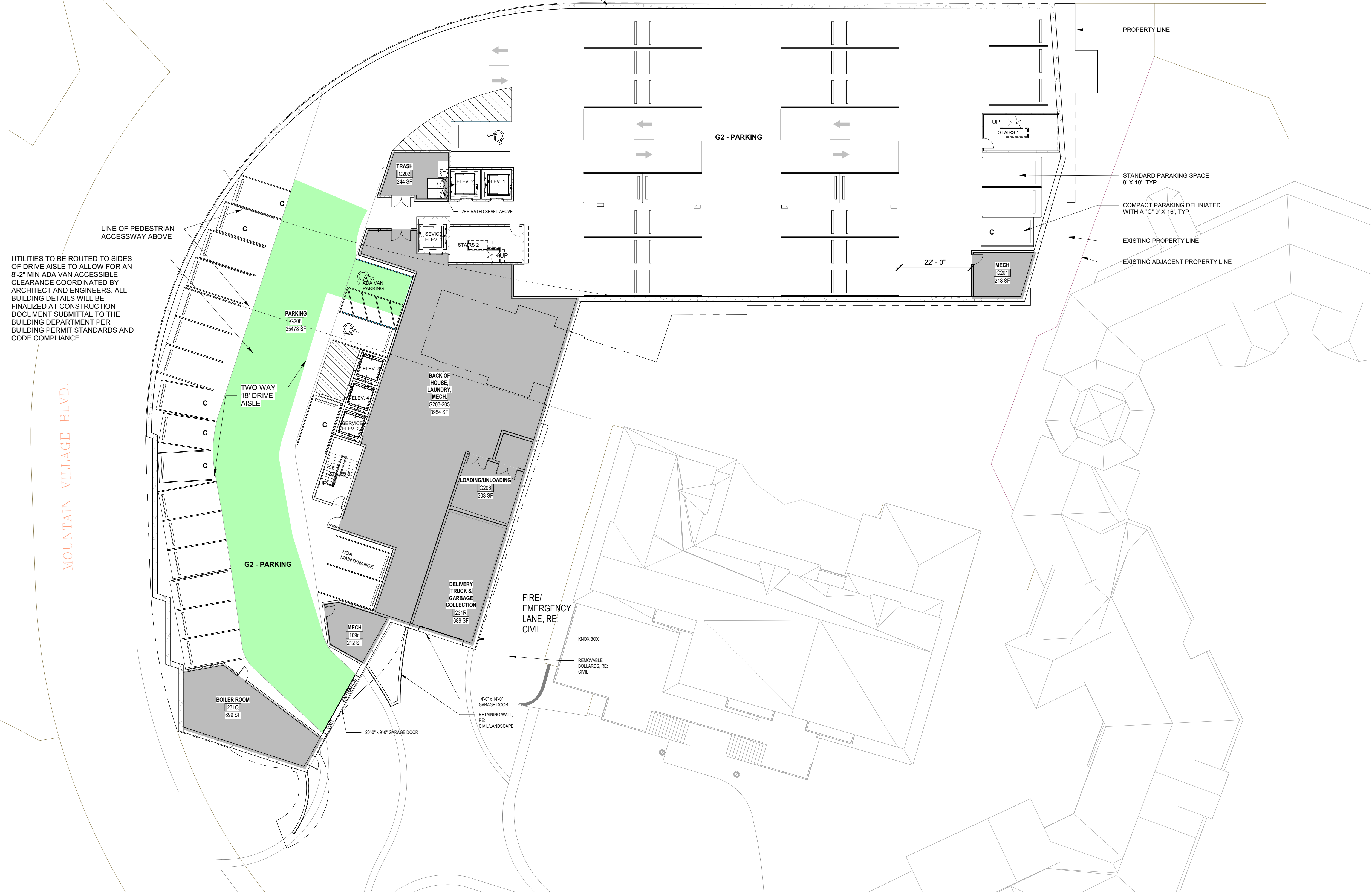
SEAL  
Project Number  
JOB NO.

DIAGRAM - VEHICULAR  
CIRCULATION

A-2.09



MOUNTAIN VILLAGE BLVD.



UTILITIES TO BE ROUTED TO SIDES OF DRIVE AISLE TO ALLOW FOR AN 8'-2" MIN ADA VAN ACCESSIBLE CLEARANCE COORDINATED BY ARCHITECT AND ENGINEERS. ALL BUILDING DETAILS WILL BE FINALIZED AT CONSTRUCTION DOCUMENT SUBMITTAL TO THE BUILDING DEPARTMENT PER BUILDING PERMIT STANDARDS AND CODE COMPLIANCE.

PROPERTY LINE  
 STANDARD PARKING SPACE 9' X 19', TYP  
 COMPACT PARKING DELINEATED WITH A "C" 9' X 16', TYP  
 EXISTING PROPERTY LINE  
 EXISTING ADJACENT PROPERTY LINE

FIRE/ EMERGENCY LANE, RE: CIVIL

14'-0" x 14'-0" GARAGE DOOR  
 RETAINING WALL RE: CIVILLANDSCAPE

DIAGRAM ADA VAN ACCESS LEVEL G2  
 1 PARKING  
 1/16" = 1'-0"

NOTICE OF COOPERATION  
 RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, DESIGN CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLETE. HOWEVER, THE ARCHITECT AND DESIGN CONTRACTORS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE. THE ARCHITECT GUARANTEES PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTRACTOR CANNOT BE ANTICIPATED. ANY ERRORS, OMISSIONS, OR DISCREPANCY OCCURRED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT OF SUCH DISCREPANCY SHALL BE AT THE ARCHITECT'S COMPASS. MISUNDERSTANDING AND INCREASED CONSTRUCTION COSTS, IF ANY, ARE TO BE COORDINATED BY EARLY NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.  
 THE DESIGN AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF VULT DESIGN ARCHITECTS. THE DRAWING AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE PROJECT FOR WHICH THEY ARE MADE IS EXCLUSIVE TO VULT DESIGN ARCHITECTS.  
 DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

SEAL  
 Project Number  
 JOB NO.

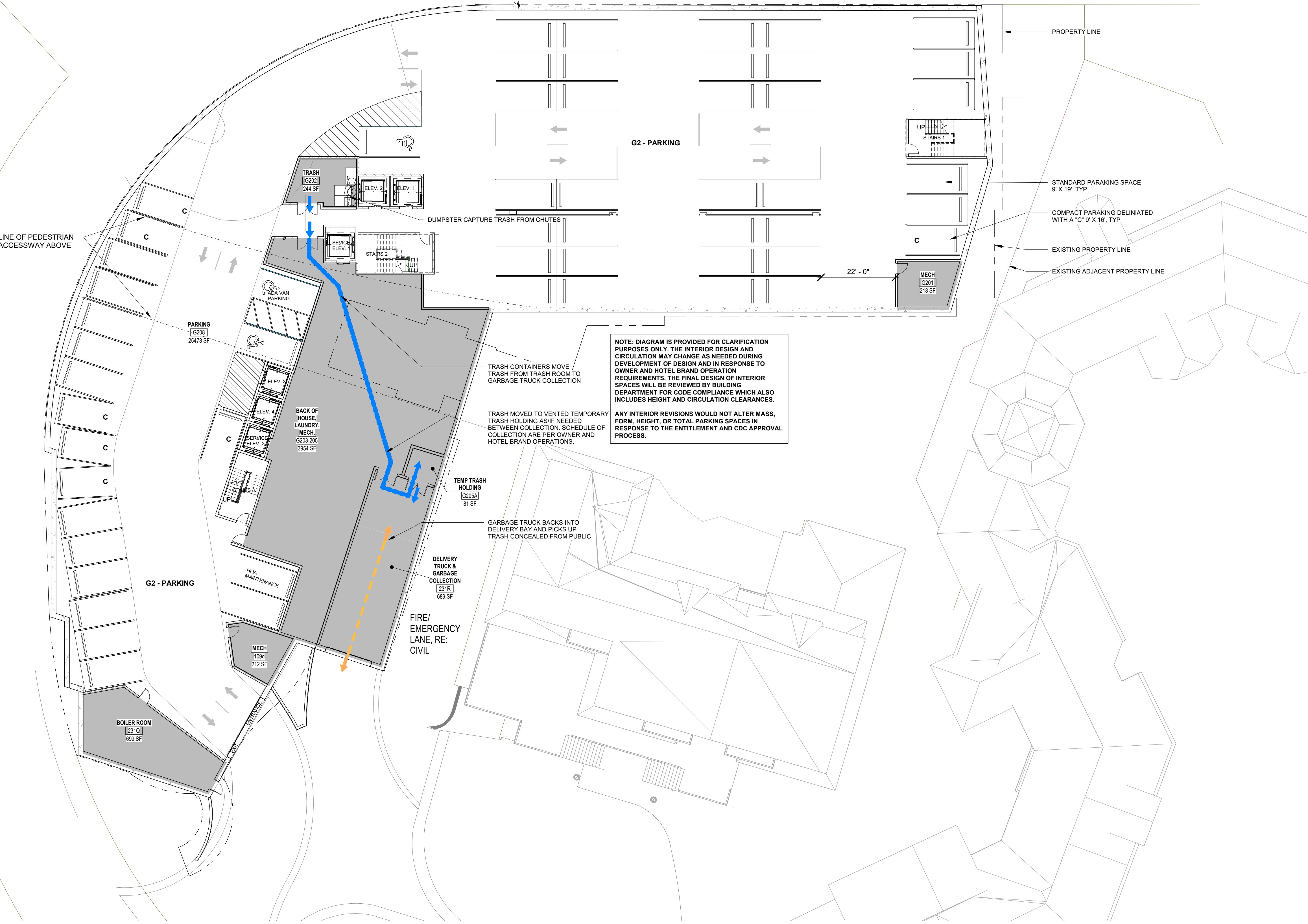
GARAGE UTILITY DIAGRAM

A2.10



MOUNTAIN VILLAGE BLVD.

MOUNTAIN VILLAGE BLVD.



NOTE: DIAGRAM IS PROVIDED FOR CLARIFICATION PURPOSES ONLY. THE INTERIOR DESIGN AND CIRCULATION MAY CHANGE AS NEEDED DURING DEVELOPMENT OF DESIGN AND IN RESPONSE TO OWNER AND HOTEL BRAND OPERATION REQUIREMENTS. THE FINAL DESIGN OF INTERIOR SPACES WILL BE REVIEWED BY BUILDING DEPARTMENT FOR CODE COMPLIANCE WHICH ALSO INCLUDES HEIGHT AND CIRCULATION CLEARANCES. ANY INTERIOR REVISIONS WOULD NOT ALTER MASS, FORM, HEIGHT, OR TOTAL PARKING SPACES IN RESPONSE TO THE ENTITLEMENT AND CDC APPROVAL PROCESS.

DIAGRAM BOH TRASH CIRCULATION  
 LEVEL G2 PARKING  
 1/16" = 1'-0"

NOTICE OF COOPERATION  
 RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, DESIGN CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. THROUGH THE ARCHITECT AND HIS/HER CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY ERRORS, OMISSIONS, OR DISCREPANCY OCCURRED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT OF SUCH DISCREPANCIES SHALL BE AT THE ARCHITECT'S COMPASS. CONTRACTOR SHALL BE RESPONSIBLE TO COOPERATE BY EARLY NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.  
 THE DESIGN AND PLANS ARE COPYRIGHT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VAULT DESIGN ARCHITECTS. THE ARCHITECT AND HIS/HER CONSULTANTS ARE NOT RESPONSIBLE FOR SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF VAULT DESIGN ARCHITECTS.  
 DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

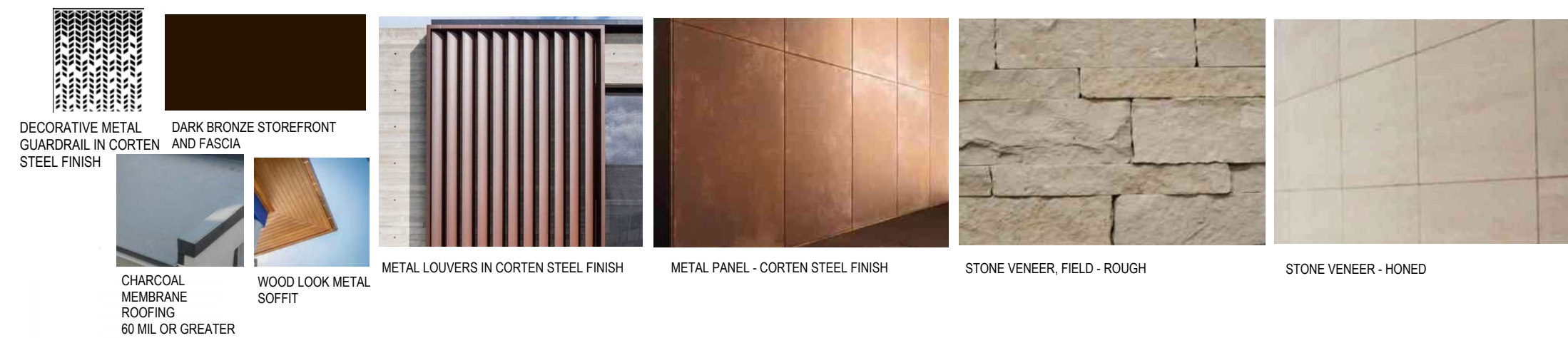
Project Number  
 JOB NO.

BOH TRASH CIRCULATION

A2.11



MATERIAL	
	SCREENS
	GLASS
	STONE
	METAL
	GUARDRAILS
	WOOD



ELEVATION #SQFT	WEST ELEVATION (05/A-2.11)	NORTHWEST ELEVATION (03/A-2.11)	NORTH ELEVATION (01/A-2.11)	NORTHEAST ELEVATION (02/A-2.11)	EAST ELEVATION (04/A-2.11)	SOUTHEAST ELEVATION (03/A-2.12)	SOUTHWEST ELEVATION (02/A-2.12)	PEDESTRIAN WAY WEST ELEVATION (01/A-2.11)	TOTAL	PERCENT
SCREENS	1052.07	1742.32	720.86	4209.88	1271.73	2205.64	1841.03	333.61	13043.53	16%
GLASS	1504.26	2365.24	837.28	4145.5	1641.47	3977.91	3158.17	333.61	17963.44	22%
STONE	3275.93	4889.92	728.66	5471.63	3707.04	7893.95	6701.46	2628.89	35297.48	43%
METAL	854.14	1715.36	276.96	2037.69	768.18	851.08	1553.86	40.03	8097.3	10%
GLASS GUARDRAIL	436.83	1499.45	309.78	3011	643.06	481.37	570.15		6951.64	9%
WOOD								87.12		
MATERIAL TOTAL	7123.23	12212.29	2873.54	18875.7	8031.48	15409.95	13824.67	3089.65	81353.39	100%

MATERIAL AREA CALCULATION  
1/4" = 1'-0"

NOTICE OF DISSEMINATION  
RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, DESIGN CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLETE. RELEASE OF THESE DOCUMENTS DOES NOT CONSTITUTE A WAIVER OF ANY RIGHTS OR OBLIGATIONS OF THE ARCHITECT OR DESIGN CONTRACTOR. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR DISCREPANCY OCCURRED BY THE USE OF THESE DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY INCREASED CONSTRUCTION COSTS. IT IS THE ARCHITECT'S POLICY TO NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

SEAL

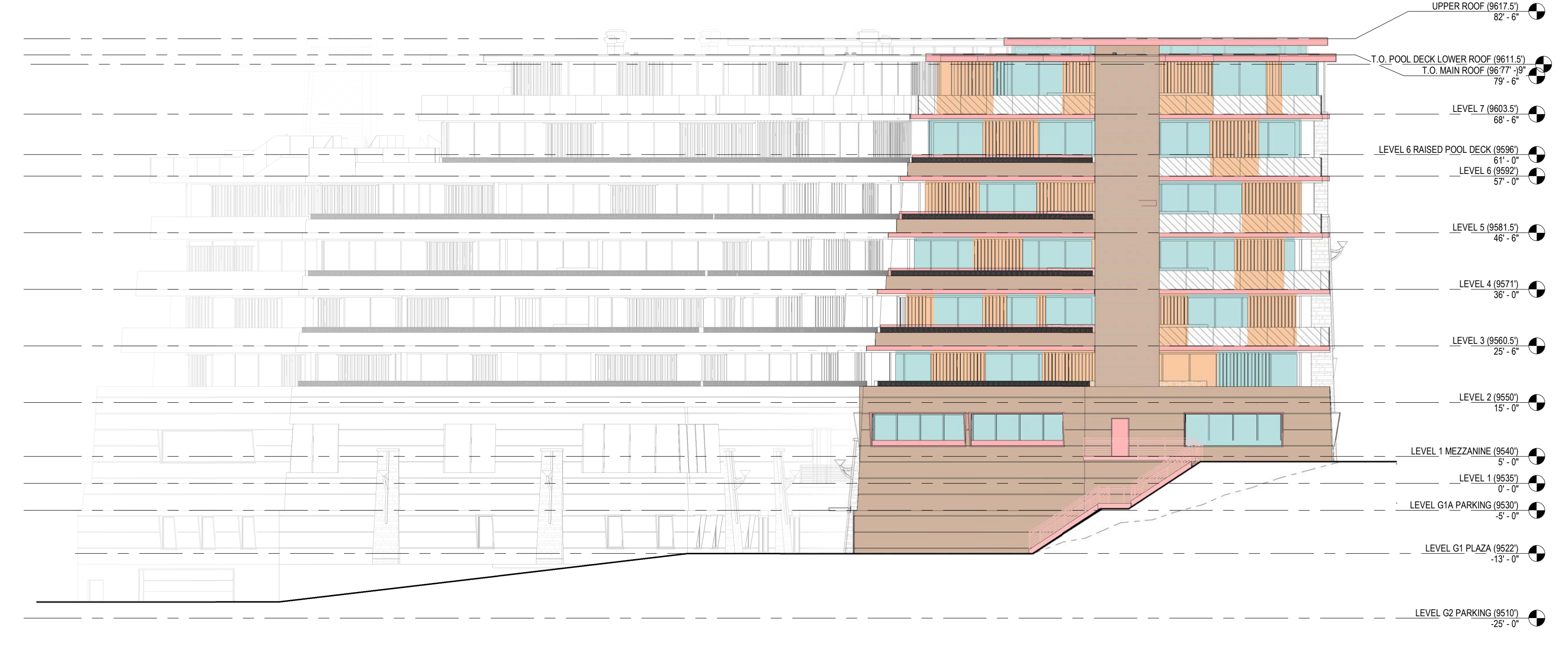
Project Number  
JOB NO.

EXTERIOR ELEVATION - MATERIAL

A-2.11



5 EXTERIOR ELEVATION - MATERIAL - WEST  
1/16" = 1'-0"



4 EXTERIOR ELEVATION - MATERIAL - EAST  
1/16" = 1'-0"



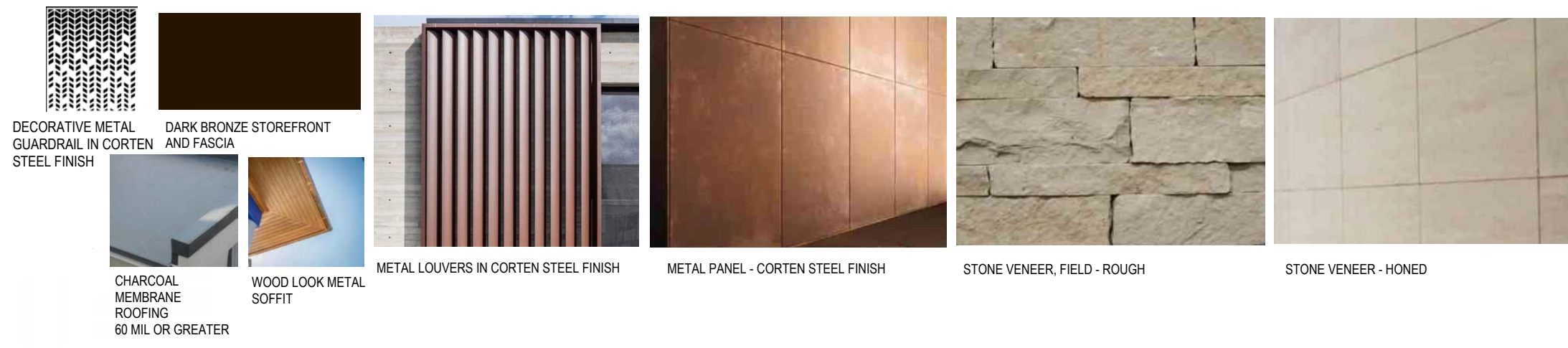
1 EXTERIOR ELEVATION - MATERIAL - NORTHEAST  
1/16" = 1'-0"

2 EXTERIOR ELEVATION - MATERIAL - NORTH  
1/16" = 1'-0"

3 EXTERIOR ELEVATION - MATERIAL - NORTHWEST  
1/16" = 1'-0"



MATERIAL	
SCREENS	
GLASS	
STONE	
METAL	
GUARDRAILS	
WOOD	



ELEVATION #SQFT	WEST ELEVATION (05/A-2.11)	NORTHWEST ELEVATION (03/A-2.11)	NORTH ELEVATION (01/A-2.11)	NORTHEAST ELEVATION (02/A-2.11)	EAST ELEVATION (04/A-2.11)	SOUTHEAST ELEVATION (03/A-2.12)	SOUTHWEST ELEVATION (02/A-2.12)	PEDESTRIAN WAY WEST ELEVATION (01/A-2.11)	TOTAL	PERCENT
SCREENS	1052.07	1742.32	720.86	4209.88	1271.73	2205.64	1841.03		13043.53	16%
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GLASS GUARDRAIL	436.83	1499.45	309.78	3011	643.06	481.37	570.15		6951.64	9%
WOOD								87.12		
<b>MATERIAL TOTAL</b>	<b>7123.23</b>	<b>12212.29</b>	<b>2873.54</b>	<b>18875.7</b>	<b>8031.48</b>	<b>15409.95</b>	<b>13824.67</b>	<b>3089.65</b>	<b>81353.39</b>	<b>100%</b>

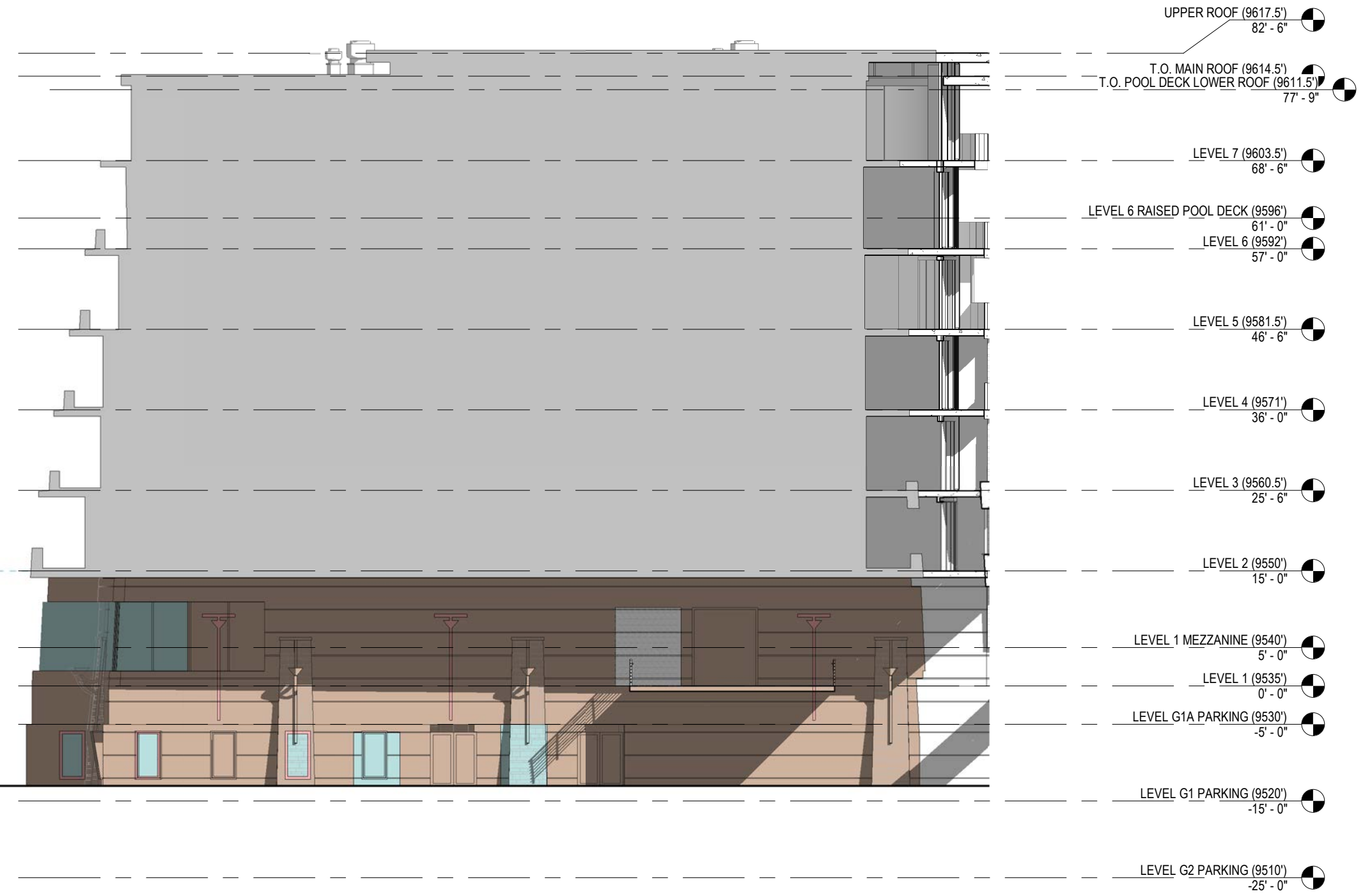
**MATERIAL AREA CALCULATION**  
1/4" = 1'-0"



**2 EXTERIOR ELEVATION - MATERIAL - SOUTHWEST**  
1/16" = 1'-0"



**3 EXTERIOR ELEVATION - MATERIAL - SOUTHEAST**  
1/16" = 1'-0"



NOTICE OF COOPERATION  
RELEASE OF THESE DOCUMENTS CONTEMPLATES  
FURTHER COOPERATION AMONG THE OWNER, USER,  
CONTRACTOR, AND THE ARCHITECT. DESIGN AND  
CONSTRUCTION COSTS SHALL BE REPORTED BY  
SERVICES WITH CARE AND ACCURACY. THE ARCHITECT  
AND USER CONSENT TO HAVE PERFORMED THEIR  
SERVICES WITH CARE AND ACCURACY. THE ARCHITECT  
GUARANTEES THE INFORMATION IS ACCURATE AND  
EVERY CONTRACTOR SHALL BE ADVISED OF ANY  
ERRORS, OMISSIONS, OR DISCREPANCY OCCURRED BY  
THE USE OF THESE DOCUMENTS. THE ARCHITECT  
AND USER SHALL BE RESPONSIBLE FOR NOTIFYING  
THE ARCHITECT OF ANY DISCREPANCY AND  
INCREASED CONSTRUCTION COSTS. IT IS THE USER'S  
OBLIGATION TO NOTIFY THE ARCHITECT OF ANY  
DISCREPANCY OR INCREASED CONSTRUCTION COSTS  
AS SOON AS POSSIBLE. THE ARCHITECT SHALL  
RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL  
CONSEQUENCES ARISING OUT OF SUCH CHANGES.  
THE DESIGN AND PLANS ARE COPYRIGHT AND ARE NOT TO  
BE REPRODUCED, COPIED, OR REPRINTED WITHOUT  
THE WRITTEN PERMISSION OF VAULT DESIGN ARCHITECTS.  
THE DRAWING AND SPECIFICATION ARE THE PROPERTY  
OF VAULT DESIGN ARCHITECTS AND SHALL REMAIN THE  
PROPERTY OF VAULT DESIGN ARCHITECTS. THE ARCHITECT  
DESIGNING THE PROJECT FOR CONTRACTORS ARE  
MADE IS EXCEPT FOR NOT TO VAULT ARCHITECTS.  
DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS  
ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

SEAL

Project Number  
JOB NO.

EXTERIOR ELEVATION -  
MATERIAL

A-2.12



**Mountain Village Hotel**  
LOT 109R MOUNTAIN VILLAGE, CO

NOTAL NOTE OF COOPERATION  
RELEASE OF THESE DOCUMENTS CONTEMPLATES  
FURTHER COOPERATION AMONG THE OWNER, USER,  
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AND USER'S RESPONSIBILITY TO PERFORM THESE  
SERVICES WITH CARE AND DILIGENCE. THE ARCHITECT  
GUARANTEES PERFECTION. COMMUNICATION IS IMPERATIVE  
AND EVERY CONFLICT MUST BE ANTICIPATED. ANY  
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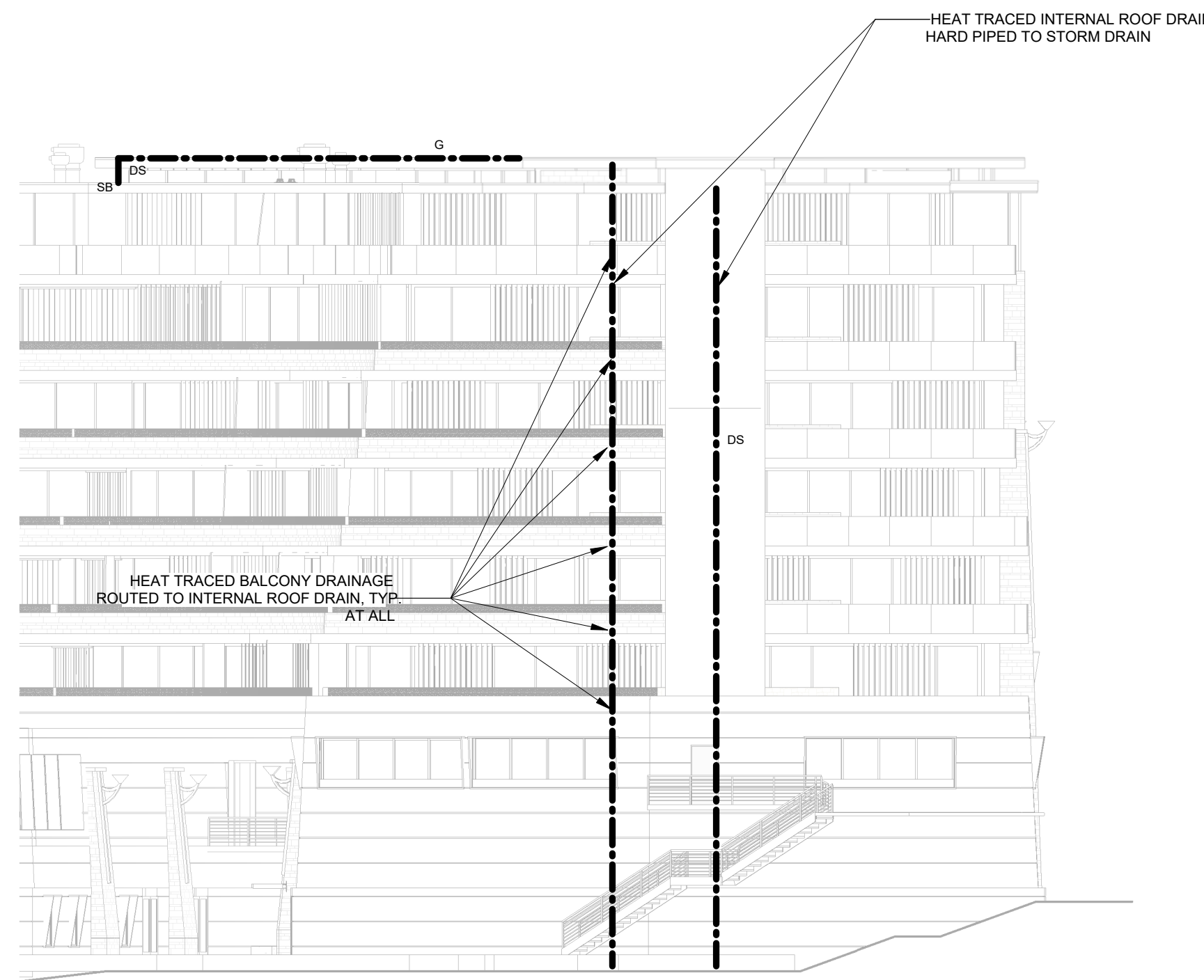
LOT 109R MAJOR PUD AMENDMENT  
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05.19.2022

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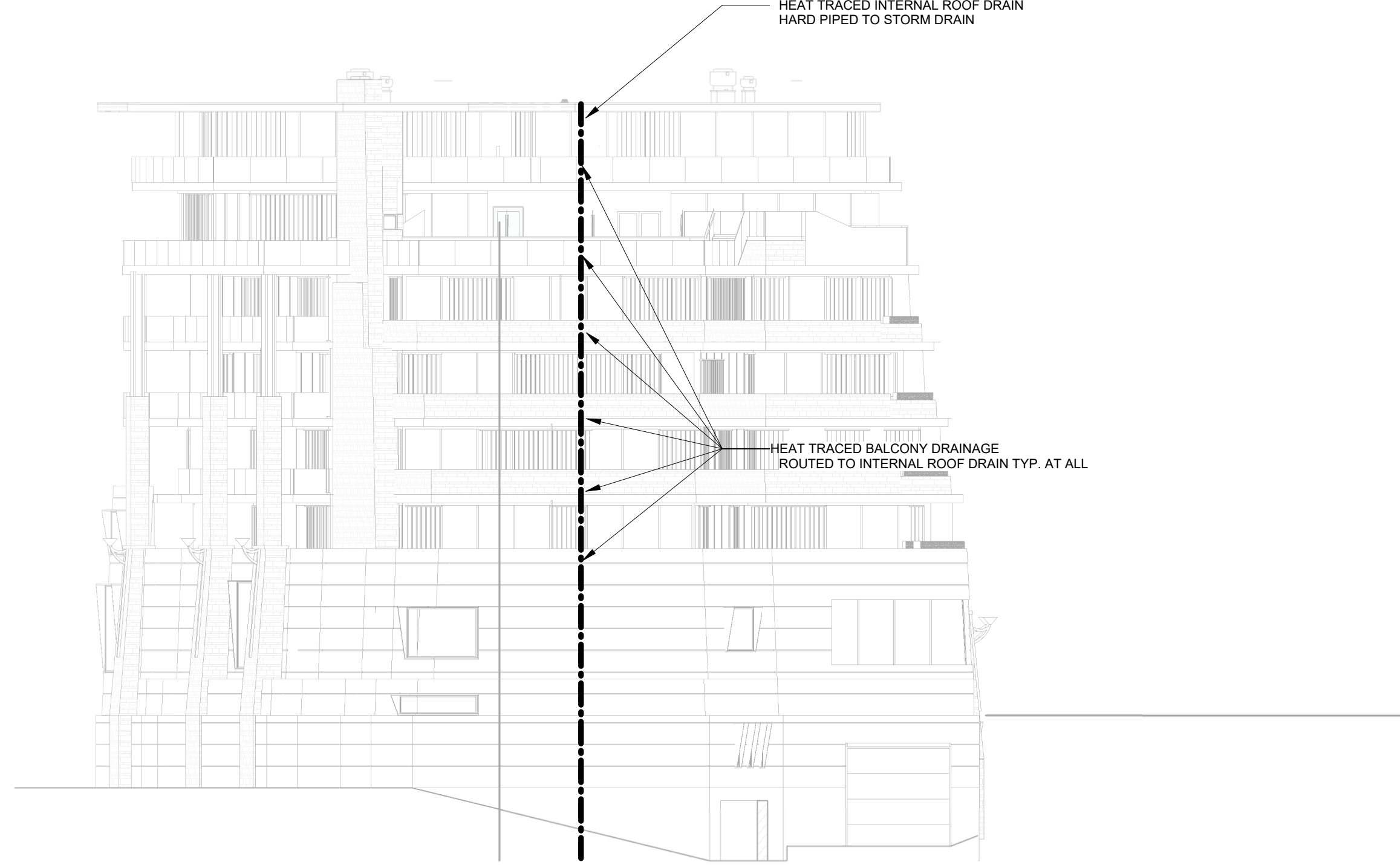
Project Number  
JOB NO.

EXTERIOR  
ELEVATION-SNOW MELT  
STUDY

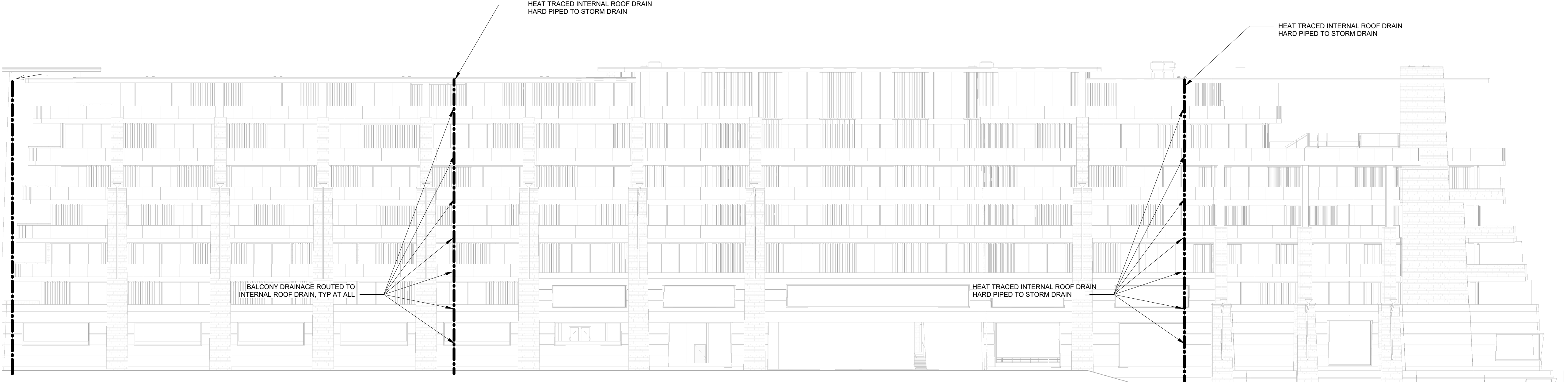
A-2.21



3 EXTERIOR ELEVATION-SNOW MELT  
STUDY EAST  
1/16" = 1'-0"



4 EXTERIOR ELEVATION-SNOW MELT  
STUDY- WEST  
1/16" = 1'-0"

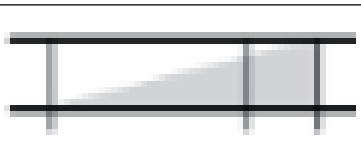


1 EXTERIOR ELEVATION-SNOW MELT  
STUDY NORTHEAST  
1/16" = 1'-0"

2 EXTERIOR ELEVATION-SNOW MELT  
STUDY- NORTHWEST  
1/16" = 1'-0"

SNOW MELT KEY

SB	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
---	INTERNAL ROOF DRAIN
G	GUTTER
RD	ROOF DRAIN



VAULT DESIGN, LLC  
1440 W 8TH ST #2309  
GOLDEN, CO 80401

**Mountain Village Hotel**  
LOT 109R MOUNTAIN VILLAGE, CO

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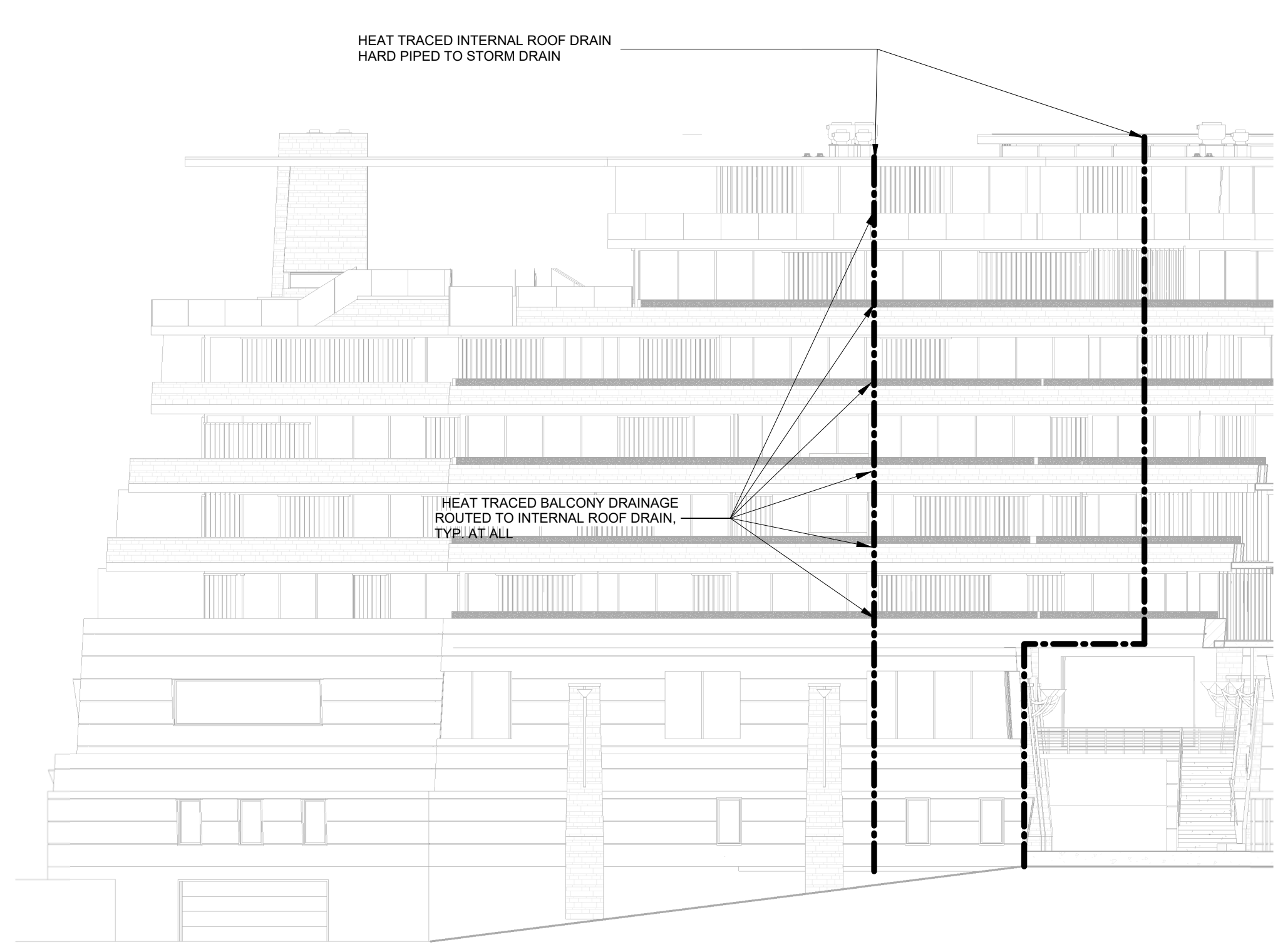
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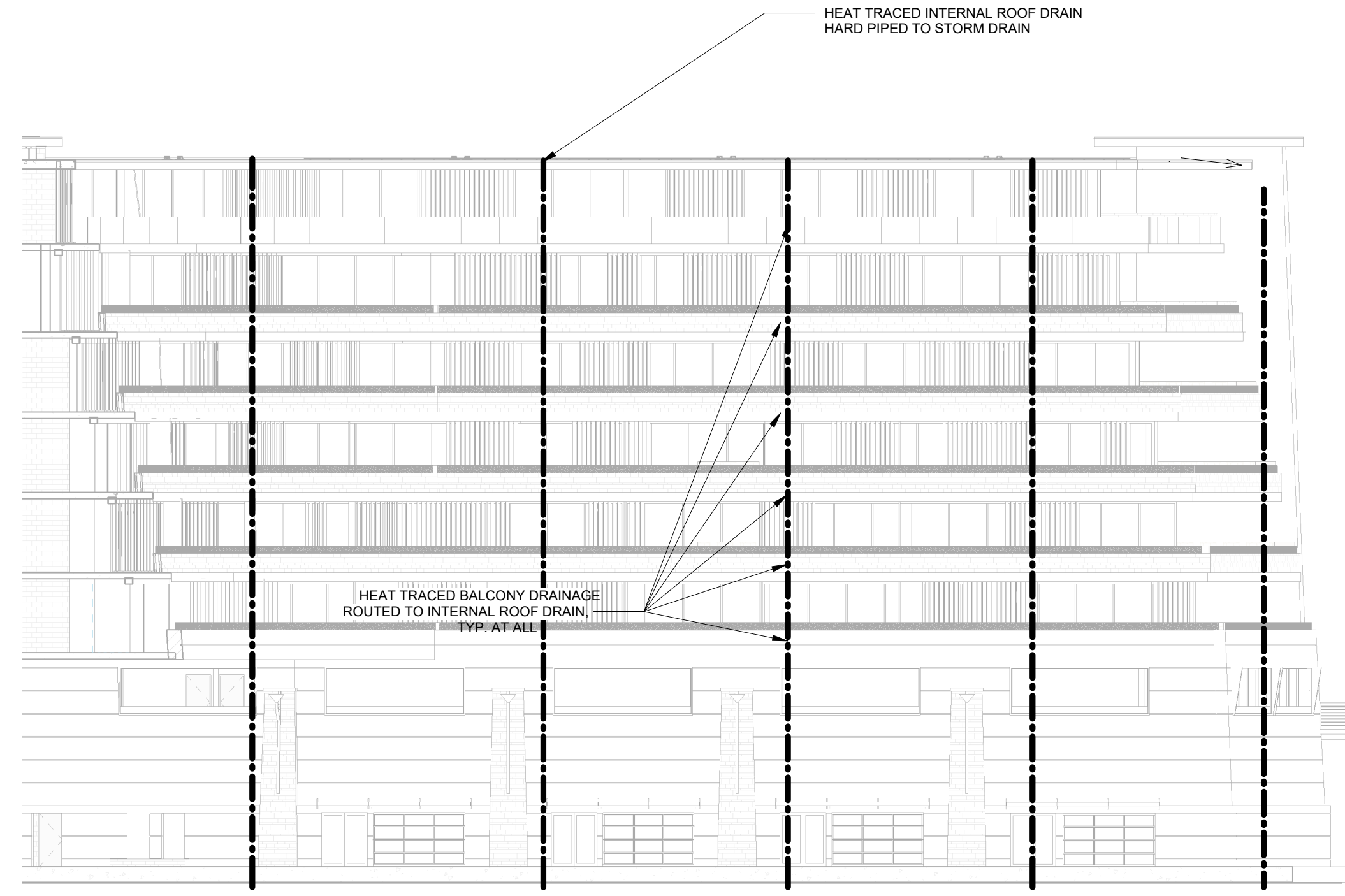
Project Number  
JOB NO.

EXTERIOR  
ELEVATION-SNOW MELT  
STUDY

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1 EXTERIOR ELEVATION-SNOW MELT  
STUDY - SOUTHWEST  
1/16" = 1'-0"



2 EXTERIOR ELEVATION-SNOW MELT  
STUDY - SOUTHEAST  
1/16" = 1'-0"

SNOW MELT KEY	
SB	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
---	INTERNAL ROOF DRAIN
G	GLUTTER
RD	ROOF DRAIN

SNOW MELT KEY  
1/4" = 1'-0"

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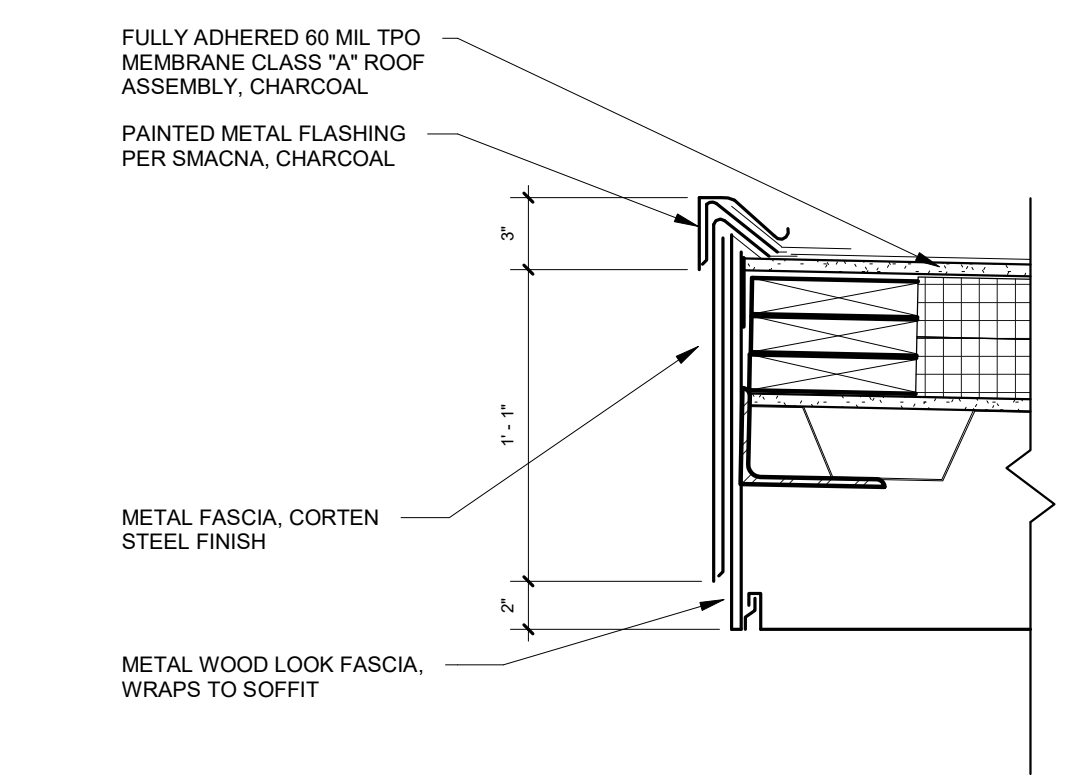
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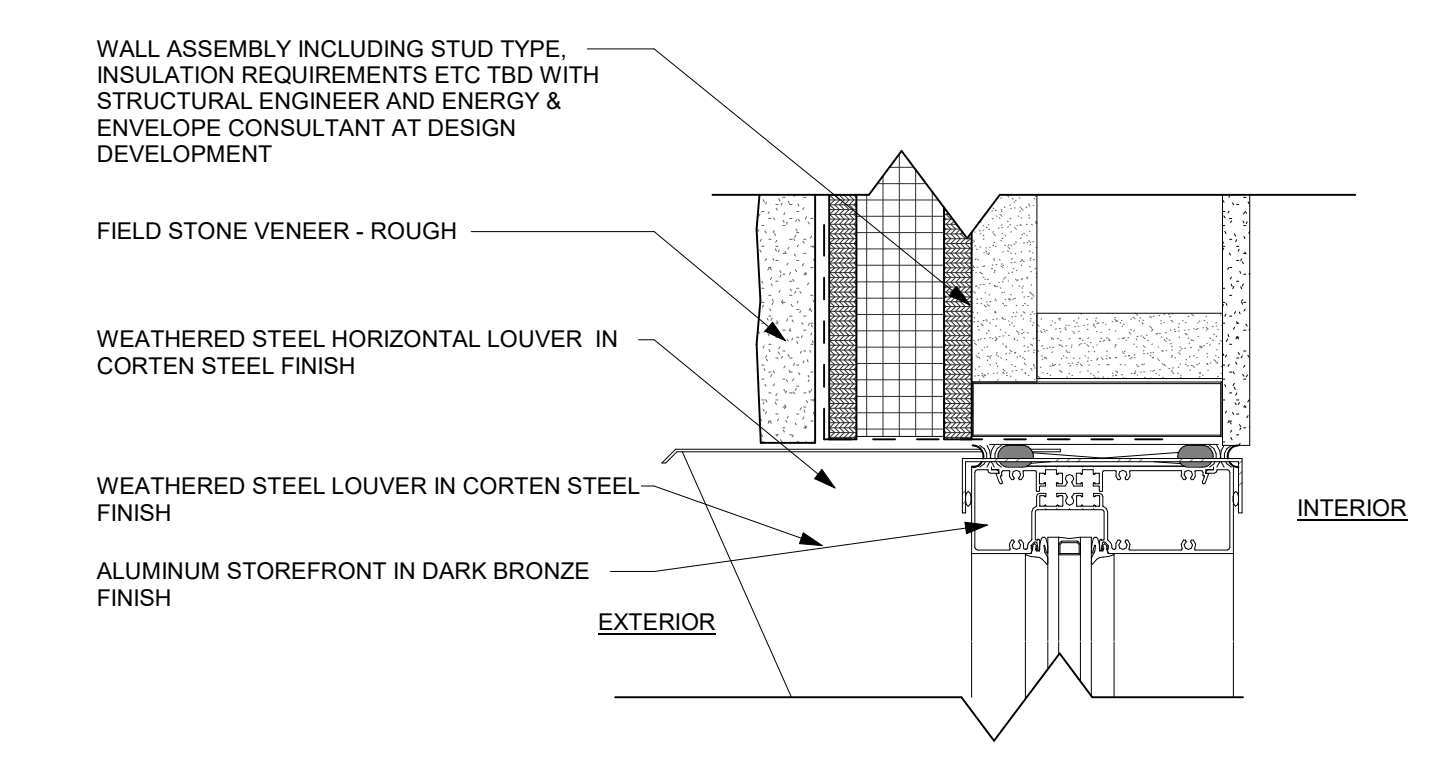
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Project Number  
JOB NO.

TYPICAL DETAILS

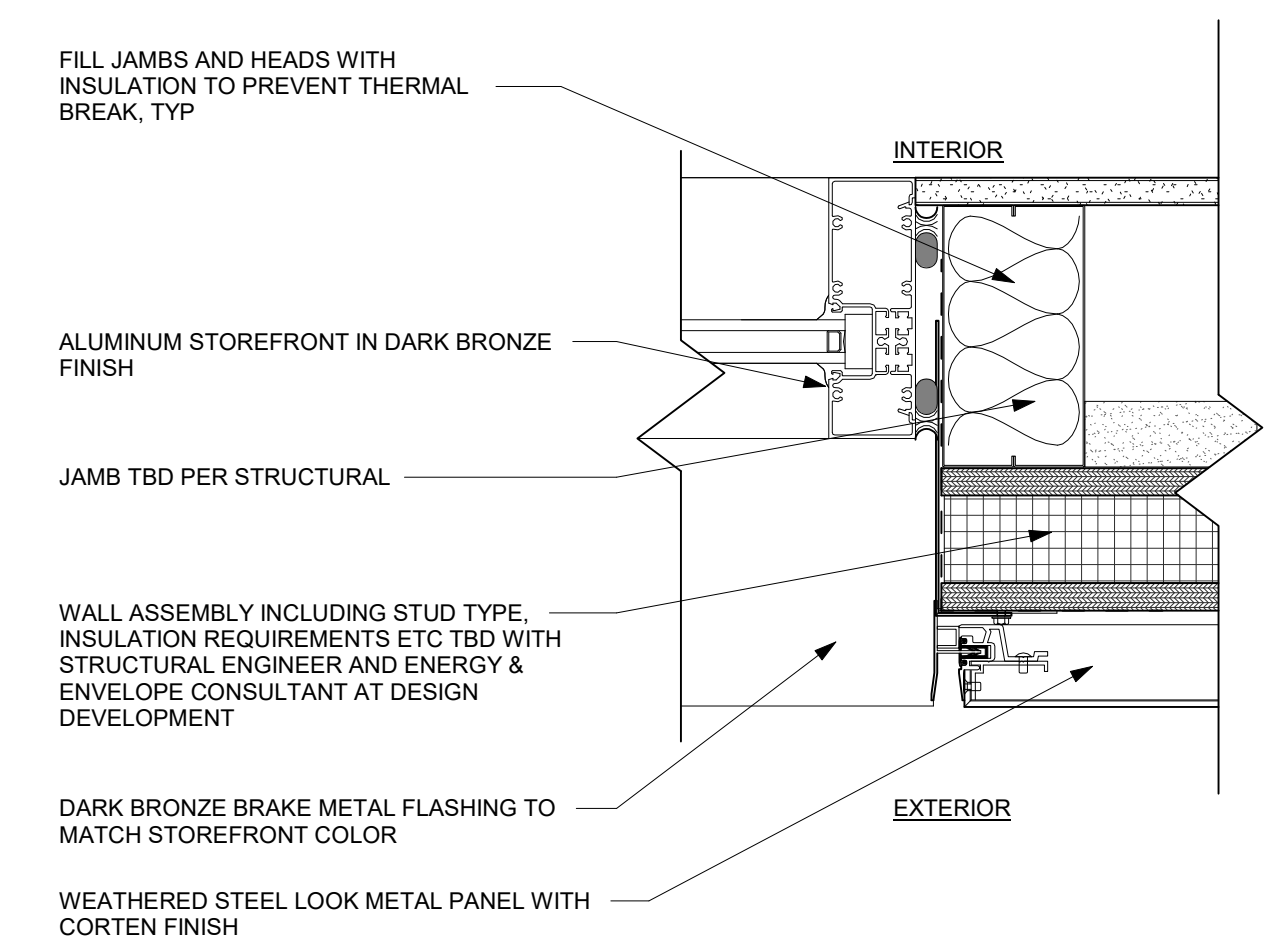
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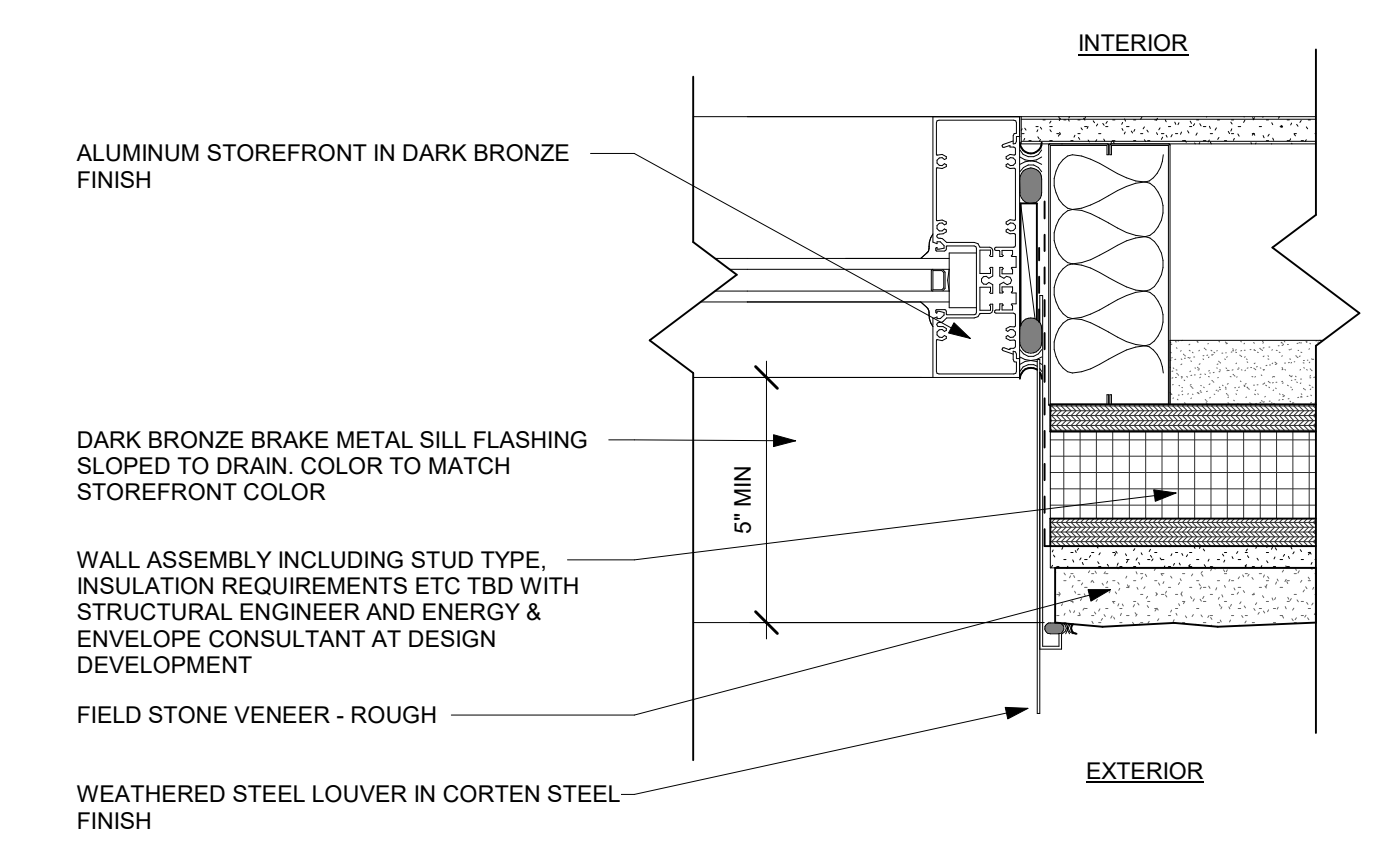
6 SCHEMATIC SECTION AT ROOF FASCIA  
1 1/2" = 1'-0"



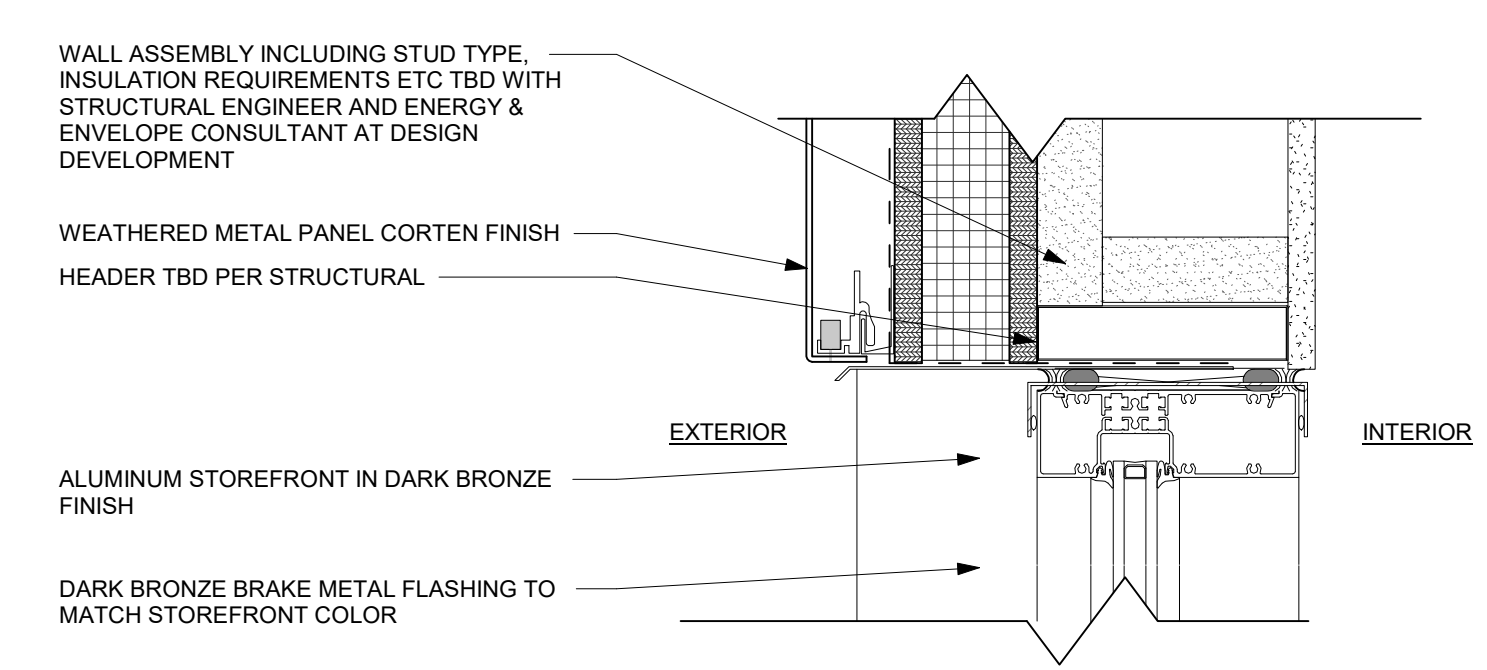
5 HEAD AT STONE  
3" = 1'-0"



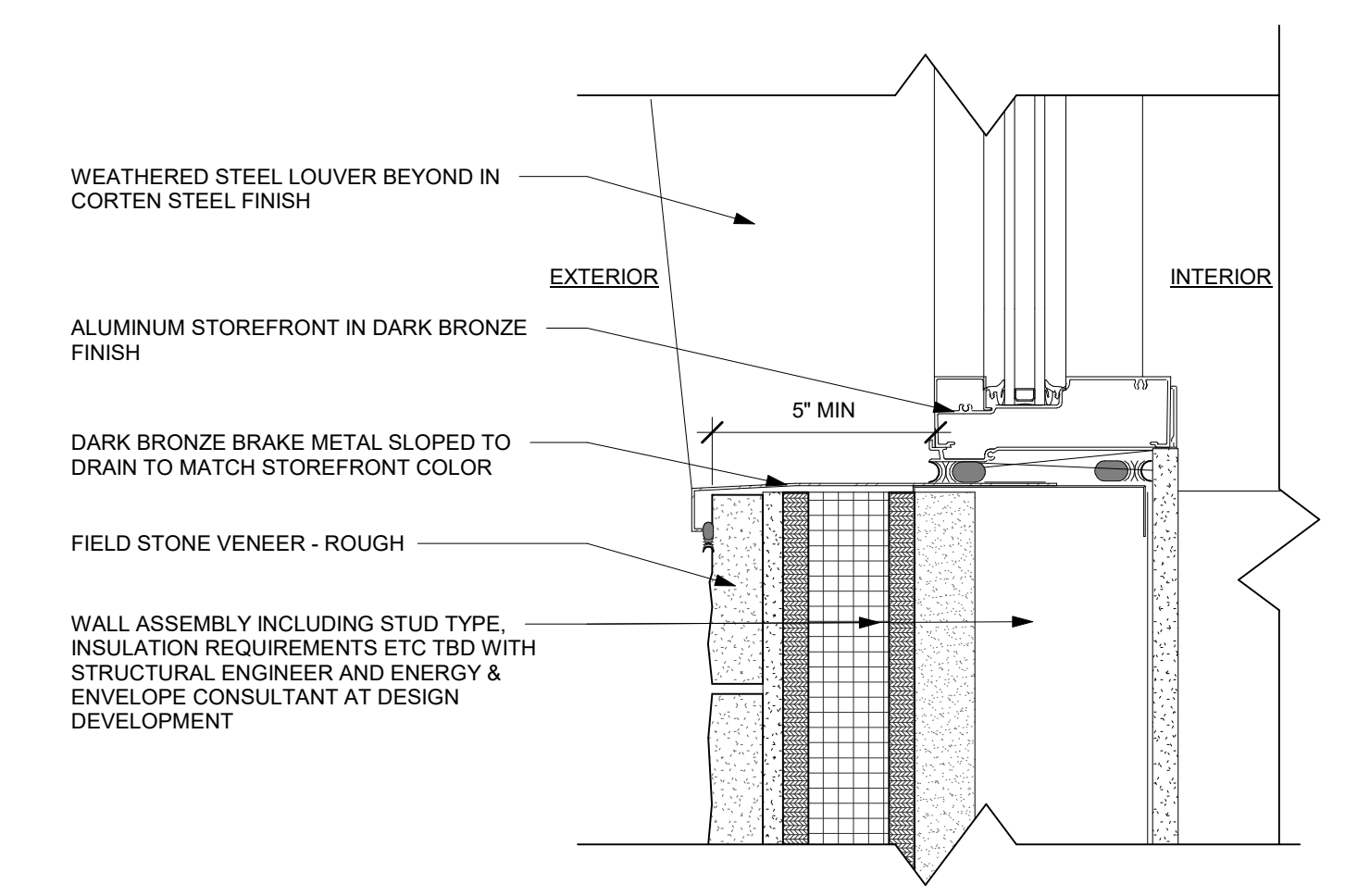
3 JAMB AT METAL PANEL  
3" = 1'-0"



4 JAMB AT STONE  
3" = 1'-0"

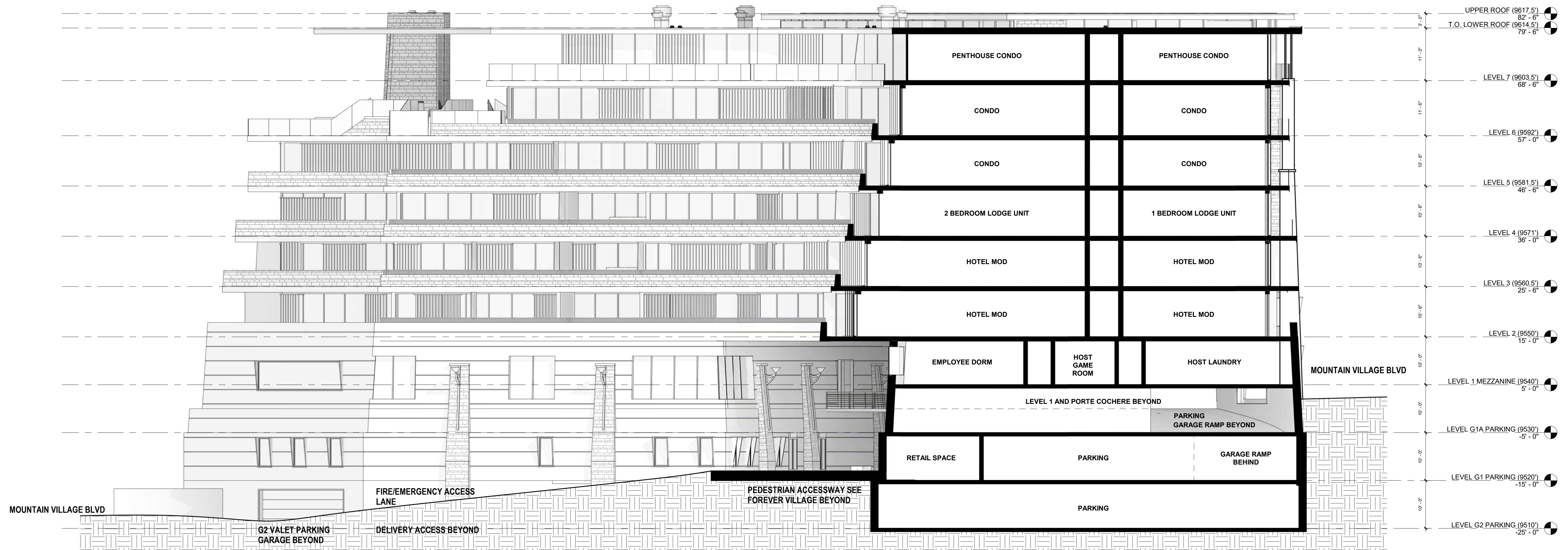


1 HEAD AT METAL PANEL  
3" = 1'-0"



2 SILL AT STONE  
3" = 1'-0"





1 N-S Section looking East diagram  
3/32" = 1'-0"

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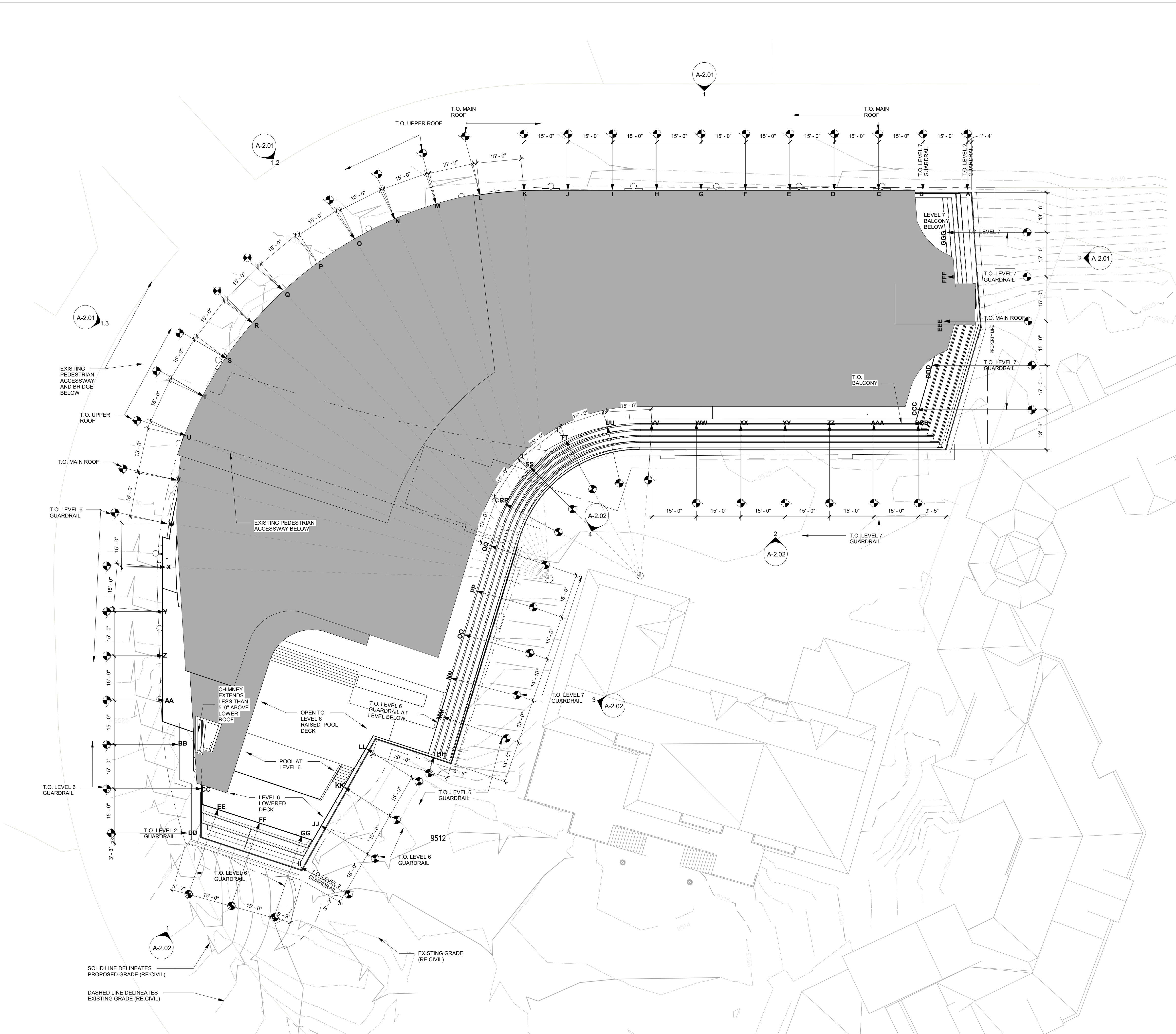
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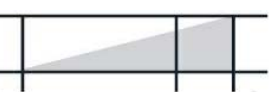
SEAL  
Project Number  
JOB NO.

BUILDING SECTION  
A-3.00






SPOT LABEL	DESCRIPTION	ARCH ELEVATION	PROPOSED GRADE	HEIGHT TO PROPOSED GRADE	EXISTING GRADE	HEIGHT TO EXISTING GRADE
A	T.O. LEVEL 2 GUARDRAIL	9533.5	9533.3	14.2	9536.0	17.5
B	T.O. LEVEL 7 GUARDRAIL	9507.0	9529.2	67.8	9527.0	20.0
C	T.O. MAIN ROOF	9614.5	9589.9	75.6	9538.0	77.7
D	T.O. MAIN ROOF	9614.5	9588.8	75.7	9538.0	77.7
E	T.O. MAIN ROOF	9614.5	9588.5	76.0	9536.5	78.0
F	T.O. MAIN ROOF	9614.5	9588.3	76.2	9536.3	78.2
G	T.O. MAIN ROOF	9614.5	9588.0	76.5	9536.0	78.5
H	T.O. MAIN ROOF	9614.5	9537.7	76.8	9536.0	78.5
I	T.O. MAIN ROOF	9614.5	9537.4	77.1	9535.5	76.0
J	T.O. MAIN ROOF	9614.5	9537.1	77.4	9536.0	78.5
K	T.O. MAIN ROOF	9614.5	9536.4	78.1	9535.7	79.4
L	T.O. MAIN ROOF	9614.5	9535.6	78.9	9535.1	79.4
M	T.O. UPPER ROOF	9617.5	9534.7	82.8	9534.0	83.5
N	T.O. UPPER ROOF	9617.5	9534.3	80.4	9536.0	81.6
O	T.O. UPPER ROOF	9617.5	9534.4	81.1	9537.7	81.4
P	T.O. UPPER ROOF	9617.5	9535.6	81.9	9535.1	82.4
Q	T.O. UPPER ROOF	9617.5	9534.7	82.8	9534.0	83.5
R	T.O. UPPER ROOF	9617.5	9534.6	83.0	9535.0	84.6
S	T.O. UPPER ROOF	9617.5	9534.5	82.9	9535.5	86.0
**	T.O. UPPER ROOF	9617.5	9533.6	83.9	9533.5	84.0
**	T.O. UPPER ROOF	9617.5	9533.6	83.9	9533.5	84.0
V	T.O. MAIN ROOF	9614.5	9530.7	83.8	9530.7	83.8
W	T.O. LEVEL 5 GUARDRAIL	9507.0	9529.1	76.9	9529.1	76.9
X	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.7	66.8	9528.3	67.4
Y	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.8	68.7	9527.8	67.7
Z	T.O. LEVEL 6 GUARDRAIL	9595.5	9528.2	69.3	9525.8	69.7
AA	T.O. LEVEL 7 GUARDRAIL	9595.5	9528.7	69.9	9528.2	69.7
BB	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.5	74.0	9524.8	70.7
CC	T.O. LEVEL 5 GUARDRAIL	9595.5	9520.5	75.0	9520.5	75.0
DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.7	73.8	9521.7	73.8
EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.7	74.8	9520.7	74.8
FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.5	74.0	9521.2	74.3
GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
HH	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
II	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
MM	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
NN	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
OO	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
PP	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
QQ	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
RR	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
SS	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
TT	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
UU	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
VV	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
WW	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
XX	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
YY	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
ZZ	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
AAA	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
BBB	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
CCC	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
DDD	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
EEE	T.O. LEVEL 6 GUARDRAIL	9595.5	9516.0	79.5	9516.0	79.5
FFF	T.O. MAIN ROOF	9614.5	9528.0	86.5	9527.5	87.2
GGG	T.O. LEVEL 7 GUARDRAIL	9607.0	9535.0	72.0	9533.0	74.0



Vault Design  
VAULT DESIGN LLC  
1440 W 8TH ST #2309  
GOLDEN, CO 80401



Uncompahgre  
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NORRIS DESIGN  
Planning | Landscape Architecture | Branding

# SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

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Project Number  
JOB NO.

AVERAGE HEIGHT PLAN

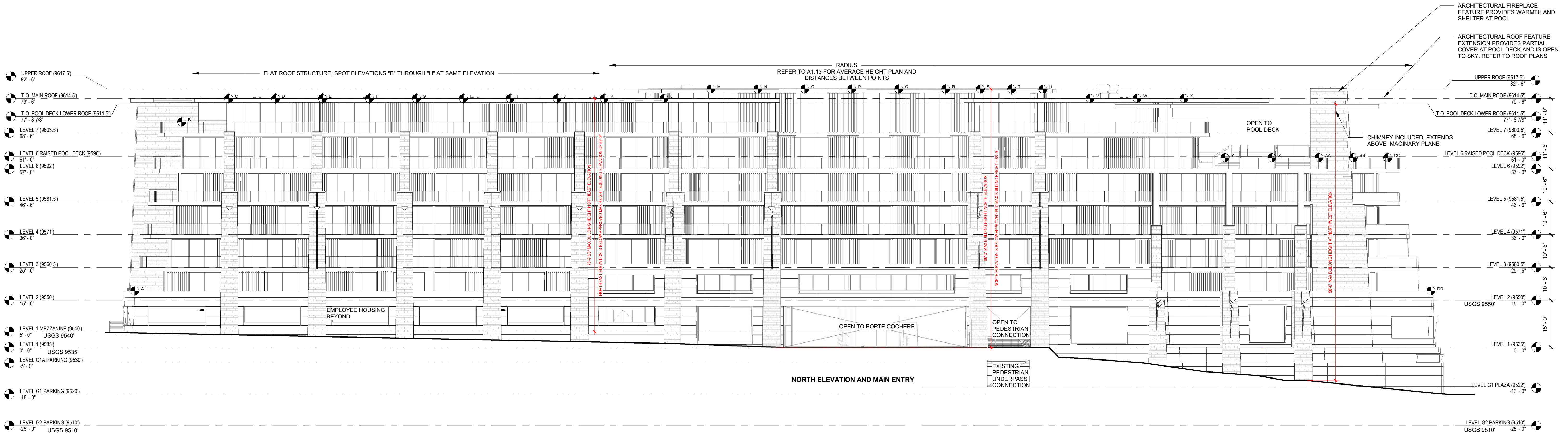
## A-1.12

**2 AVERAGE HEIGHT PLAN REVISED**  
1/16" = 1'-0"





2 EAST ELEVATION  
1/16" = 1'-0"



1 NORTH ELEVATION FROM MOUNTAIN BLVD FLATTENED LOOKING SOUTH  
1/16" = 1'-0"

NOTES:  
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05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

SEAL

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Project Number  
JOB NO.

NORTHEAST & EAST  
ELEVATIONS

A-2.01



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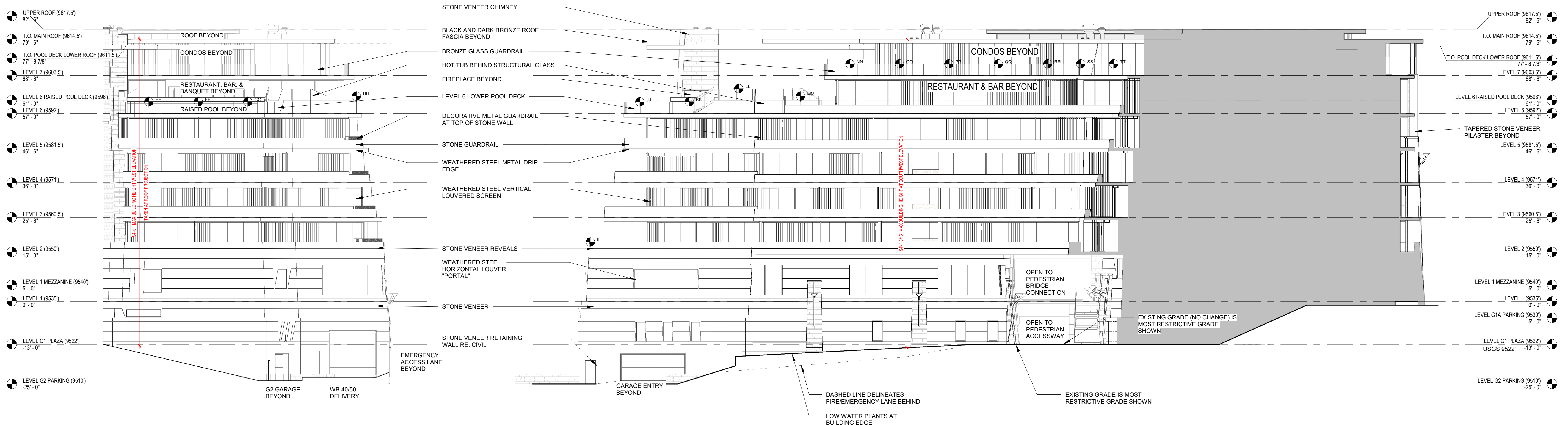
LOT 109R PUD AMENDMENT TOWN  
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 06.07.2022

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Project Number  
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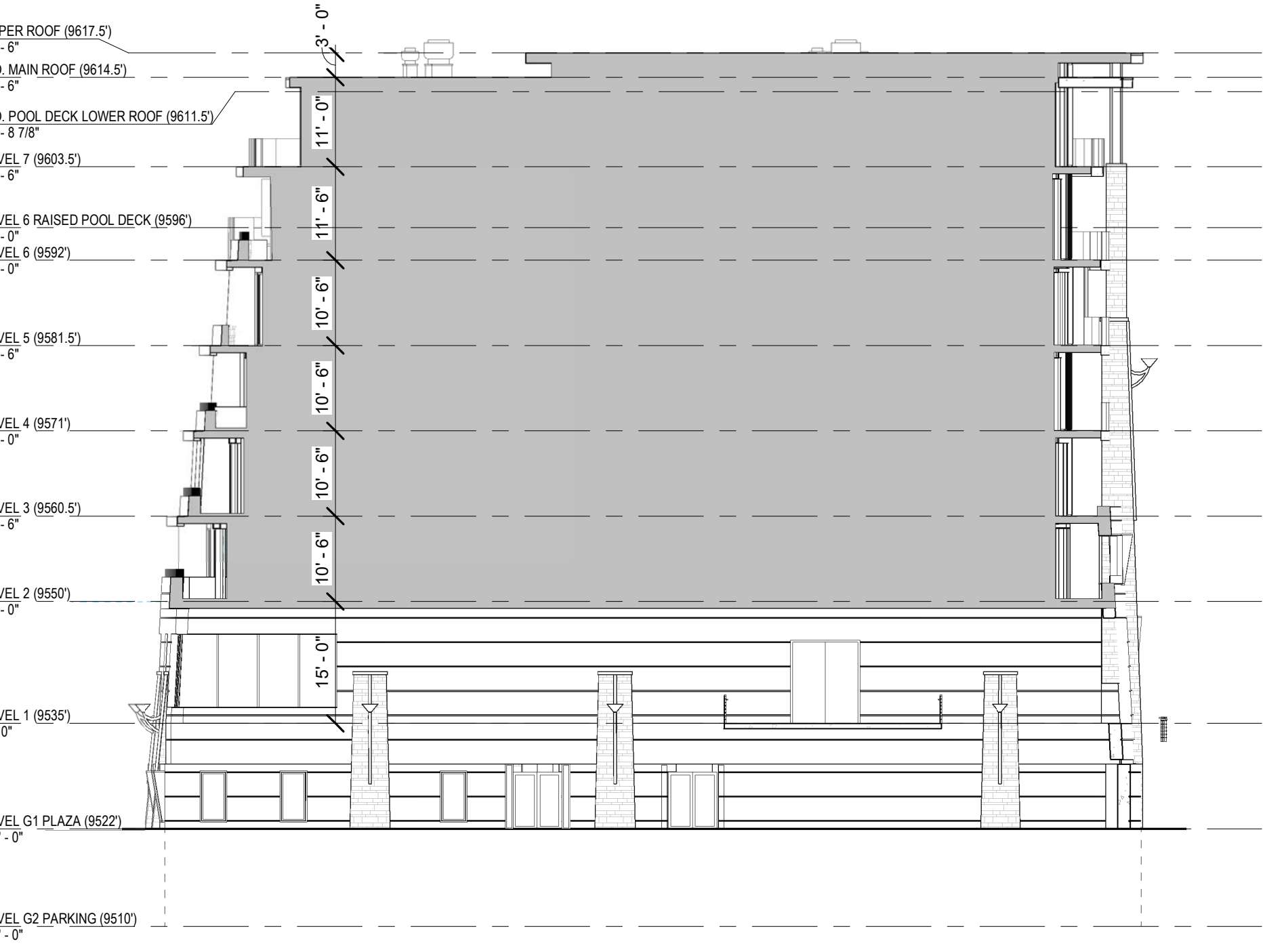
SOUTHEAST & WEST  
 ELEVATIONS

A-2.02

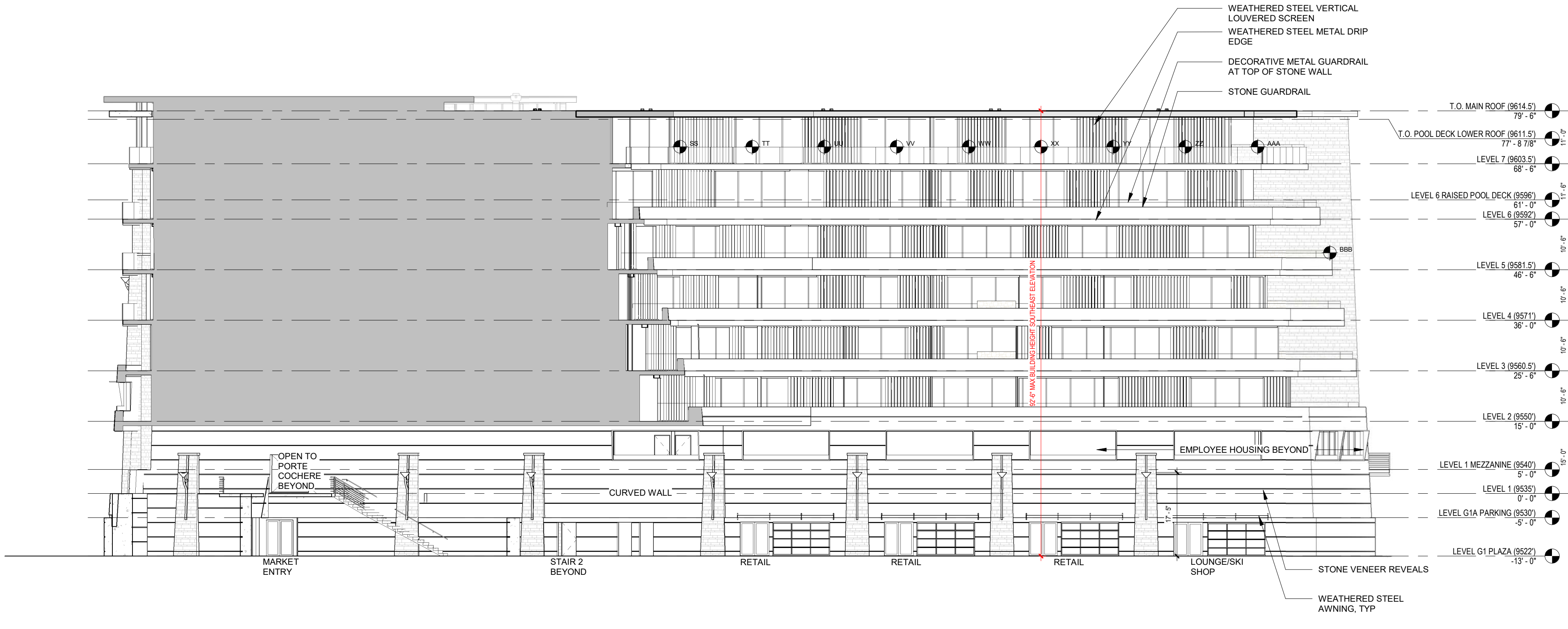


1 WEST ELEVATION  
 1/16" = 1'-0"

3 SOUTHWEST ELEVATION  
 1/16" = 1'-0"

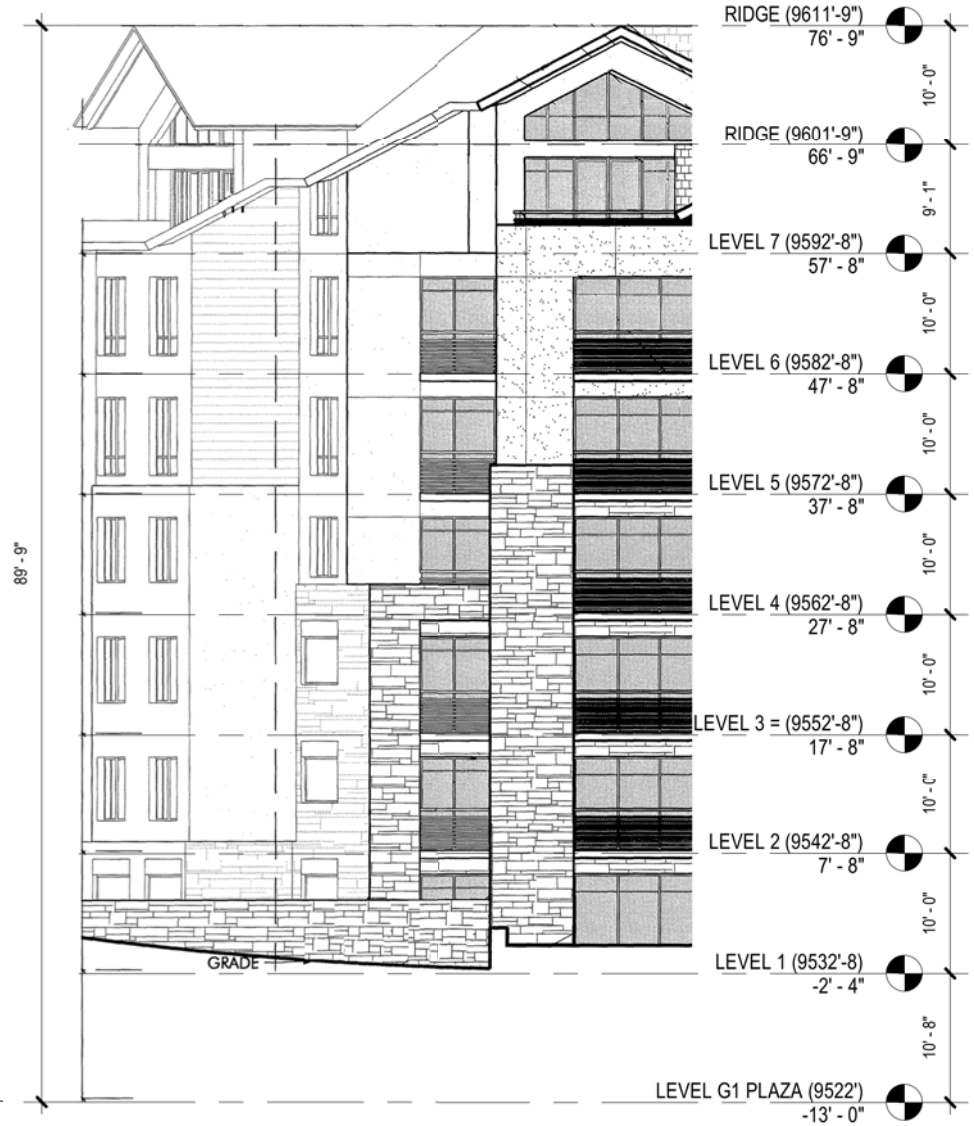


4 PEDESTRIAN WEST ELEVATION  
 1/16" = 1'-0"



2 SOUTHEAST ELEVATION  
 1/16" = 1'-0"

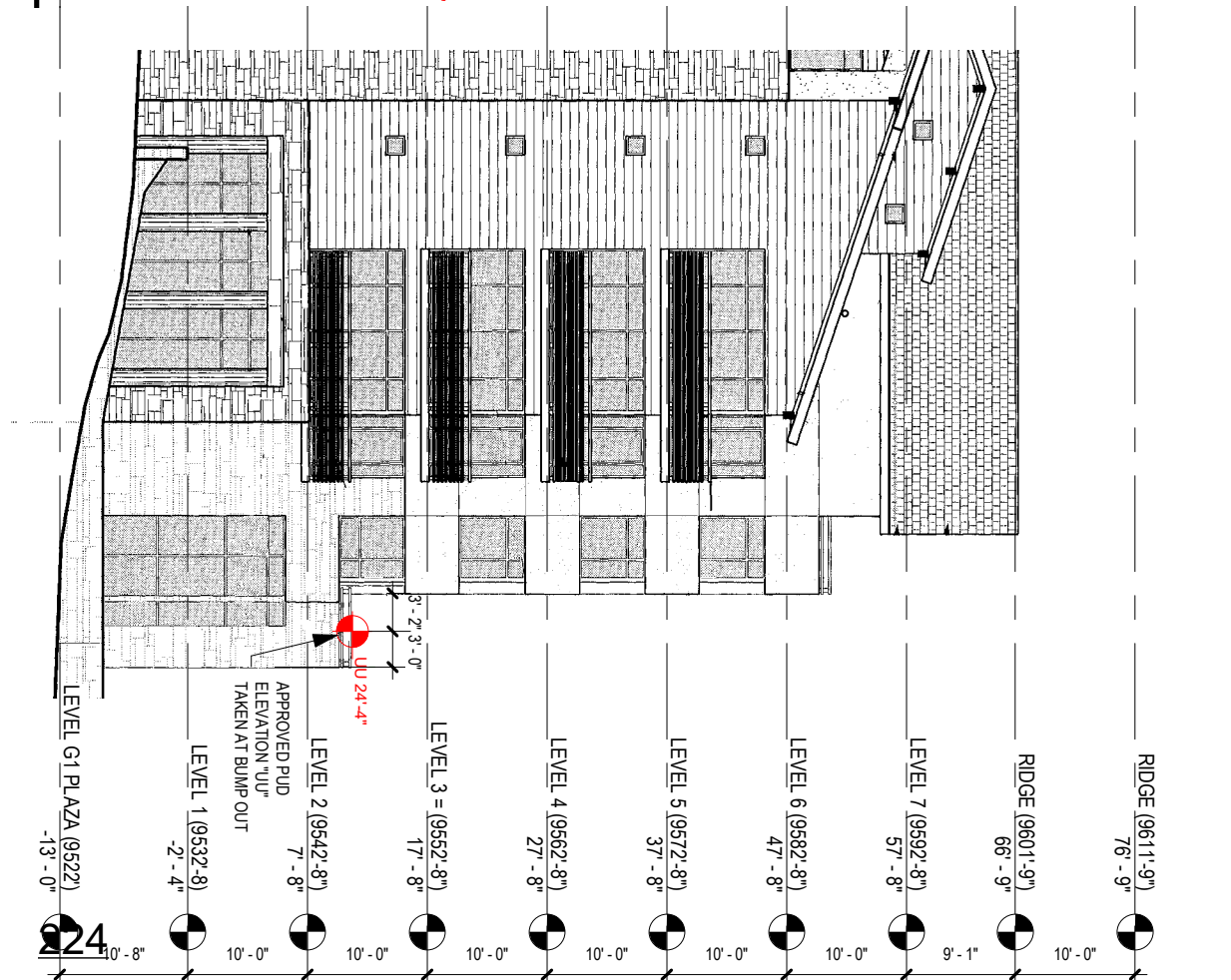
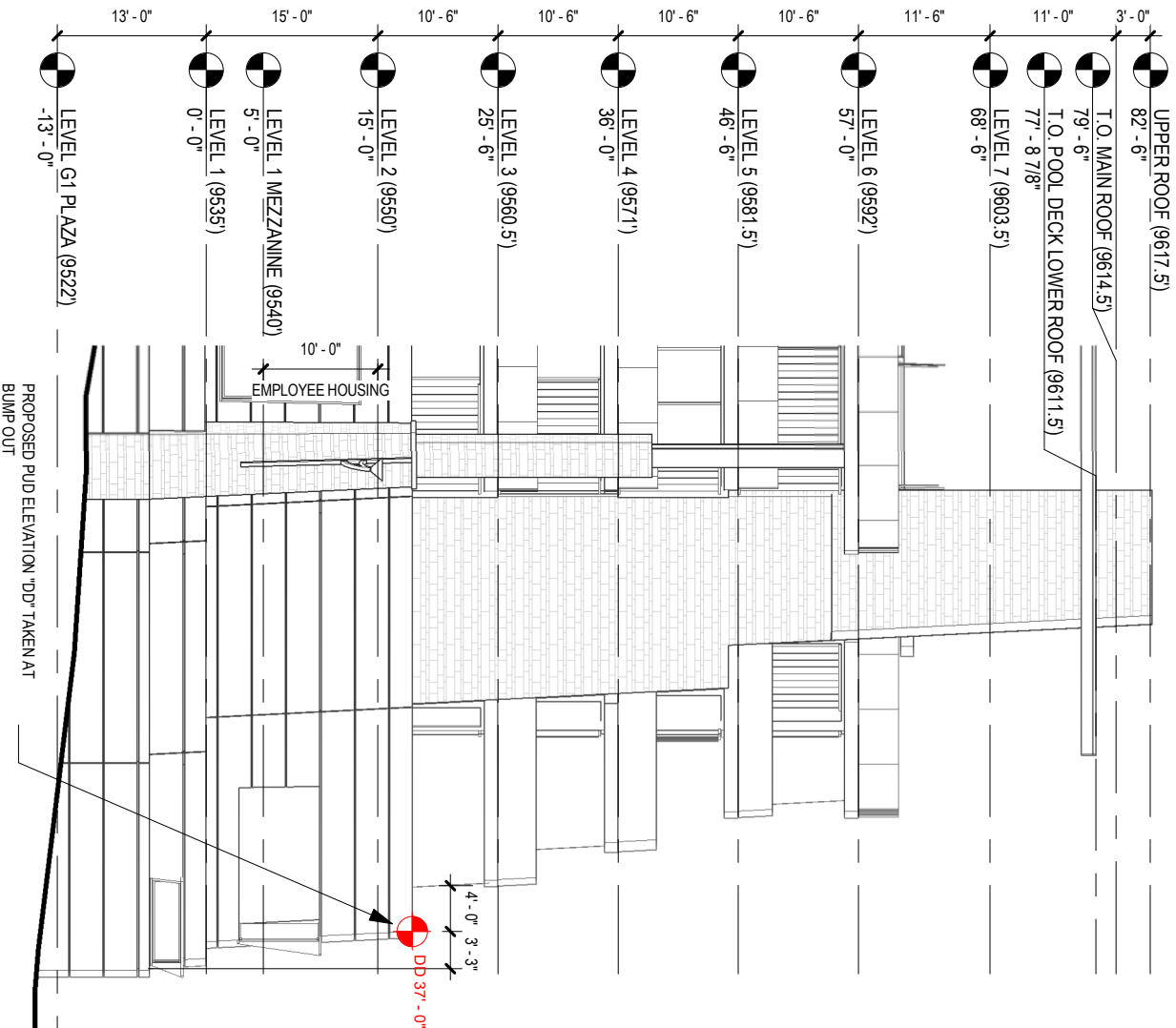
# HEIGHT FROM PLAZA LEVEL COMPARISON



PROPOSED PUD WEST ELEVATION  
**223**

APPROVED PUD WEST ELEVATION

# POINT UU COMPARISON



PROPOSED PUD NORTHWEST ELEVATION

APPROVED PUD NORTHWEST ELEVATION



April 12, 2022

Town of Mountain Village  
411 Mountain Village Blvd  
Mountain Village, CO 81435

**RE: Proposed Six Senses**

Dear Town of Mountain Village:

We are pleased to confirm that Six Senses and Tiara Telluride LLC have entered into a Letter of Intent for our operation, branding, and management of the proposed Six Senses, located at Lot 109-R, in Mountain Village. The binding definitive agreements are currently under negotiation, and we anticipate executing those documents in the next 45-days.

We share the partners vision in introducing what will undoubtedly be an iconic and highly purposeful project, that will redefine the hospitality offering in Mountain Village. We also appreciate and value the like-mindedness of our organizations in recognizing changing lifestyle trends and providing a deeply relevant offering for our future guests, condominium owners, employees, and residents.

Naturally, this alignment will be critical to our shared long-term success rooted in well-being, sustainability, and connection to place and community. These are all principles that are undoubtedly more relevant today than ever before and congruent with comprehensive plan for Mountain Village and its goals of creating a sustainable community.

Our team continues to work diligently with Tiara Telluride LLC to finalize the technical and design aspects of the project, and we look forward to working the Town of Mountain Village, to bring the project to fruition.

To that end, I also look forward to spending time together in person soon.

Best regards,



Andrew Miele

**Summary of Community Benefits of  
Major PUD Amendment Application Submitted June 4, 2022**

**Lot 109R, Town of Mountain Village, San Miguel County, Colorado**

This Summary of Community Benefits is submitted in connection with that certain Major PUD Amendment Application (“**Application**”) submitted by Tiara Telluride, LLC, a Colorado limited liability company (“**Tiara**”) relative to proposed amendments to a PUD (the “**2011 Lot 109R PUD**”) for a project (the “**Project**”) on Lot 109R with respect to Lot 109R, Town of Mountain Village, San Miguel County, Colorado (“**Lot 109R**”), which 2011 Lot 109R PUD was approved by *Resolution of the Town of Mountain Village, Mountain Village, Colorado, Approval of Final Planned Unit Development Application, Mountain Village Hotel Planned Unit Development, Resolution No. 2010-1208-31*, recorded in the Clerk’s Office on December 10, 2010 under Reception No. 415339 (as extended, the “**PUD Approval**”). In connection with the PUD Approval, the then owner of Lot 109R, MV Colorado Development Partners, LLC, a Texas limited liability company (“**Original Developer**”) entered into a Development Agreement for Lot 109R, which was recorded in the Clerk’s Office on March 18, 2011 under Reception No. 415339 (the “**Development Agreement**”). The Community Benefits<sup>1</sup> of the Project as modified by proposals set forth in the Application are set forth in the table below.

**Community Benefits of the Project as Modified by the Application**

	<b>2011 Lot 109R PUD</b>	<b>Application</b>
A.	The Applicant shall provide at least forty dedicated hotel rooms according to the terms and conditions of the Development Agreement.	Tiara proposes to increase the total dedicated hotel rooms by 22 to a total of 62.
B.	The Applicant shall require that the Project shall be either: (i) operated and managed by, and/or (ii) franchised as an internationally or nationally recognized full service hotel operator/brand (as applicable) with significant experience in	Tiara is complying with 2011 Lot 109R PUD and Development Agreement but as an additional benefit Tiara anticipates the hotel will be operated and managed as a 5-star, ultralux hotel.

<sup>1</sup> “Community Benefits”, as defined in Town of Mountain Village Community Development Code Section 17.8, means: The dedications, conveyances, public improvements, exactions and conditions required to ensure that the impacts of a development project are adequately mitigated. Community benefits include, without limitation: additional affordable or employee housing; conveyance of land or easements for public purposes; construction and/or land, material or financial contribution to the construction of public facilities, such as public parking and transportation facilities, pedestrian improvements, streetscape improvements, lighting, public cultural facilities, parks, conference centers, public buildings and features; and other public facilities determined by the Town Council to meet the requirement for community benefit as set forth in the PUD Regulations.

	<p>full service operations with existing broad marketing distribution capabilities ("<b>Hotel Operator</b>") for the life of the Project according to the terms and conditions of the Development Agreement. Section 7.2.1.B of the Development Agreement shall provide for mediation between the parties in the event the Applicant and the Town are unable to agree on a Hotel Operator and shall further provide that the approved Hotel Operator shall have programs in place that demonstrate broad market exposure.</p>	
C.	<p>The Applicant shall impose a hotel operator, hotel amenities, services and facilities covenant, enforceable by the Town, on the Property according to the terms and conditions of the Development Agreement.</p>	<p>No change except insofar as Development Agreement is amended or revised pursuant to the Application.</p>
D.	<p>The Applicant shall impose a covenant on the Property requiring all purchase contracts concerning the initial sale of Lodge and Efficiency Lodge Units that require a buyer to select a standard furniture package developed by the Hotel Operator and the price for purchasing the unit shall include the cost of the furniture package and such covenant may not be waived by the parties.</p>	<p>No change.</p>
E.	<p>The Applicant shall provide for an employee housing mitigation payment to the Town in the sum of \$996,288 ("<b>Mitigation Payment</b>"), which shall be payable simultaneously with the issuance of the initial building permit, excluding a standalone excavation permit for the Project. The Town may use the Mitigation Payment for any public purpose as determined by the Town, which may include, but shall not be limited to, employee housing, transportation or trash facility relocation, provided that not less than 60% of the Mitigation Payment (or roughly</p>	<p>Since Tiara proposes to include in the Project employee housing substantially increased and enhanced from that contemplated in the PUD Approval, increasing the total housed from one employee to 56 employees, incorporating extensive and diverse entertainment and kitchen amenities, and expanding employee parking within the Project, all at an estimated cost of \$6,435,000 (with a cumulative sale value of approximately \$10,000,000 if sold individually and not subjected to employee housing restrictions) and to replace the existing Trash Facility with an enhanced facility with</p>



	<p>\$598,000) shall be used for employee housing purposes. The Development Agreement requires that \$250,000 of the Mitigation Payment to be applied to the relocation of the trash facility.</p>	<p>improved capacity and efficiencies at an estimated cost of \$750,000, which is subject to change, Tiara proposes to reduce the sum of the Mitigation Payment and building permit fee to a total sum of \$1,500,000.</p>
F.	<p>On the second anniversary of the initial Certificate of Occupancy for the Project, Owner shall provide a certified statement indicating the actual number of full time equivalent employees employed at the Project. The certified statement shall confirm to the Town the number of full time equivalents employees based upon timecards, income tax reporting and such other and similar employment records, which shall be reviewed, evaluated, discussed and otherwise held in a confidential manner by the Town. As a further offset to employee housing needs generated by the Project, Owner shall pay the Town a one time payment of \$4,018.52 for each full time equivalent employee averaged over the two year period dating from the issuance of the initial Certificate of Occupancy for the Project in excess of the 90 full time equivalent employees estimated by the Owner ("<b>One Time Payment</b>"). The payment shall be due on the date that is the thirty month anniversary of the initial Certificate of Occupancy for the Project. In the event that the certified statement indicates that the Project is employing less than the anticipated 90 full time equivalents employees, the Town shall not be required to refund any portion of the Mitigation Payment to Owner. The Owner may propose to mitigate any added employees by providing on-site or off site employee units as an alternative to the One Time Payment.</p>	<p>No change.</p>
G.	<p>Employee Housing Unit. The Employee Housing Restriction on one Unit in the Project is considered a public benefit and shall specifically provide that the Employee Housing</p>	<p>Tiara proposes to significantly expand the employee housing on Lot 109R to two Employee Apartments and 18 Employee Dorms, each comprised of individual sleeping rooms</p>

	<p>Restriction does not terminate in the event of a foreclosure on such unit.</p>	<p>accommodating three people. Tiara also proposes to provide common amenities for the use of employee residents of the Project, such as shared kitchen and recreational facilities and a laundry (the “<b>Employee Amenities</b>”). Toward those ends, Tiara would create a single condominium unit (the “<b>Employee Housing Unit</b>”) which would be subject to an employee housing restriction limiting the use of such condominium unit to two Employee Apartments, 18 Employee Dorms, and Employee Amenities (and allowing Employee Amenities within the Employee Housing Unit to be changed, expanded or eliminated provided shared kitchen and recreational facilities are always provided) (the “<b>Employee Housing Restriction</b>”). The programming of the space within that Employee Housing Unit would be flexible and subject to change from time to time, subject in all events to the Employee Housing Restriction. The Employee Housing Restriction does not terminate in the event of a foreclosure on such unit.</p>
<p>H.</p>		<p>Tiara is proposing to reallocate 11 units of density from efficiency lodge and lodge unit designations to which they are currently allocated to employee apartment and employee dorm and, in addition, will require the Town to transfer to the Project 11 units of density from its density bank and/or create and allocate to Lot 109R 11 units of bonus density.</p>
<p>I.</p>	<p>Owner shall construct and make available to the general public, for at least 16 hours per day, 365 days per year, restrooms in the Project reflected in the Final PUD Plans that are accessible from the plaza and associated easements, without cost to the Town according to the terms and conditions of the Development Agreement. The Town and Owner shall meet and confer to establish opening times, which may vary seasonally.</p>	<p>Tiara shall grant and convey to the Town necessary and suitable easements or licenses for the benefit of the Town and general public to use the public restrooms to be installed in the Project pursuant to Section 7.2.5 of the Lot 109R PUD.</p>

<p>J.</p>	<p>Owner shall construct certain "<b>Plaza Improvements</b>" reflected in the Final PUD Plans and shall maintain such Plaza Improvements according to the terms and conditions of the Development Agreement.</p>	<p>The Area of Plaza Improvements consists of two parcels: (1) a portion immediately adjacent to the south of Lot 109R (the "<b>Lot 109R-Adjacent Plaza Area</b>"), and (2) a parcel to the south of the Westermere project and adjacent to the pond near the Village Core (the "<b>Westermere-Adjacent Plaza Area</b>"). Since any improvements to the Westermere-Adjacent Plaza Area would likely be damaged or destroyed in connection with the development of Lot 161CR. Accordingly, Tiara proposes that, rather than Tiara making such improvements, at the time Tiara submits its application for a building permit, Tiara will deposit with the Town the estimated cost of the improvements to the Westermere-Adjacent Plaza Area, to be applied to the improvement of the Westermere-Adjacent Plaza Area by the Town or another party at the appropriate time for the making of such improvements. Tiara will improve those portions Lot OS-3-BR-2 within the Lot 109R-Adjacent Plaza Area, as reconfigured in accordance with Section II.B above and consistent with the new plans for the Lot 109R-Adjacent Plaza Area included in the Application, such area being indicated on the attached Exhibit H.</p>
<p>K.</p>		<p>The Plaza Improvements shall include two snow melt systems and drainage systems : (a) one snow melt system and one drainage system to be installed under the Pedestrian Access Stairs from Access Tract 89B to Village Center which will serve the east side of the Plaza Improvements, the and porte cochere for the Project, and sidewalk from the porte cochere down Mountain Village Boulevard on the east side of the Project and will be operated, maintained, repaired and replaced by and at the sole cost and expense of the Project Association and (b) the other snow melt system and drainage system to be</p>



		installed as part of the work to replace the Trash Facility which will serve the west side of the Plaza Improvements and the emergency access lane from Mountain Village Boulevard on the west side of the Project to the Plaza Improvements and will be operated, maintained, repaired and replaced by the Town (the “ <b>Town Snow Melt Improvements</b> ”). This is subject to change based on further conversations with the town.
L.		Tiara proposes to construct pedestrian access improvements from Access Tract 89B to the Village Center.
M.		Tiara proposes to grant to the Town an easement for pedestrian access over the concrete pedestrian walkway that runs from Mountain Village Boulevard south through Lot 109R and into the plaza area to the east of Lot 108. There is currently no easement in place for those improvements.
N.		Tiara proposes to improve pedestrian access from the Plaza to Mountain Village Boulevard to the west by installing a sidewalk on the west side of Shirana to Mountain Village Boulevard. <sup>2</sup>
O.		Tiara proposes to make improvements to OS-3-BR-2 to provide access by emergency vehicles from Mountain Village Boulevard to the Plaza. <sup>3</sup>

<sup>2</sup> Tiara is interested in pursuing Town Manager’s 6.3.2022 suggestion to relocate the Trash Facility across Mountain Village Boulevard which would result in a reconfiguration of the pedestrian access from the Plaza to Mountain Village Boulevard to the west.

<sup>3</sup> Tiara is interested in pursuing Town Manager’s 6.3.2022 suggestion to relocate the Trash Facility across Mountain Village Boulevard which would result in a reconfiguration of the Emergency Access Improvements.

P.		Tiara proposes to replace the existing Trash Facility on Tract OS-3BR-2 with an enhanced facility to accommodate trash from the Village Core. <sup>4</sup> Location subject to change.
O.	The Owner shall construct and convey to the Town 48 parking spaces in the project according to the terms and conditions of the Development Agreement. Following conveyance of the 48 parking spaces, the Town may elect, in its sole and absolute discretion, to sell, lease, or further convey the 48 parking spaces.	The increased size and density of the Employee Housing Unit increases parking requirement from 1 space to 14 spaces (1 per Employee Apartment and 2/3 per Employee Dorm). In Addition, the increased commercial space from 20,164 sq. ft. (1 parking spot per 1000 sq ft) to 26,468 sq. ft. which will change parking for commercial space from 22 spots to 27 spots. So, Tiara proposes to convert the 48 parking spaces that would have been conveyed to the Town to Employee Housing and parking serving the Employee Housing Unit and other community benefits.
P.	The Owner will improve the Westermere Breezeway and the associated path through such breezeway in substantial accordance with the Final PUD Plans, provided that the Westermere HOA has provided its written authorization and consent to such work on commercially reasonable terms and conditions and within thirty days following Owner's submission of its request for such authorization. The Owner shall submit the authorization and consent to the Town with its application for the building permit. If the Westermere HOA fails to provide the authorization and consent in form, content or timeframe contemplated by this Resolution, the Owner shall be fully released from its obligation to improve the facade and the associated walkway as shown on the Final PUD Plans.	No change.

<sup>4</sup> Tiara is interested in pursuing Town Manager's 6.3.2022 suggestion to relocate the Trash Facility across Mountain Village Boulevard.

Q.	The Owner shall construct two conference rooms in the Project, in general accordance with the Final PUD Plans, which shall be available for use by owners and guests in the Project and non-owner guests according to the terms and conditions of the Development Agreement.	Tiara will construct one conference room in the Project which will be dividable into three or four smaller rooms by industry standard dividers. The plans for the Project approved as part of the 2011 Lot 109R PUD contemplated those conference facilities being on the plaza level. Tiara will move the conference facilities up to level 6 of the Project with a view of the Village Center. The conference rooms be offered for market rent at rates comparable to those charged for facilities of a comparable quality, located in an upper floor (6th floor or above) of the building in which they are located, with views comparable to those available from the proposed conference facility in the Project, and in similar caliber resort communities. The Development Agreement requires the conference rooms to be available for rental in concert with other conferences or special events occurring in the Town when not booked for other functions. Tiara desires to clarify that the Conference Center shall be available under such circumstances for rental at Market Rates.
R.	Commercial SF totaling 21,164 sf	Tiara proposes to include in the Project commercial density totaling 26,468 to accommodate a spa, restaurant, and other commercial benefits.
S.	In order to utilize the tandem parking spaces shown on the Final PUD Plan, the Owner or condominium association shall provide 24 hour per day valet parking services for the tandem parking spaces by providing attendants who receive, park and return vehicles to owners and guests as further detailed in the Development Agreement	Tiara's proposed plan for the Project does not include any tandem parking spaces.
T.	The owners association for the Project shall be responsible for removing and/or relocating snow from the south side of upper	At its sole cost and expense Tiara will construct and install within the Mountain Village Boulevard right-of-way along its



	Mountain Village Boulevard to allow for adequate snow storage for plowing of upper Mountain Village Boulevard	southerly boundary adjacent to Lot 109R as shown Proposed Development Plans submitted with this Application a Class B, snow melted concrete sidewalk six (6') feet in width, the northerly most .5' of which will be accommodated within the Mountain Village Boulevard right-of-way rather than within the boundaries of Lot 109R.
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**Public Improvements Cost Spreadsheet<sup>12</sup>  
Major PUD Amendment Application  
Lot 109R, Town of Mountain Village, San Miguel County, Colorado**

**Submitted March 17, 2022**

	<b>Description</b>	<b>Number</b>	<b>Cost/Unit</b>	<b>Cost Total</b>
1.	Pedestrian Access Stairs from Access Tract 89B to Village Center			
a.	TBD	TBD	TBD	TBD
	Total Cost for Pedestrian Access Stairs from Access Tract 89B to Village Center			\$150,000 (estimated)

	<b>Description</b>	<b>Number</b>	<b>Cost/Unit</b>	<b>Cost Total</b>
1.	Pedestrian Access from the North to the Village Center and Plaza Improvements			
a.		TBD	TBD	TBD
	Total Cost for Pedestrian Access from the North to the Village Center and Plaza Improvements			\$100,000 (estimated)

<sup>1</sup> The developer shall submit a spreadsheet breaking down the cost of the construction of any public facilities or improvements that are necessary for the development, with such spreadsheet providing the line item total cost, unit cost and unit type (EG. Lineal feet, cubic yards, sq. ft.).

<sup>2</sup> “Public Improvements” is defined in the Town of Mountain Village Community Development Code (“CDC”), Chapter 17.8 as “Development improvements that are public in nature that are required by a development agreement, PUD development agreement, Town approval conditions or as otherwise set forth in the CDC.”

	<b>Description</b>	<b>Number</b>	<b>Cost/Unit</b>	<b>Cost Total</b>
1.	Village Core Transfer Station			
a.	Building Structure	TBD	TBD	\$600,000 (estimated)
b.	Civil (Road/Utilities)			\$150,000 (estimated)
	Total Cost for Village Core Transfer Station (Subject to change based on Location)			\$750,000 (estimated)

	<b>Description</b>	<b>Number</b>	<b>Cost/Unit</b>	<b>Cost Total</b>
1.	Boiler and Snow Melt Improvements			
a.	Boilers & Snow Melt System	TBD	TBD	\$1,500,000 (estimated)
	Total Cost for Boiler and Snow Melt Improvements			\$1,500,000 (estimated)

	<b>Description</b>	<b>Number</b>	<b>Cost/Unit</b>	<b>Cost Total</b>
1.	Emergency Access Improvements			
a.	Emergency Access Lane	TBD	TBD	\$150,000 (estimated)
b.	Fire Utilities	TBD	TBD	\$50,000 (estimated)
	Total Cost for Emergency Access Improvements			\$200,000 (estimated)

	<b>Description</b>	<b>Number</b>	<b>Cost/Unit</b>	<b>Cost Total</b>
1.	Plaza Improvements			
a.	Between Project and Westermere	TBD	TBD	\$500,000 (estimated)
b.	South of Westermere/Pond Area Improvements – Proposed Financial Contribution to Town	TBD	TBD	\$100,000 (proposed)
	Total Cost for			\$600,000 (estimated)



	<b>Description</b>	<b>Number</b>	<b>Cost/Unit</b>	<b>Cost Total</b>
1.	Public Restrooms			
a.	Restroom	TBD	TBD	\$100,000 (estimated)
	Total Cost for Public Restrooms			\$100,000 (estimated)

	<b>Description</b>	<b>Number</b>	<b>Cost/Unit</b>	<b>Cost Total</b>
1.	Sidewalk along Mountain Village Blvd			
a.	From Four Seasons Stairway to Port Cachere	TBD	TBD	\$ (estimated)
b.	From Port Cachere to Garage Entrance at Level G2	TBD	TBD	\$ (estimated)
c.	From Shirana Staircase to Mountain Village Blvd.	TBD	TBD	
	Total Cost for			\$ (estimated)

COLEMAN & QUIGLEY, LLC  
Attorneys at Law

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2454 Patterson Road, Suite 200  
Grand Junction, CO 81505  
Telephone: (970) 242-3311

May 28, 2022

Via Email: cd@mtnvillage.org

Town of Mountain Village  
Design Review Board  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435

Re: Major PUD Amendment to the lot 109R PUD approved in 2010 and granted two amendments extending the approvals to December of 2022.

Design Review Board May 31, 2022, Public Hearing

Dear Members of the Design Review Board:

I have appeared before you on behalf of the owner of multiple residential lots generally adjacent (across Mountain Village Boulevard) to the proposed development. I was also contacted by three HOA's who oppose the height of the proposed project (but I have yet to be retained by the HOA's, pending conflict checks).

The height of the project is engendering significant opposition and no clear data exists as to the complete deprivation of views from many Town Center locations, in addition to the destruction of views from my client on Mountain Village Boulevard. I hope to have an actual photo to enable the Board and the public to see the extent of the lost view. This material will only be available, at the earliest, Tuesday morning, the day of the DRB hearing.

Some main point to consider.

1. **2010 PUD.** This 12-year-old PUD was approved for a different project and at a different time. While the current owner and its successors have legal rights to build per the 2010 PUD, no one has the right to choose not to build per the specifics of the approved PUD, but still use the discarded plan as a benchmark to obtain further deviation from the existing Code. This statement of the legal rights should not be surprising to anyone. The 2010 DRB and Council were asked to consider specific facts and based on the conditions that existed in 2010, the DRB and Council considered Public Benefits in deciding to approve the specific terms of the 2010 PUD.

The staff notes: (the proposed 2022 PUD) "contemplates minor adjustments to the density, *significant design changes inclusion of an increase in the height request from 88' 9" to 98' 8" and also an increase in the average height from 65'2.9" to 82' 4.6"*.

[page 1 of staff report] (And let us not forget, the Code sets the limits, for a 2022 PUD application, at 60 max height and 45 max average height.)

The current developer has a right to reject the 2010 PUD terms and submit a Major Subdivision Application if it wishes to build something other than the 2010 PUD. The Town would monitor, through the building permits and the actual inspections, to ensure compliance with all 2010 PUD provisions. However, the developer already decided, and has admitted, it does not plan to build per the 2010 PUD. The 2010 PUD became irrelevant with that developer decision. The current developer knows of these legal and factual issues, explaining why it filed a Major Subdivision Application and is not pursuing building rights under the 2010 PUD.

I was retained to ensure that, if the 2010 PUD were to be built, it would be built per the terms of that 2010 PUD. With the developer having no such intention on building per the 2010 PUD, my role is now to view the dictates of the current Town Code to see if the 2022 PUD complies with the Code (all parties realize it does not). Then, based on 2022 conditions, has the developer (for example) presented evidence of Public Benefits to support a 98-foot height (where the Code mandates 60-foot limit (and more egregious, an 82-foot average height (where the Code mandates a 45 foot limit?)).

***CONSIDERATION OF THE TOWN CODE PROVISIONS HAVE NEEDLESSLY BEEN CONFUSED BY RELYING ON THE 2010 PUD WHICH THE DEVELOPER ITSELF FINDS TO BE UNACCEPTABLE.***

Before you compare the 2010 PUD provisions with the Code provisions governing the new 2022 PUD, consider that Town building department and code enforcement would never allow the current 2022 Plan to be build in place of the 2010 Plan. The 2010 PUD was a site-specific plan that had to be adhered to or abandoned. The current developer should be so told that his obligation is to comply with the current Code or else show significant Public Benefit for each deviation from the Code.

**2. Staff Noticed Areas of Proposed Code Violations.** The Staff report is thorough, which is good. The Staff report is long, which runs the risk of important Code violations being lost in the paperwork. Staff are the experts; thus, I will rely on issues their report raise as concerns. Admittedly, if the staff had applied the current Code to the current 2022 PUD application, one can conclude that the staff would have noted many more problems with the 2022 PUD. The developer should have been held to the 2022 Code for a 2022 PUD. To the extent the Staff assumed a developer can ‘cherry pick’ portions of the 2010 PUD which the developer likes, and not be bound by the Code, a legal issue is created that could delay any development for years on account of legal questions. That result benefits no one. The DBR can lessen the risk of such delay by telling the developer to comply with the 2022 Code for a 2022 PUD application. .

In addition to this significant problem with the process of review, staff did list numerous objections to the 2022 PUD (even though the staff’s point of refence was a rejected (by the owner/developer) 2010 PUD..

(a) Staff recognizes that heigh weighs against any public benefit. [page 5 of staff report].



(b) The Town “established design themes aimed at creating a strong image and sense of place for the community”. New construction should “embrace nature and traditions in a way that respects the design context of the neighborhoods surrounding the site”. [page 7 of staff report]. The DRB should respect the ‘neighboring’ projects that established the design theme traditions that make the Village Center what is, a stunning success, beautiful and unique. [pages 6-7 of staff report]. Height is a critical component of design tradition. Santa Fe, New Mexico has survived through changes in architecture and height and mass but adhered to its ‘nature and traditions’ by restricting construction of ‘contemporary high buildings’. That has not marked the demise of Santa Fe. The DRB should preserve what decades of effort has created; don’t sacrifice the Town Center and its existing owners just to place too much construction on a 0.817-acre lot.

(c) “The roof as proposed is three flat surfaces, therefore does not meet the criterial for ‘emphasizing sloped planes’. The stepping of the roof form doesn’t correspond with the slope of the natural topography.” [page 9 of staff report].

(d) Staff does not support the large overhanging pools which adds to the perceived height of the massive structure. [page 9 of staff report].

(e) Solar panels have their place; is it in the Village Center? [page 9 of staff report]. When a standard is breached, the next developer uses the lower standard as a starting point and proposes even more, less expensive solar panels.

(f) The TPO membrane and other materials require specific approval. [page 10 of staff report]. A design variation is required if the project proceeds without any stucco. [page 11 of Staff report].

(g) The staff recognizes the value of views to allows windows that the Code frowns upon [page 11 of staff report] but fails to give proper attention to the residential lots looking at near continuous wall of windows. The 2022 PUD seeks to exceed the glass areas allowed by the Code. [page 11 of Staff report].

(h) “Balconies do present as long continuous bands, so if approve as proposed a design variation to this code section would be required.” [Staff report page 12]. Such a variation further damages the view from my client’s residential lots.

(i) The 2022 PUD fails to provide even the historic number of parking spaces needed for employee dormitories. Staff seems to recommend that between 12 and 18 parking spaces be included for the employee dormitories. [page 12 of Staff report]

(j) Trash is a concern for many owners in the area. The Staff recognizes deficiencies in the current plan. [pages 18-19 of Staff report].

**3. Employee Housing.** Decisions seldom **only** impact the land being developed. Decisions for one project do need to other similar developments in the area so the DRB considers ‘big picture’. This Lot 109R proposal is advanced at the same time a large development is being advanced for Lot 161 CR/ Pond lots. In total, one can expect the addition of some 400 or more employees if the promise of ‘5-Star’ hotel quality is to be met by both projects. Other

governmental officials concede that the current employee housing crisis is traceable to prior governmental boards, councils, and commissioners. The 2022 PUD is an occasion for this Board to make a meaningful step toward addressing the problem.

All know that to ‘get out of a hole, the first step is to stop digging’. The first step for this board is to require the developer to state an accurate number of employees needed to serve the development. In this case, 200 is deemed a conservative number. Then why would DRB approve a plan that makes NO ATTEMPT to house 200 newly created employee positions? If this Board approves plans without requiring: (i) credible calculation of number of employees and (ii) credible plan for at least taking care of all or most of the housing needs of the newly created employee opportunity, approval of this development must be deferred. Allow the developer the first go round on the employee housing issue.

If this proposal is recommended for approval, this Board knowingly and intentionally joins with past boards which approved plans that created the current employee housing crisis. I urge you to start being part of the solution to this problem, not someone who digs the “hole deeper” by adding 200 plus employees knowing they have no place to live.

**4. Proposed DRB action.** As noted by the Staff, the DRB can approve with conditions, continue with conditions, or recommend denial to the Town Counsel. Since major changes have been ‘suggested’ in the past to address height (with no movement by developer), a continuance seems the fairest. The Developer should be required to show: (i) why it can reject the 2010 PUD but rely on it to support a 2022 PUD that violates many Code provisions; and (ii) give the developer an opportunity to confirm the number of new employees the development will need and where they will live. This essential information will inform the DRB as to whether, *in 2022, the developer is proposing such significant public benefits that the mass and height limits in the Code are not just exceeded; they are completely disregarded.*

A variance provision in any Code is wise to afford some flexibility IN COMPLYING WITH THE CODE. A plan that is governed by a 60-foot max height and 45-foot average height can support a variance of 5 feet or so. Such a change is a true variance, that still respects the purpose of the limitation. If demonstrative Public Benefits supports such a variance, it can be approved. An approximate 40-foot increase to a 60-foot limit is a bold-faced disregard of the Code and the Village Center design purpose. Similarly, the ‘average height’ is intended to allow for height variation to reflect the mountain environment. But an 82-foot average height is far greater than the max height and creates a ‘wall’. Approaching double the allowed average height is not a variation; it is a repudiation of the Code and a repudiation of the tradition of the Village Center. Why would the DRB allow such for unknown reasons (because the developer and staff never applied the Code to the 2022 PUD but instead relied on a 2010 PUD that even the developer has abandoned).

**5. Conclusion.** Humans are aggressive and often selfish. Developers are “here and gone” in a flash; but failed promises hurt the Town for decades. Yes, the developer and seller of the land can make more money, if more and higher development is allowed on a small tract of land. However, helping the seller of the land and the developer to make more money is not a “Public Benefit”.

May 28, 2022

Page 5

The Town residents rely on the DRB as the first line of defense for rejecting such conduct. I hope to be able to show you directly the detriment that a near 100 high and 82 foot “wall of a structure” does to the private residence and the Town Center itself. I hope to be able to get photographs to show the views, both before and after the 100-foot structure is built. Hopefully, copies of pics will be available for you and the public at the May 31st hearing.

Sincerely,  
COLEMAN & QUIGLEY, LLC

*/s/ Joseph Coleman*

Joseph Coleman  
joe@cqlawfirm.net

xc: Clients



**From:** [Joe](#)  
**To:** [cd](#)  
**Subject:** Notice of Pending Development Application  
**Date:** Tuesday, April 12, 2022 3:38:35 PM  
**Importance:** High

---

All – thank you for providing us the opportunity to offer feedback to the pending development application. Much like the feedback you received regarding the proposed Four Seasons development, it's imperative that our focus shift from more hotels and hot beds to helping the local community. Without question, it's the local population that drives the culture and soul of the town, making it the special place that it is today.

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? Telluride and the Town of Mountain Village are changing at a rapid pace, largely driven by skyrocketing real estate costs, making it difficult for local workers and businesses alike. The town and our valley are maxed out! We do not have capacity for more. Locals are stressed and the visitors' experience is impacted.

Continued and rampant development has directly resulted in the degradation of the community and the soul of mountain resort communities across the country. Why would we want to make the same mistake? Roads into Aspen, Breckenridge and Jackson Hole were two-lane thoroughfares. Now, they are 4-lane highways. The outskirts of these beautiful towns are now masses of strip malls, hotels, and traffic lights. No longer do these towns have a true sense of community. Rather, they have become amusement parks for the wealthy and visitors. Is that what we want? It's time to stop focusing on development and start placing all our effort and emphasis on community preservation. We should be ending talks of more hotels and hot beds and refocusing those efforts towards initiatives that would address the disparity between income, housing, and the cost of living.

We are clearly on the trajectory to become just another monochromatic, formerly charming mountain town. However, we still have time to prevent this from happening. We have a chance to save our pure and authentic experience for residents, part-time residents, and visitors alike. Together, we can look back in history and say, “we saved Telluride and the Town of Mountain Village.” Stop the development and let's make sure that all who come here leave saying, “it's not like everywhere else.”

Regards,  
Joseph Infantino

Sent from [Mail](#) for Windows

**From:** [David Koitz](#)  
**To:** [cd](#)  
**Cc:** [virginia howard](#); [Perch Nelson](#); [Bill Nictakis](#); [Robert Stenhammer](#); [Gretchen Koitz](#)  
**Subject:** Opposition to development proposal for Lot 109R  
**Date:** Saturday, April 16, 2022 10:14:21 AM

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Dear Design Review Board members—

As homeowners living in the immediate vicinity, we are writing to voice our opposition to the project proposed for development of lot 109R in Mountain Village. Nothing could be more “un-Telluride” like than the massive structure the developers are now proposing. It would be so overwhelming in size and incongruent with the surrounding mountains... the beauty of which makes our community the very special place that it is, and the envy of many other mountain communities here in the Rockies. It would be defacing and is hardly what anyone who sees these mountains and valley for what is often described as... “sacred space.”

The proposed structure with its more than 90-foot height would tower over its neighboring homes and condominiums, with a design and facade so very different than most of the existing surrounds and core area of the village. Its look is that of a massive downtown structure better suited for a large city like Dallas, Phoenix, Houston, or the like. Its roadside appearance is almost that of a huge parking garage. To describe it as outlandish would be an understatement.

It’s as if the developers and their architects were enamored by a vision of their building in isolation, ignoring or oblivious to the glorious setting and softness of the town that now sits within it. Just think of how dominating it would appear on a gondola ride down from the San Sophia station.

As homeowners in the community, we are not opposed to further development of Mountain Village. We are not opposed to change either, and we understand the value of “smart” land development on the mountain. In our view, this project is not “that.” It’s a monolith that would not reflect the “soul” of this community and what it has evolved to be over its 30 years of life.

We would also raise the process question of how this project would fit in with the considerations now being given to overhauling the town’s master plan, notably recognizing the density and “added” hot bed concerns that have been raised by the community at large. Three

other, very big, hotel/condo structures are also under possible consideration very close by. Focusing on this proposal right now without considering that larger discussion of the potentially much greater population density that the aggregate of all those possible builds seems like a backdoor attempt to sidestep the very serious concerns of the town's citizens about too rapid and too large growth.

It seems way out of line to be contemplating this kind of project incrementally. We write with the hope that this proposal will quickly lose "the light of day."

Sincerely,

David and Gretchen Koitz

Sent from my iPad



**From:** [Czekaj, Andrew](#)  
**To:** [cd](#)  
**Cc:** [Bill Nictakis](#); [Stenhammer, Robert](#); [Chris Sommers](#)  
**Subject:** FW: See Forever Village - Lot 109R Project Info  
**Date:** Friday, April 22, 2022 1:42:51 PM  
**Attachments:** [image950112.png](#)  
[Lot 109-R SFVII HOA Feedback & Project Summary.pdf](#)

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The Mountain Village Design Board;

Dear Colleague/Fellow Resident;

As an owner at Mt Wilson at See Forever (117 Sunny Ridge Place) we are aghast at the proposed development on Lot 109-R. While a well- designed development within the zoning guidelines would be welcome this is simply a developer looking to maximize floor area ratio and capture profit at the expense of the community.

1. Zoning guidelines are NOT suggestions—or we simply should advertise we do planning BY exception
2. We are NOT Vail and do not desire to re-create Vail- My wife and I chose Telluride because of location not proximate to Denver and not readily accessible by the I-70 connector.
3. Mountain Village seems to by and large adhere to zoning regulations and design in conformance with “Mountain Village”( We are not enamored with transporting “Miami Chic” to our community)
4. The Design Board has a responsibility to all owners/stakeholders in Mountain Village. That would be first and foremost to those that have invested in the community to date.
5. The proposed development will readily work financially based on a more modest scale project and in conformance with current zoning guidelines . One does not need “100 keys” to justify a \$7mm land cost. This is simply pushing a greater profit at our EXPENSE.
6. As part of the decision making, one should require following
  - a. Proving a need for additional hotel rooms in addition to one planned next to gondola.
  - b. Providing a detailed “traffic study” that details impact on See Forever, Adjacent Roads inclusive of the single-family homes up mountain from subject.
  - c. Impact on site lines of all existing projects in immediate proximity of proposed (diminution of value and consequent negative impact on tax base).
  - d. A critical review of design and specifically exterior finishes and how they merge/blend with the community
  - e. Economic impact study—cost benefit analysis—what cost will be added on community—(i.e., fire and rescue; police/security versus any tax revenue benefit for Mountain Village)

In brief I strongly support the position put forth by our board president.

Respectfully,

Andrew Czekaj  
Principal



8391 Old Courthouse Road, Suite 210

Vienna, Virginia 22182

Main: 703.709.8866, Ext. 5215

Direct: 703.925.5215

Cell: 703.608.8600

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

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

**To follow our progress and that of our affiliates please click on the links below:**

[Cuisine Solutions Project West in San Antonio, TX](#)

[Brooks Industrial I in San Antonio, TX](#)

[VA Outpatient Clinic in Charlotte, NC](#)

[2121 Brooks Drive Capitol Heights, MD \(SSZ Brooks Drive\)](#)

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To: Mountain Village Design Board:

On behalf of the See Forever 2 HOA, the board is writing to express its strong opposition to the proposed development. We see several issues:

1) Our understanding is that work is being done on developing a master plan for Mountain Village to ensure that we do not lose the unique ambiance of our community and that growth is managed in a planful way appropriate for our community. We also understand that there are several hotels being proposed for the area immediately surrounding the Village core, and that at least one of these (proposed development by the gondola) is also requesting significant variance modifications in terms of design aesthetics. We question why the zoning board is considering multiple individual proposals piecemeal, rather than waiting to finalize an integrated and holistic approach to development that ensures consistency in design and is aligned with the current fabric of our town. The slope we step on by approving 1 or 2 design variances on a case by case basis might indeed be slippery and result in an overall community design impact that was not intended.

2) Based on the proposal, the developer is requesting a variance to the height restrictions, proposing a structure over 96 feet tall. What is the rationale for having a building of this height that violates building codes that I assume were thoughtfully developed? (It appears from the on line resource that 60 feet is the zoning limit in the Village, so this is a 50% increase in maximum height). It seems that every proposed development asks for variances. If they are all approved there will no longer be a standard. In addition, a building of this height will certainly diminish views from many of our See Forever properties and potentially block most sun exposure for some of our current residents. This big structure that is proposed will cause current See Forever owners to lose much of their view of the ski mountain and instead stare at the hotel. It will have a significant negative impact on property values for existing residents. I am sure that when owners purchased in Mt Wilson, they realized that the adjacent area would some day be developed. But I am also sure that they believed that the new development would adhere to the Villages' mountain resort design standards, and would not be taller than what was approved at the time of their purchase. I suspect that had people known that a 96 foot tall building would be built next door, many would have chosen not to purchase. Now they risk being stuck with a property that loses significant value due to the proposed large building that will be adjacent. The developer is asking for a variance to allow a 7 story modernistic building in Mountain Village. Just think about that. It certainly does not fit.

3) Based on the pictures, the # of units in less than 1 acre appears very dense. How does this density fit with the master plan for the town? The proposal indicates that there are 102 rooms planned for this small acreage, plus an additional 22 units for employees. I believe that the zoning currently calls for a building to have maximum lot coverage of 65% (according to the on line reference material). Is that being adhered to in this new development? How is the proposed density at all consistent with the current image, feel, and population of the town? This building proposal will transition Mountain Village towards an urban resort. Not a mountain retreat.

4) The proposed design is contemporary. It reminds me of the Squibb building in Princeton New Jersey. It certainly does not appear consistent with the overall feel of Mountain Village. There is nothing "mountain" about that. Consistent with a high tech office, absolutely. With a mountain resort, no.



5. Walkway. It appears that the walkway from See Forever into the Village Core will be protected. This is an absolute requirement. Owners and guests of See Forever must have a direct pedestrian walkway into the core. We cannot be forced to walk up or down to a street to get into the village. Whatever design is ultimately approved, this unfettered direct walkway access must be required.

On behalf of See Forever Owners, we are adamantly opposed to this project as proposed. We understand that development will happen. We are comfortable with that, so long as it is consistent with the zoning and design standards that are currently in place. We bought our properties based on the Village's commitment to maintaining the unique mountain resort feel, which we believed was protected by zoning. But the modern, tall structure that is proposed is counter to the essence of Mountain Village. It represent a skyscraper in our community. It is being done ad hoc, rather than as part of the comprehensive vision for the town which has been communicated. It is difficult to rationalize proceeding with 1-off developments and changing zoning variances on a case by case basis (2 recent variance proposals....the "5 star" luxury hotel by the Gondola, and now this one) when we are supposedly defining the longer term vision for the community to ensure we manage growth in a manner consistent with what Mountain Village has stood for.

The recent development proposals would indicate that Mountain Village's goal is to replicate Vail, but without the freeway. We residents of See Forever, and I suspect of all of Mountain Village, bought here because we did not want that. We reside in Mountain Village instead of Telluride town because we like the open spaces. We did not buy property here because we wanted to live in a community of densely situated high rises. And for our See Forever owners, we did not purchase our property thinking that zoning would be changed in a way that would negatively impact our home's values.

Sincerely

Bill Nictakis

HOA President. See Forever 2

## Maication LLC

A Colorado Limited Liability Company  
1907 Hill Oaks Ct  
Austin, Texas 78703

April 25, 2022

Via Email: [cd@mtnvillage.org](mailto:cd@mtnvillage.org)  
Mountain Village Planning & Development Services Department  
455 Mountain Village Boulevard, Suite A  
Mountain Village, Colorado 81435

Dear Design Review Board and Town Council:

We own unit A-201 of the Mt. Wilson Lodge at See Forever Village and received your Notice of Pending Development Application dated April 5, 2022.

We greatly appreciate having received your notice as an owner of property within 400 feet of the proposed development. Based on information made available, we wish to voice three objections/concerns.

First and foremost, it is unclear whether the current sidewalk that is used by both See Forever residents and the public who access the lookout point and firepit at the end of the sidewalk is being preserved in the proposed structure. This is a critical access walkway that must be maintained.

Second, we note that the proposed structure would require a variance to allow a maximum height up to 96'8" and a maximum average height of 83.6'. This is considerably higher than the 60' currently allowed. The height would not only block views for others but also have a considerable adverse impact on sunlight patterns. I hope the DRB will oppose this variance request or substantially reduce the permitted height. When buying our property, we knew development would invariably come, but not with such a self-serving variance request at the detriment of nearby neighbors.

Third, and finally, the drawings appear to be for a modern structure rather than one fitting the Mountain Village alpine feel, which we and others cherish.

Thank you for carefully considering these objections and comments.

Sincerely,



Mark F. Mai, Member

## Comments on lot 109R for May 5 DRB Meeting and subsequent Town Council meeting(s)

I own a commercial unit in Shirana. I participated in the 2011 PUD hearings both as an individual property owner and as an officer of the Shirana HOA. Many of the concerns advanced by both myself and many others at that time were resolved and I was looking forward to construction that conformed to the plans approved at that time.

The current proposal requests substantial, adverse changes to that PUD and variances to town code, many of which I ask the DRB and Council not approve.

The specific areas of concern are: the loading dock and trash transfer areas; the height variance and facade design; the general area adjacent the Shirana garage entrance and the emergency access 'lane', and the flat roof.

### **Trash structure and loading dock:**

This is a major change from the prior PUD, and presents enormous negative impact to Shirana and Mountain Village Boulevard. The applicant requests variance for a partially exposed loading area. The unenclosed portion of the loading dock is readily visible from Mountain Village Boulevard and Shirana, and the garage entrance is also readily visible and at grade. There is no prohibition in the PUD to prevent trucks greater than 40' to service the building, so trucks may actually extend more than 20' beyond the structure.

There is only one location for truck delivery. This single loading location appears entirely insufficient to accommodate truck deliveries, package services and trash removal for the commercial hotel, related restaurants and amenities, employee housing and residential condominiums in the structure. This will result in surface parking or standing to await loading dock availability, as well as hand delivery to some yet to be determined location. There is no prohibition to prevent multiple trucks from waiting in front of Shirana for an available loading position. There is an extensive paved area proposed, with minimal mitigation or screening. The applicant discusses truck access to the loading dock, but does not consider the conflicting traffic flow to the trash facility, their garage, the Shirana garage, and the remaining parking spaces.

The proposed "enhanced" trash facility is an active misrepresentation. The prior PUD contemplated relocation of the trash facility that is currently a major nuisance unto itself. This proposal rotates the axis of the building so that the long side is parallel to MV Blvd, and changes it to a shed roof. The effect is to totally obscure the views from the lower level of Shirana towards the west, create a shaded, dark alley between the trash facility and Shirana, and an extended, unsightly building immediately adjacent to MV Blvd. The current plans do not illustrate vent stacks for the boilers associated with the plaza snow melt in the lower level of the new structure. These vents and vapor plumes are themselves unsightly.

All design elements surrounding the loading dock, garage entrance and trash structure need total re-work and revision. Revisions should include a fully enclosed loading area with multiple bays that are demonstrated as sufficient for building needs, and explicitly preclude truck standing or parking where visible to MV Blvd. or in front of Shirana. The community trash structure should not be expanded or increased in visibility for the applicant's benefit and



convenience and at the detriment of Shirana. The boilers for snow melt should be enclosed in the proposed building foot print, not located on town property to further impact Shirana. I would most strongly advocate this is the time to move the trash structure from the current location to assist and allow a better design of the loading area for the proposed building

### **Height Variance and Facade**

Please see sheets A-0.P5 and G-000

The applicant request a massive change from the prior PUD. The changes to both the maximum height and the average height are a dramatic concern. The maximum height increases almost a full story, an increase of 7'11" and the average height increases a whopping 18' 4". This towers over all surrounding structures and dominates the skyline.

The increase in average height more than 18 feet over the 20112 PUD serves to massively increase the apparent size and volume of the structure and is not justified.

The original PUD limits of maximum and average heights should be enforced.

### **Facade**

Others may comment on upper level facade and balcony. My comments are focused on the lower levels of the building, particularly the lower facade elements facing the plaza and adjacent to the loading area. In both renderings and elevations, these areas are large blank walls, with few, large, unadorned windows, currently illustrated with what would appear to be bland, small, facing stone. These are highly visible portions of the facade, both from the plaza level and from Mountain Village Boulevard.

The design should be revised to incorporate elements consistent with and complementary to other building details to break up these massive, blank facades.

### **Plaza Emergency Lane and Pedestrian Access from the West**

Even at the time of the original PUD, appropriate and effective "emergency" access to the plaza has been an issue. The current proposal incorporates elements of the access provided in the original PUD, however the tall, narrow lane, about 100' long, 13'8" paved, plus about 4' unpaved width between vertical walls between 40' and 85' is unsightly, unfriendly to pedestrian access and contains multiple unsightly utilities and drain curbs. It may have been approved by the Fire Department, but it is unwelcoming pedestrian access, and needs substantive revision.

Pedestrians from the Peaks hotel and the Centrum bus stop will approach along the sidewalk on the east side of MV Blvd. from the south. This side walk terminates in front of the proposed revised trash enclosure. From this point pedestrian access to the plaza will be confused. They may cross the parking lot and approach the stairs to Shirana and walk between the buildings, but this is not a town maintained ROW, it is not deeded or eased for pedestrian access and passes between residential units. Alternately, pedestrians may find and access the plaza by the 'emergency lane'. Access by the emergency lane will have them

cross a busy parking area, in front of a trash facility, adjacent to semi trailers reversing into a loading dock, while crossing multiple drainage swales or curbs, Once they find this 'emergency lane', it is lined with electrical transformers, electric meters, phone and cable boxes, and gas meters in an otherwise blank wall.

Additionally while the applicant refers to this only as an emergency access, it also serves as access for all equipment to service upper exterior levels and roofs of both the new construction and Shirana, (and possibly Westermere and Palmyra). The proposed planter configuration, while appreciated from a design element, will largely preclude maintenance vehicle access to these buildings. The design does not at all address maintenance or emergency vehicle turning and movement within the plaza.

This further illustrates the need to totally redesign the trash shed, loading dock and truck access, pedestrian access and generally all of the at grade elements of the west end of the proposed building adjoining Shirana.

### **Flat Roof**

I do not expressly object to the flat roof, however, the applicant may find greater use of step backs advantageous to achieve average height limits to and provide design interest. The proposal contains substantial discussion of the required DRB approval for a membrane roof, and discussion of solar array without further detail. The renderings provided do not fairly depict visual impact of a typical solid white or black membrane roof. Due to size and visibility of a flat roof in this location, DRB approval of the roofing material should be specific for color and reflective properties consistent with the balance of the structure, and detailed design should also assure other roof elements, including solar array, vents, stacks, HVAC machinery and ducts are minimized and camouflaged. Any solar array approval must address reflective impact on both nearby and distant properties.

**In summary**, the applicant's design for the area surrounding the loading dock and trash facility will create a massive nuisance for Shirana owners and be unsightly to MV residents and visitors. Additionally, the applicant has asked for multiple significant variances from both the prior PUD and Town Code, including a huge increase in both maximum and average height which is out of scale for the sight and not justified. I ask the town to address these elements to minimize the adverse impact to the existing building and otherwise remain close to development constraints in the 2011 PUD.

Harper Meek

April 27, 2022



# SOLOMON LAW FIRM, P.C.

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

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

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

May 12, 2022

Town of Mountain Village Town Council  
c/o Town of Mountain Village Town Clerk  
455 Mountain Village Blvd. Suite A  
Mountain Village, Colorado 81435

Via E-mail: mvclerk@mtnvillage.org

Re: Lot 109R Application to Amend P.U.D.  
Town Council Hearing May 19, 2022

Dear Councilmembers:

I represent Westermere Condominium Owners Association, Inc. (Westermere). The purpose of this letter is to comment on the above matter.

In 2011, a project applicant for Lot 109R obtained Town approval for a very significant increase in height and density on this site.

The current applicant had a worksession with Town Council on December 16, 2021, seeking to increase the parameters of the project. At that time, the Westermere along with other neighbors advocated to stick with the 2011 approval. At the worksession, the applicant stated it was not seeking variances beyond the 2011 approval.

Now, however, the applicant has applied to significantly increase the project height. The applicant is asking to increase the max height from 88'9" by nearly 8' to 96'8" and increase the average height from 65'2.9" by over 17' to 82.46'. The "modern" flat roof design simply allows this applicant to drastically increase the amount of product for sale and is inconsistent with Town Design Regulations.

This request should be denied. Again, in 2011, the Town already granted this Lot a significant height increase.



Town of Mountain Village Town Council  
May 12, 2022  
Page 2

The buildings in the immediate area tend to be fairly consistent and compatible with each other. The massive building proposed by this applicant overwhelms the adjacent buildings. See the enclosed computer generated view, marked.

Westermere respectfully requests that the DRB deny the requested height increase.

Thank you for your consideration of these comments.

Sincerely,

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

Joseph A. Solomon, Esq.

Enc.

cc:  
Westermere Board of Directors  
Full Circle HOA Management



Massive building is out of scale with adjacent structures

To: Mountain Village Design Board:

On behalf of the See Forever 2 HOA, the board is writing to express its strong opposition to the proposed development. We see several issues:

1) Our understanding is that work is being done on developing a master plan for Mountain Village to ensure that we do not lose the unique ambiance of our community and that growth is managed in a planful way appropriate for our community. We also understand that there are several hotels being proposed for the area immediately surrounding the Village core, and that at least one of these (proposed development by the gondola) is also requesting significant variance modifications in terms of design aesthetics. We question why the zoning board is considering multiple individual proposals piecemeal, rather than waiting to finalize an integrated and holistic approach to development that ensures consistency in design and is aligned with the current fabric of our town. The slope we step on by approving 1 or 2 design variances on a case by case basis might indeed be slippery and result in an overall community design impact that was not intended.

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3) Based on the pictures, the # of units in less than 1 acre appears very dense. How does this density fit with the master plan for the town? The proposal indicates that there are 102 rooms planned for this small acreage, plus an additional 22 units for employees. I believe that the zoning currently calls for a building to have maximum lot coverage of 65% (according to the on line reference material). Is that being adhered to in this new development? How is the proposed density at all consistent with the current image, feel, and population of the town? This building proposal will transition Mountain Village towards an urban resort. Not a mountain retreat.

4) The proposed design is contemporary. It reminds me of the Squibb building in Princeton New Jersey. It certainly does not appear consistent with the overall feel of Mountain Village. There is nothing "mountain" about that. Consistent with a high tech office, absolutely. With a mountain resort, no.



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On behalf of See Forever Owners, we are adamantly opposed to this project as proposed. We understand that development will happen. We are comfortable with that, so long as it is consistent with the zoning and design standards that are currently in place. We bought our properties based on the Village's commitment to maintaining the unique mountain resort feel, which we believed was protected by zoning. But the modern, tall structure that is proposed is counter to the essence of Mountain Village. It represent a skyscraper in our community. It is being done ad hoc, rather than as part of the comprehensive vision for the town which has been communicated. It is difficult to rationalize proceeding with 1-off developments and changing zoning variances on a case by case basis (2 recent variance proposals....the "5 star" luxury hotel by the Gondola, and now this one) when we are supposedly defining the longer term vision for the community to ensure we manage growth in a manner consistent with what Mountain Village has stood for.

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Sincerely

Bill Nictakis

HOA President. See Forever 2

## Project Summary

### Lot 109R (North Village Parking Lot)

\* Purchased by the Developer (from Jupiter, FL) on 10/15/21 for \$7 million:

Click to view

listing(s) <<https://www.flexmls.com/link.html?1oanfvwrf69,2,1,80692>>

\* .82 Acre Lot zoned hotel, commercial, residential

\* Building Design is stepped structure with receding balconies. 25% stone with metal panels, wood columns and a Corten Steel finish. Architect is Vault Design from Golden, CO

\* Proposed Maximum Building Height = 96' 8"

\* Proposed Average Building Height = 83' 6"

\* Proposed Hotel Operator = <https://www.sixsenses.com/en>

\* Proposed commercial spaces include restaurant, spa, retail, speakeasy and wedding venue

\* See attached proposed Unit Mix

\* See attached architectural renderings

\* To achieve approvals for this project, it will require approval by the Town of Mountain Village Design Review Board and then approval by the Mountain Village Town Council with 2 formal public hearing readings of the project.

\* The Design Review Board meeting to begin the project review is scheduled for May 5, 2022 at 10am MT (Formal agenda has yet to be published)

\* Resident and constituent feedback must be sent at least 48 hours prior to the public hearings to [cd@mtnvillage.org](mailto:cd@mtnvillage.org)

\* Current Design Review Board

materials: [https://townofmountainvillage.com/site/assets/files/37401/109r\\_design\\_review\\_materials.pdf](https://townofmountainvillage.com/site/assets/files/37401/109r_design_review_materials.pdf)



SHEET INDEX - GENERAL	G-000 COVER SHEET
SHEET INDEX - CIVIL	
SHEET INDEX - LANDSCAPE	
SHEET INDEX - STRUCTURAL	
SHEET INDEX - ARCHITECTURAL	<p>A-0.00 ARCHITECTURAL SITE PLAN  A-0.01 PERSPECTIVE RENDERINGS  A-0.02 PERSPECTIVE RENDERINGS  A-0.03 PERSPECTIVE RENDERINGS  A-0.04 PERSPECTIVE RENDERINGS  A-0.05 PERSPECTIVE RENDERINGS  A-1.01 FLOOR PLAN - LEVEL G2 - OVERALL  A-1.02 FLOOR PLAN - LEVEL G1 PLAZA - OVERALL  A-1.03 FLOOR PLAN - LEVEL G1 - OVERALL  A-1.04 FLOOR PLAN - LEVEL 1 - OVERALL  A-1.05 FLOOR PLAN - LEVEL 1 - MEZZANINE - OVERALL  A-1.06 FLOOR PLAN - LEVEL 2 - OVERALL  A-1.07 FLOOR PLAN - LEVEL 3 - OVERALL  A-1.08 FLOOR PLAN - LEVEL 4 - OVERALL  A-1.09 FLOOR PLAN - LEVEL 5 - OVERALL  A-1.10 FLOOR PLAN - LEVEL 6 - OVERALL  A-1.11 FLOOR PLAN - LEVEL 7 - OVERALL  A-1.12 ROOF  A-1.13 AVERAGE HEIGHT PLAN  A-2.01 NORTHWEST ELEVATION  A-2.02 ELEVATIONS OVERALL  A-2.11 EXTERIOR ELEVATION - MATERIAL  A-2.12 EXTERIOR ELEVATION - MATERIAL  A-2.21 EXTERIOR ELEVATION SNOW MELT STUDY  A-2.22 EXTERIOR ELEVATION SNOW MELT STUDY  A-2.23 TYPICAL DETAILS</p>

VAULT DESIGN, LLC  
1440 W 8TH ST, #2309  
GOLDEN, CO 80401

**MOUNTAIN  
VILLAGE HOTEL  
109R**

**LOT 109R  
MOUNTAIN VILLAGE, CO**  
Project Number

**SCOPE OF WORK**

THE PROPOSED CONCEPT DESIGN IS COMPRISED OF HOTEL WITH EMPLOYEE HOUSING, APARTMENTS, AND CONDOS, THE COMMERCIAL SPACE INCLUDES RESTAURANT, SPA, RETAIL SPACE, SPEAKEASY AND WEDDING VENUE.

**OWNER**

TIARA TELLURIDE  
450 S OLD DIXIE HWY  
JUPITER, FL 33458

**ARCHITECT**

VAULT DESIGN, LLC  
1440 W 8TH ST, #2309  
GOLDEN, CO 80401

**ENGINEER**

UPCOMPANGRE ENGINEERING, LLC  
P.O. BOX 3945  
TELLURIDE, CO 81435

**LANDSCAPE**

NORRIS DESIGN  
409 MAIN ST, SUITE 409  
DENVER, CO

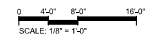
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REVISION/SCHEDULE			
NO.	DESCRIPTION	DATE/ISSUED	DATE



MAJOR PUD  
AMENDMENT  
04.04.2022

SHEET No.  
**G-000**  
COVER SHEET



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1440 W 8TH ST, #2309  
GOLDEN, CO 80401

**MOUNTAIN  
VILLAGE HOTEL  
109R**

**LOT 109R  
MOUNTAIN VILLAGE, CO**  
Project Number

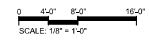


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REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	BY

MAJOR PUD  
AMENDMENT  
04.04.2022

SHEET No.  
**A-0.P4**  
PERSPECTIVE  
RENDERINGS



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1440 W 8TH ST, #2309  
GOLDEN, CO 80401

**MOUNTAIN  
VILLAGE HOTEL  
109R**

**LOT 109R  
MOUNTAIN VILLAGE, CO**  
Project Number

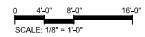
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REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	BY

MAJOR PUD  
AMENDMENT  
04.04.2022

SHEET No.

**A-0.P1**  
PERSPECTIVE  
RENDERINGS







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1440 W 8TH ST, #2309  
GOLDEN, CO 80401

**MOUNTAIN  
VILLAGE HOTEL  
109R**

**LOT 109R  
MOUNTAIN VILLAGE, CO**  
Project Number

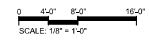


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REVISION SCHEDULE				
NO.	DESCRIPTION	DATE	BY	CHK

MAJOR PUD  
AMENDMENT  
04.04.2022

SHEET No.  
**A-0.P2**  
PERSPECTIVE  
RENDERINGS







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1440 W 8TH ST, #2309  
GOLDEN, CO 80401

**MOUNTAIN  
VILLAGE HOTEL  
109R**

**LOT 109R  
MOUNTAIN VILLAGE, CO**  
Project Number

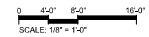
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REVISION/REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	BY

MAJOR PUD  
AMENDMENT  
04.04.2022

SHEET No.

**A-0.P3**  
PERSPECTIVE  
RENDERINGS





VAULT DESIGN, LLC  
1440 W 8TH ST, #2309  
GOLDEN, CO 80401

**MOUNTAIN  
VILLAGE HOTEL  
109R**

**LOT 109R  
MOUNTAIN VILLAGE, CO**  
Project Number

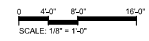
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REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	BY

MAJOR PUD  
AMENDMENT  
04.04.2022

SHEET No.

**A-0.P5**  
PERSPECTIVE  
RENDERINGS



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## UNIT SUMMARY

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD EMPLOYEE UNITS	14,609
LEVEL 02	HOTEL MOD.	491 - 749	24	31 HOTEL UNITS	32,297
	HOTEL JR. SUITE	625 - 875	3		
	HOTEL SUITE	826 - 1199	4		
LEVEL 03	HOTEL MOD.	507 - 722	24	31 HOTEL UNITS	31,622
	HOTEL JR. SUITE	621 - 744	3		
	HOTEL SUITE	827 - 1165	4		
LEVEL 04	1 BR APARTMENT	740 - 938	8	18 APARTMENT UNITS	30,473
	1 BR APARTMENT + B/A	1009 - 1125	3		
	2 BR APARTMENT	1128 - 1388	7		
LEVEL 05	2 BR CONDO	1374 - 1994	7	10 CONDO UNITS	30,288
	3 BR CONDO	2124 - 2340	3		
LEVEL 06	3 BR CONDO	1616 - 2123	5	5 CONDO UNITS	29,412
LEVEL 07	3 BR CONDO	1595 - 1773	2	7 CONDO UNITS	23,990
	4 BR CONDO	2312 - 3770	5		
<b>TOTALS</b>					<b>192,691</b>

## UNIT MIX

	RESIDENTIAL UNITS:	TOTALS		HOTEL UNITS:	TOTALS		
	EMPLOYEE	21	21	HOTEL MOD		48 (77%)	62
	1 BR APARTMENT	11	18	HOTEL JR. SUITE	06	14 (23%)	
	2 BR APARTMENT	07		HOTEL SUITE	08		
	2 BR CONDO	07	22				
	3 BR CONDO	08					
	3-4 BR PENTHOUSE CONDO	07					



Dear members of the Mountain Village Design Review Board and Town Council...

As owners of cabins and condominiums making up the community of See Forever Village, we are writing to you to express our strong and cohesive opposition to the proposal from Tierra Telluride seeking the town's approval for its hotel development on lot 109R. We don't oppose development; we support it. Provided however, it is within the scope and context of "existing zoning." In this case, we have two significant concerns: (1) Life safety due to density and subsequent traffic and lack of ingress/egress to and from the town of Mountain Village, and (2) the variances underlying this pending request from the original zoning of this lot.

Public safety is one of the most concerning aspects of this proposed development. Traffic in recent years has already grown here in our upper corner of Mountain Village as it moves to and from the Peaks and the condo communities and homes along Mountain Village Boulevard and Country Club Drive. Never mind that traffic from the entry to Mountain Village off of 145 to the core has grown dramatically. More important about this growth, however, are the related safety and access concerns this development project raises for the town.

Think of it in the context of what Mountain Village is... a small populated town on a mountain side having what is basically a single two-lane road running through it with one entry and exit point. Our main road has no second exit. This proposed hotel, as a third major establishment located at one of the farthest residential reaches of the Village, raises a question of what happens in a fire emergency or other catastrophic event affecting that new hotel, the Peaks, the Madeline, the Franz Klammer, or other residences in the vicinity. Imagine an elongated fire truck, or a number of them, running up to an emergency situation... a quickly spreading wildfire or something requiring evacuation of one of these large hotel/condos. Where do these vehicles maneuver; how do they maneuver? The road near us and in and out of the Village is narrow in a number of places with close or no shoulders, and emergency vehicles could get clogged in traffic or lodged in one direction, especially under conditions requiring rapid evacuation of residents and visitors. We have one fire house, one core of emergency vehicles, one med center that is not even in town. And only one usable way out of town.

Where is the developer's input from the town's emergency services, fire department, police, and San Miguel public health on this issue?

Beyond the road dilemma and its safety concerns, building another major hotel raises questions about stresses on our overall infrastructure... our water supply and capacity, our waste lines and treatment, all of our other utilities, our already congested gondola, and our health services. How many times in recent years have we had to put restrictions on our water use? And with that, how many times has our beautiful valley been engulfed with smoke from summer wildfires nearby? How many times in peak winter and summer periods are we seeing gondola lines in the Village or in town with long waits to ride... even as much as an hour. With the new hot beds and increased staff from this project and the pending 4 Seasons development, what would another 1,000 or 1,500 daily riders mean? And where's our hospital... not ready yet? How many more sick or injured people are we going to transport to Montrose or Grand Junction until it is?

We ask: “With the abundance of these major stresses on Mountain Village’s principal roadway, infrastructure and resources, are we putting the cart before the horse in authorizing projects of this magnitude?”

Add to this our employment stresses. Even if they propose employee housing in their build, aren’t our communities already stressed from a lack of workers to fill current jobs--a problem that's only grown more severe over the years. It’s not fleeting, not new, just worse year after year. If our current business owners already struggle with staffing issues, how will a new large luxury hotel meet their needed staffing? Will they poach them from the Peaks... from the Madeline, the Klamer? The developers are aspiring to create a 5-star hotel with more than 120 hotel rooms, condos, lodge rooms, and lock offs and providing upscale services, spa facilities, and restaurant dining... What will it take? 150 employees? 200 employees? ... maybe 250?

The enormity of their new structure itself is off putting. Nothing of its size has been proposed so close to us in See Forever Village, on such a small parcel of land. Perhaps other prospective developers recognized this and looked elsewhere in the past. Most of us See Forever owners are “for” continued development in Mountain Village, but for “smart” development that recognizes the town’s limitations, respects the quality of life of others, that attempts to fit in, and that doesn’t cause obstructions. A 97-foot high building that towers over our homes changes the character of our community. It’s not for us who live here and help to make Telluride the special place that it is. Above, below, and to its sides, the physical structure of this proposed hotel doesn’t fit. It’s as if the developers and their architects were enamored by a vision of their development in isolation, ignoring or oblivious of the community and homes it abuts. It is not smart development by ignoring established communities solely for the financial benefit of its developers. And in this way, the project sets a precedent for future developers and developments... “anything goes”.

And what then can we expect from the other major projects that Telski and other developers have broached for consideration? Where exactly does this development fit in the framework of our new master plan? The excuse has to be more than the higher density the plan may allow. Is Tierra Telluride just first in the line of elephants in the room?

We respectfully request that you reject the developers request to build this project or until substantial changes are made consistent with the original zoning for the lot.

Virginia and Bill Howard  
David and Gretchen Koitz  
Perch and Judy Nelson  
Faisal and Amber Adil  
Chris Fawzy  
Bill and Jean Nictakis  
Cindy Landon  
Dale and Chenault Boden  
Eric Madden and Emily Crew  
Elizabeth Moore  
Rich and Jilliane Hoffman  
Bill and Jean Nictakis  
Kate and Nigel Cooper  
Jack Roth

Dan Reedy  
Dennis Dautel  
Tom Barenberg  
Andrew Czekak  
Sheryl and Gary Wood  
Doug Hitchner  
Zach Lee  
Ruston and Heather Vickers  
Caitlin Davis and Lackland Bloom  
Pete and Peggy Miller  
Kathleen and Joe Howell  
Cyndi Bock  
Fredrik & Danielle Eliasson  
Mark F. Mai



**From:** [Susan Johnston](#)  
**To:** [Michelle Haynes](#)  
**Subject:** FW: LOT 109R  
**Date:** Friday, May 13, 2022 3:08:38 PM  
**Attachments:** [image001.png](#)

---

Susan Johnston  
Town Clerk  
Town of Mountain Village  
O::970.369.6429  
M::970-729-3440

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#)

---

**From:** Paul Wisor <[pwisor@mtnvillage.org](mailto:pwisor@mtnvillage.org)>  
**Sent:** Thursday, May 12, 2022 10:50 PM  
**To:** Jean Nictakis <[jeannictakis@gmail.com](mailto:jeannictakis@gmail.com)>; council <[council@mtnvillage.org](mailto:council@mtnvillage.org)>  
**Subject:** RE: LOT 109R

Ms. Nictakis,

Thank you for your email. This communication serves as confirmation Council has received your correspondence. To clarify, as a matter of procedure, Council will be continuing the 109R agenda item, and will not be making substantive consideration of this matter on May 19th.

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:** Jean Nictakis <[jeannictakis@gmail.com](mailto:jeannictakis@gmail.com)>

**Sent:** Thursday, May 12, 2022 10:53 AM

**To:** council <[council@mtnvillage.org](mailto:council@mtnvillage.org)>

**Subject:** LOT 109R

Dear Mountain Village Town Council,

I understand that you will be discussing the proposed development of Lot 109R at your May 19th meeting, and I wanted to share my concerns with you.

I live in See Forever and was relieved to see a walking path maintained into the core; however, the developer made it clear to the Design and Review Board that he did not have to have that easement for us. I want to be sure that any development will be **required** to have a permanent easement for the residents of See Forever to walk into the central core without having to walk on the side of the streets.

I join the many voices of Mountain Village residents who are gravely concerned about the overall height and massive scale of this property sitting virtually on top of Mountain Village Boulevard. Our residents worked hard on our General Plan and approved a plan that you all designed, and this development is requesting huge variances that will nullify our common goals.

I urge the Town Council to hold firm to our community standards while approving development in Mountain Village. Please do not approve these variances that will create a massive building out of scale with our community creating multiple safety hazards. Developers will continue to build in our beautiful and prosperous community without making such compromises.

Thank you,  
Jean Nictakis  
See Forever, Unit 119

**From:** [Anton Kress](#)  
**To:** [cd](#)  
**Subject:** Pond lot hotel  
**Date:** Thursday, May 12, 2022 5:21:48 PM

---

First off, these new hotels going in are going to be an eyesore. However, since they're going to go in no matter what:

Plan for extra parking spaces for the public.

Plan for employee housing to staff the hotels.

Plan for garbage and recycling; your current facilities are maxed out.

Plan for underground delivery/services so you don't have delivery/ service trucks clogging up main thoroughfares.

Magically come up with more terrain for people to snowboard/ ski since the acreage of the mountain is very small compared to other resorts.

I doubt you'll take these considerations seriously, but it's gonna be hilarious watching the Town of Mountain Village screw this up.

Best of luck!

Yours truly,

Anton Kress



1 To: Town Council, Town of Mountain Village  
2 Design Review Board, Town of Mountain Village  
3 From: John Horn  
4 Date: May 14, 2022  
5 Re: Comprehensive Plan Amendment  
6 -Connecting the Dots  
7

8 As a member of this community, I have attempted to stay abreast of four extremely significant matters  
9 currently being considered by the Town:

- 10
- 11 A. Amendment of the Comprehensive Plan.
- 12 B. Ordinance regarding amending Chapters 16.01, 16.02, 17.3, and 17.9 of the Community  
13 Development Code concerning affordable housing restrictions and adopting housing impact  
14 mitigation requirements.
- 15 C. Major Planned Unit Development application to develop Lot 161C-R and Lots 67, 69R-2, 71R  
16 and OS-3Y, by Merrimac Fort Partners, LLC.
- 17 D. Major Planned Unit Development Amendment to the Lot 109R Planned Unit Development,  
18 commonly called the Mountain Village Hotel PUD, by Tiara Telluride, LLC.
- 19

20 Additionally, I am attempting to stay current with TSG’s potential development in the vicinity of the  
21 Peaks hotel as presented at the November 18, 2022 Town Council meeting. Trying to stay abreast of  
22 these five projects is nearly a full-time job, my sympathy to the Town Council and DRB for the time  
23 demands placed on them by these projects.

24  
25 While I have given it my best effort, I find myself a bit confused and unable to connect some of the dots  
26 that appear to tie these projects together. My purpose in submitting this memorandum is to hopefully  
27 have the Town Council explain how the dots are connected.

28  
29 1. Workforce Housing

30  
31 The Crisis

32 In their March 10, 2022 memorandum to Town Council and DRB for the joint meeting on March 17,  
33 2022, Michelle Haynes, Planning and Development Services Director, and Paul Wisor, Town Manager  
34 stated:

35  
36 *“The Town of Mountain Village, and the Telluride region as a whole, is in the midst of a housing*  
37 *crisis that directly threatens the quality of life of every Mountain Village resident, second*  
38 *homeowner, business, and visitor. From entry level restaurant workers to top level ski executives,*  
39 *and every other position in between, these critical roles are going unfilled, in large part, because*  
40 *such workers and their families lack viable housing options within or near Mountain Village.*  
41 *Unless this crisis is addressed, the basic services and amenities that make Mountain Village a*  
42 *place like no other, will be diminished or eliminated altogether. Adoption of community housing*  
43 *mitigation directly addresses the impact new construction has on the associated housing need*  
44 *generated by new development. Housing would then be satisfied through built units, payments*  
45 *or within a hierarchy of approaches to satisfy the requirement acceptable to the town.”*  
46

47 Pretty clear message, pretty sobering. It appears this message was based in part on the August 30, 2018  
48 San Miguel County Housing Needs Assessment as well as recent work done by Town consultants. Two  
49 excerpts from the Needs Assessment appear relevant to this discussion:

50  
51 1.1 “8. The current housing need in San Miguel County is defined by the existing deficit (catch-up)  
52 and the projected need over the next 10 years (keep-up).

53 Current catch-up need for housing is estimated by evaluating potential housing demand from  
54 the number of unfilled jobs, as reported by employers, and the number of in-commuters who  
55 would prefer to move into the County. Total catch-up housing need is estimated at 441 units (64  
56 units from unfilled jobs and 377 from in-commuters).” (page 13)

57  
58 This excerpt shows that as far back as 2018, San Miguel County had a deficit of 441 units. Current  
59 experience seems to clearly tells us this deficit has only gotten worse.

60  
61 1.2

Housing Need by Area (Emp. Dist.) [4]		
Telluride	37.7%	122
Mountain Village	35.8%	116
Norwood	4.6%	15
Other	<u>21.9%</u>	<u>71</u>
<b>Subtotal</b>	<b>100%</b>	<b>325</b>
Housing Need by Sector [5]		
Recreation/Entertainment	23.7%	77
Other occupation	19.4%	63
Professional Services, Real Estate, and Finance	19.3%	63
Bar, Restaurant, and Lodging	12.8%	42
Retail sales	11.3%	37
Health Care	8.4%	27
Construction	5.1%	17
Education and Child Care	0.0%	0
Government	<u>0.0%</u>	<u>0</u>
<b>Subtotal</b>	<b>100.0%</b>	<b>325</b>

Page 91

64  
65 This Needs Assessment table provides two key data points:

66  
67 1.3 Mountain Village had, at a minimum, a deficit of 116 units in 2018. Again, current experience  
68 seems to clearly tells us this deficit has only gotten worse.

69  
70 1.4 The “Housing Needs by Sector” portion of the table does not include a category for hotels  
71 and, therefore, the 116-unit deficit does not appear to include demand generated by any new  
72 hotel developments in the Mountain Village.

73  
74 The Housing Mitigation Ordinance  
75 The first reading of the Ordinance Amending Chapters 16.01, 16.02, 17.3 and 17.9 of the Community  
76 Development Code Concerning Affordable Housing Restrictions and Adopting Housing Impact Mitigation  
77 Requirements was passed by Town Council on April 21, 2022. This ordinance requires developers of  
78 hotels to mitigate 40% of affordable housing demand generated by the development. As stated in the  
79 February 10, 2022 memorandum from Andrew Knudtsen and Rachel Shindman, Economic & Planning

80 Systems, the 40% requirement was “set to be consistent with historic position of the region, at 40% for  
81 commercial and 60% for residential”.

82  
83 However, delving deeper into the proposed ordinance, if an application for the development is  
84 submitted in 2022, then the developers are only required to mitigate 25% of the 40% requirement;  
85 doing the math, the developers are only required to mitigate 10% ( $40\% \times 25\% = 10\%$ ) of the affordable  
86 housing demand generated by the development. But it gets worse, if the developer provides the  
87 housing in Mountain Village, then, pursuant to the ordinance, the requirement is reduced by 30%; doing  
88 the math, the developers are only required to mitigate 7% ( $40\% \times 25\% \times 70\% = 7\%$ ) of the affordable  
89 housing demand generated by the development.

90  
91 In summary, the housing ordinance passed on first reading will only require the developer of a hotel  
92 who files their development application in 2022 to mitigate 7% of the housing demand generated by  
93 their project if the housing is built in Mountain Village and 10% if it is bought out or built outside of  
94 Mountain Village. Who provides and pays for the other 90% to 93%?

95  
96 Help Needed to Connect the Affordable Housing Dots  
97 San Miguel County estimated that the Lot 161C-R/Pond Lots PUD will generate 200 employees; this  
98 number may be low. For this discussion, we will assume both the Lot 109 PUD and the Peaks Expansion  
99 will each generate 200 employees; a total of 600 employees. Based on the current draft of the housing  
100 mitigation ordinance, each of those three developments will only have to provide housing for between  
101 14 and 20 of the 200 employees needed to operate the development; between 42 and 60 for the 600  
102 employees needed to operate all three developments. The result is that the community will be tasked  
103 with providing housing for between 180 and 186 employees for each development; between 540 and  
104 558 for all three developments. Using the “historic position of the region, at 40% for commercial” has  
105 left us in a “in the midst of a housing crisis that directly threatens the quality of life of every Mountain  
106 Village resident, second homeowner, business, and visitor” with at least a shortage in 2018 of 441 units  
107 in the County and 158 ( $441 \times 35.8\% = 158$ ) in the Mountain Village. It appears we are digging our hole a  
108 whole lot deeper.

109  
110 Can someone please connect the affordable housing/hotel dots for me by explaining the following:

111  
112 1.5 How can continuing to use the “historic position of the region, at 40% for commercial”  
113 (actually 7%-10% under the proposed ordinance) that has placed us in a current “housing crisis”  
114 solve our existing crisis and not, instead, greatly increase the crisis?

115  
116 1.6 How, in good conscious, can our community approve hotel projects for which no concrete  
117 solution or financial commitments are in place to provide housing for 90% to 93% (180 and 186  
118 employees for each development; between 540 and 558 for all three developments) of the  
119 employees needed to operate the hotels? Will the burden will fall on the members and  
120 taxpayers of this community.

121  
122 1.7 How, in good conscious, can our community approve hotel projects in which the developers  
123 are only responsible for providing housing for 7% to 10% of the employees needed to operate  
124 their hotels?

125  
126 1.8 The Town’s 5/12/2022 4:07 PM community-wide email Re: Lot 161CR Hotel PUD sketch DRB  
127 hearing May 17 states “The application also is proposing roughly 3,000 square feet of dorm-style

128 *employee housing on site.*” Is the Town really considering approving a project that will require  
129 over 200 employees to only provide “3,000 square feet of dorm-style employee housing on  
130 site”? At 250 square feet per dorm room, 3,000 square feet equates to 12 dorm rooms. 12 dorm  
131 rooms do not even meet the 14 to 20 person minimum requirement under the deficient  
132 requirements of the proposed affordable housing requirements. Please help me connect the  
133 dots and make sense of this.

134  
135 1.9 What is the plan?

136  
137 At the March 17, 2022 joint Town Council/DRB meeting, it appears Councilperson Duprey may have  
138 been struggling to connect similar dots:

139  
140 “And I’ll make one other series of comments. I think there’s also a staging here that I don’t think  
141 is reflected. You can’t build two hotels and staff them without affordable housing. And that’s  
142 never really discussed. Affordable housing has got to come first and then you can staff your  
143 hotels. I don’t know where all the employees would live.” (Time stamp - 4:35:11)

144  
145 I listened to the balance of the meeting, and I did not hear an answer to Councilperson Duprey’s  
146 question; I did not hear an answer to my questions. I’d really appreciate it if Council would answer  
147 Councilperson Duprey’s and my questions.

148  
149 2. Hotbeds

150  
151 Overwhelming Community Concern

152 After viewing the March 17, 2022 joint Town Council/DRB meeting, I must confess that I am more  
153 confused now than before I viewed the meeting. Hopefully, someone can help me connect some more  
154 dots. Perhaps it is best to start with a few facts so we are all on the same page.

155  
156 1. On page 6 of the Comprehensive Plan Community Survey Results it states:

157  
158 “Year-round residents of Mountain Village are most concerned with increased density  
159 (50%), the impact on community character (41%) . . . The most-frequently selected  
160 concerns for part-time residents were increased density/more people in town, on the  
161 mountain, and on trails (57%); the impact on community character (49%)”.

162  
163 These survey results were overwhelmingly confirmed in the two tranches of public comments that were  
164 submitted on the two drafts of the Comp Plan. Councilperson Duprey summed up the community’s  
165 position at the March 17, 2022 Council meeting:

166  
167 “It was throughout the public comment last meeting, but it was to maintain the unique  
168 community character, and preserve natural areas and protected open space, and development  
169 and growth should be done carefully. And I said I think that’s where 90% of the community is.  
170 They’re not looking for an economic bonanza. They’re looking for I think small increments of  
171 improvement, a little bit better restaurant, things like that, but they don’t want 5,000 more  
172 people on the slopes.” (Time stamp - 4:33.41)

173  
174 “To me I think this is the hotbed plan and I think the community is really pushing back on it.”  
175 (Time stamp - 4:35:03)



176  
177 Mayor Benitez cogently summed up the community's position at the March 17, 2022 Council meeting:  
178

179 "I'm seeing 98% of our residents coming at us with a very clear message. I mean, it would be the  
180 height of ego for me to ignore that type of feedback. And they're very clear, they're saying the  
181 Pond Lots, 161C-R and 109R. Let's build that out, let's see how our community can sustain it and  
182 then, at that point, a future Council in 5 years or 10 years can make a decision. They don't even  
183 want to see these other potential hotbeds on there. They know they're there and if a developer  
184 comes in, they all have the right at any point to bring an application to Council nothing stops  
185 them from that and the community knows that. **But when they think of what their aspirations**  
186 **are, I think they are as clear as can be** . . . we need to be mindful, that our community is saying  
187 something to us. Yea, the seven of us were elected but that doesn't make us above their will.  
188 They're pretty specific, about what they'd like to see. You know, I've always said the Peaks  
189 expansion of the Peninsula should possibly still be on there and I'm wondering you know what,  
190 do we just wait, if they're ready do they just come forward with a development application and  
191 we take it as they come. **But aspirationally, do we listen to our community?**" (Time stamp -  
192 4:30:10) (Emphasis added).  
193

194 "And I didn't think I'd be here; I mean it's just a very overwhelming volume of feedback that's  
195 gotten me here." (Time stamp - 4:34:45)  
196

197 Taken together, Councilperson Duprey's and Mayor Benitez's comments accurately sum up the position  
198 and aspirations of the community:  
199

200 2.1 Maintain the unique community character, preserve natural areas, protect open space and  
201 development and growth should be done carefully.  
202

203 2.2 In terms of hotbed development, the Lot 161C-R/ Pond Lots and Lot 109R projects are  
204 acceptable; all the other hotbed projects should be deleted from the Comp Plan.  
205

206 2.3 The community is not looking for an economic bonanza.  
207

208 At different times during the meeting, members of the Council, staff and consultants acknowledged that  
209 the Comp Plan should reflect the current aspirations of the community. As noted by Councilperson  
210 Duprey's and Mayor Benitez's comments, the community's current aspirations are crystal clear, limit  
211 hotbed development to the Lot 161C-R/ Pond Lots and Lot 109R projects. As Mayor Benitez pointed out,  
212 a future Council in 5 years or 10 years can revisit the issue of hotbeds in other locations and, if the  
213 community's aspirations have changed, then the future Council can amend the Comp Plan to identify  
214 additional hotbed locations; but for now, the Comp Plan should reflect the current aspirations of the  
215 community and limit hotbed development in the Comp Plan to the Lot 161C-R/ Pond Lots and Lot 109R  
216 projects.  
217

218 Help Needed to Connect the Hotbed Dots

219 Can someone please connect some Comp Plan hotbed dots for me by explaining the following:  
220

221 2.4 Everyone agrees the Comp Plan should reflect the current aspirations of the community. As  
222 Mayor Benitez stated at the March 17, 2022 Council meeting, it is the community's current

223 aspiration that the Lot 161C-R/ Pond Lots and Lot 109R projects are the only hotbed projects  
224 acceptable to the community that should be included in the Comp Plan.

225  
226 2.4.1 At the March 17, 2022 meeting, contrary to the clear aspirations of the  
227 community, why did the Council unanimously direct the consultants to include the  
228 following project in the High Priority Proposed Hot Bed Sites table in the main body of  
229 the draft Comp Plan:

230  
231 Parcel A-1 Lots 122, 123, 126, OS-1R1. Peaks North Peninsula

232  
233 2.4.2 At the March 17, 2022 meeting, contrary to the clear aspirations of the  
234 community, why did the Council unanimously direct staff and the consultants to include  
235 the following six project in the Other Potential Hot Bed Sites table in an addendum to  
236 the draft Comp Plan:

237  
238 Parcel A-4 Lot 128: Telluride conference Center Expansion  
239 Parcel G: Gondola Station  
240 Parcel C-1: 89 Lot  
241 Parcel K: Magic Carpet  
242 Parcel O: TSG Clubhouse  
243 Lot F: Town Hall Center

244  
245 2.5 Shouldn't the Council follow Mayor Benitez's observation that a future Council in 5 years or  
246 10 years can revisit the issue of hotbeds in other locations (i.e., the 7 locations identified in  
247 paragraphs 2.4.1 and 2.4.2) and, if the community's aspirations have changed, amend the Comp  
248 Plan to include additional hotbed locations in the Comp Plan; but for now, delete the 7 other  
249 locations from the Comp Plan? By following Mayor Benitez's observation won't the Council be  
250 respecting the current aspirations of the community?

251  
252 2.6 At the March 17, 2022 Council meeting the following discussion occurred before the Peaks  
253 Peninsula project was chosen to be included in the Targeted Hot Bed Sites table in the body of  
254 the Comp Plan:

255  
256 Mayor Benitez: "And I just want to reiterate, that if there is a plan that the Peaks has  
257 developed for that property, we are not delaying you submitting an application and  
258 moving forward, I don't think that we are saying that at all. It's just as far as the  
259 community has spoken, it's not the highest priority but you can absolutely submit that  
260 application and it'll be reviewed according to the terms of the CDC, DRB just like  
261 anything else." (Time stamp 5:09:20)

262  
263 Jay Renkens: "With 2 tiers it will help provide clarity that it is part of the conversation,  
264 but it is a lower tier." (Time stamp 5:10:01)

265  
266 Mayor Benitez: "We're just saying it is not on the hot plate of things that are happening  
267 in the very near future, but you could prove us wrong by submitting an application.  
268 That's it, did I state that correctly? (Time stamp 5:10:10)

269

270 Councilperson Caton: “I would be in favor of leaving that in the top box, I just think G is  
271 too far off in the future, if they want to swap them out that is fine with me. (Time stamp  
272 5:10:20)

273  
274 The above conversation leaves me confused as to what is the purpose of the Comp Plan.  
275

276 2.6.1 If the purpose of the Comp Plan is to be aspirational and guide future  
277 development in the Town, why was the Council encouraging a developer to submit an  
278 application for a project that is contrary to the aspirations of the community?  
279

280 2.6.2 If the community was clear that the Peaks Peninsula project should not be  
281 included in the Comp Plan, how does including it and other projects anywhere in the  
282 Comp Plan, albeit an addendum, add clarity to the conversation? Doesn’t clarity  
283 demand that the only hotbed sites included anywhere in the Comp Plan should be  
284 limited to the Pond Lots, 161C-R and 109R?  
285

### 286 3. Open Space

#### 287 288 Community Has Spoken and Council Has Heard Them

289 At the March 17, 2022 Council meeting Mayor Benitez stated:  
290

291 “If I could just say one thing that I want on the record and that I want everyone to hear, we have  
292 made no changes to open space. Like we have, everything that was in the Comp Plan in 2011,  
293 everything that was in the CDC, there have been zero changes recommended or made by this  
294 body. I think there’s a lot of just confusion about that fact, and I think it’s important that people  
295 know their homes are next to active open space, passive open space, it means a lot to people  
296 and so I just want to be as clear as possible with that.” (Time stamp 4:18:23)  
297

298 As one member of the community, I thank Mayor Benitez for stating the Council’s unequivocal support  
299 for the community’s profound and overwhelming desire to preserve and protect open space and clearly  
300 express that position in the draft Comp Plan. However, as everyone knows, the Comp Plan is not zoning  
301 and zoning is what provides certainty in terms of land use. This issue of certainty was identified by the  
302 2011 Town Council when it approved the Public Benefits Table in the current Comp Plan. The Public  
303 Benefits Table identifies nine items that are required to occur **“Concurrent with the first rezoning or  
304 PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.”** Two of  
305 the items relate to open space:  
306

307 *“8. TSG will convey all TSG open space land to the TOMV that is designated on the Land Use Plan  
308 Map as Passive Open Space or as Resource Conservation Active Open Space.*

309  
310 *9. TOMV rezones TSG open space to limit currently allowed uses consistent with the six open  
311 space classifications shown on the Land Use Plan Map.”*  
312

313 The certainty so profoundly sought by the community regarding the use of open space will not occur  
314 until all TSG open space is rezoned to the *“uses consistent with the six open space classifications shown  
315 on the Land Use Plan Map.”*  
316

317 The current major Planned Unit Development application to develop Lot 161C-R and Lots 67, 69R-2, 71R  
318 and OS-3Y by Merrimac Fort Partners, LLC represents *“the first rezoning or PUD on TSG open space for*  
319 *hotbed development as envisioned by the Comprehensive Plan”* (i.e., Tract OS-3Y).

320  
321 Help Needed to Connect the Open Space Dots  
322 Can someone please connect the Comp Plan open space dots to the current Merrimac Fort Partners, LLC  
323 application’s dots for me by answering the following:

324  
325 3.1 Has the Town made it clear to Merrimac Fort Partners, LLC and TSG that items 8 and 9 in the  
326 existing Public Benefits Table must occur prior to or concurrently with any approval of their PUD  
327 application? If not, then why not?

328  
329 3.2 On a related note, will the Town require the other seven items identified in the Public  
330 Benefits Table to occur prior to or concurrently with any approval of the Merrimac Fort  
331 Partners, LLC PUD application? If not, then why not?

332  
333 4. Process

334 4.1 In terms of the Comp Plan amendment process, it appears we are in the final stretch of the final lap  
335 and the finish line is in sight. I can certainly appreciate the desire of Council, staff and the consultants to  
336 cross the finish line, I’m sure the public joins you in that desire, I certainly do. However, as Council has  
337 noted throughout the process, a project as important as this cannot be rushed; and certainly not now at  
338 the end. If the current Comp Plan is any indication, then the final not-redlined amended Comp Plan will  
339 be around 100 pages. I hope the Town will issue both a redlined and not-redlined version of the  
340 amended Comp Plan for the community to review. To properly review and comment on a 100+/- page  
341 document will take a bit of time and I hope the Council will give the community adequate time to do so;  
342 I suggest four weeks from the release of the final draft.

343  
344 4.2 The following excerpt comes from the Mountain Village Town Council Rules for the Conduct of  
345 Meetings and General Business, Revised February 2022:

346  
347 “Council may pose questions to staff, the Applicant, or members of the public as they address  
348 Council. **Council members shall refrain from answering questions**, expressing opinions, or  
349 stating how they intend to vote until after the public hearing is closed.” (Emphasis added)

350  
351 The following excerpt comes from the “Public Comment During Meeting” section on the Town Council  
352 website:

353  
354 “Please keep your comments as brief and succinct as possible and **under two minutes.**”  
355 (Emphasis added)

356  
357 Before the start of every public comment period during every Council meeting, the Mayor reminds the  
358 community members of the two minutes/no asking questions limitations. At some point in this Comp  
359 Plan process is it fair for the community members to be given the opportunity and adequate time to ask  
360 the Council questions and be given answers in an open forum? The ability of the electorate to directly  
361 address their elected officials is a fundamental cornerstone of democracy, of good government. It seems  
362 that after the proposed final draft of the Comp Plan is distributed to the community might be the time  
363 to offer the community members an opportunity to address any questions they may have regarding the  
364 final draft of the Comp Plan.



365

366 Thank you for listening to my thoughts and questions and I look forward to the Town helping me  
367 connect the dots and answer my questions.

368

369 END OF MEMORANDUM

5-15-2022

Comments re Major Planned Unit Development Amendment (PUD) Mountain Village

Lot 109R Mountain Village Hotel

Lot 161 CR Hotel

Meadows Lot 644 – too large, more units than surrounding developments, too close to Parker Ridge below, disruptive to Jurassic Trail, eliminates the ability to connect to the MV Core continuing a one way in and out of The Meadows creating more traffic and a life safety issue.

General comments:

Design/Arch (Lot 109R, Lot 161 CR) are not consistent with the Village Core. We need to keep the existing charm of the old European arch. intact

The hotel developments should include their own employee housing.  
There should be more deed restricted units with true deed restrictions with no loopholes.  
Business owners should NOT be able to purchase deed restricted units for employee housing.

Do we want more design/building monstrosities like the Peaks?

So many units added creating impact to traffic and creating grid lock in and out of MV

Parking is already at capacity with the Meadows parking lot. Additional units will not help the limited parking. HOA enforcement is not the solution. The Meadows lot also serves as day use for skiers in the winter and would reduce their usage if the lot is full of overflow of new unit/dwellings vehicles.

Impact to water, sewer, electricity, utilities capability

Are we trying to create an Aspen, Vail or Park City for MV?

How many people/units can MV handle before we lose the quality of life that exists today?

This period in Mountain Village's history will be our destiny. How will the decisions and direction be viewed in the years/decades to come?

Don Whitacre  
Meadows property owner

**From:** [Don Whitacre](#)  
**To:** [cd](#)  
**Subject:** Comments re Major Planned Unit Development Amendment (PUD) Mountain Village  
**Date:** Sunday, May 15, 2022 6:20:27 PM

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5-15-2022

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Don Whitacre  
Meadows property owner

**From:** [leighann Williams](#)  
**To:** [Michelle Haynes](#); [Drew Harrington](#); [John A. Miller](#)  
**Subject:** Fwd: Hesitation and concerns over major PUD amendment to 109R  
**Date:** Tuesday, May 24, 2022 7:59:30 AM

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To: Town of Mountain Village Design Review Board  
Re: Major PUD Amendment to 109R

We are homeowners at Shirana, located at Lot 108, which may be the building most heavily impacted by this proposed project. We have been following the design information they have made public and have several concerns. I have spoken with several other of the nearby homeowners and they raise very valid issues. I will start off by saying my issues will not be presented as eloquently or explicitly, but would argue that I would represent the majority of the nearby homeowners in a real way.

I understand that the area will be developed, and this is inevitable. However, the size of this project is shocking. The height of the proposed building will tower over nearby buildings. In the original renderings, the proposal was already a variance over the current building codes and disheartening. The new renderings are sky scrapers comparatively, 90ft tall. Mountain village has a reputation of controlled, thoughtful progress and this far exceeds that which will flow with the mountain vibe. Additionally, the exterior does not conform to current aesthetics which is uniform throughout the core. The building should match the structures already in place.

Thirdly, there is no way that the current road structure will be able to handle the traffic of this enormous hotel and the proposed four seasons down the street. The parking lot that is being converted is one of the only lots large construction trucks can fit into, including needed services such as electrical and gas repairs. These providers now have no nearby access to the village core.

I feel deflated that this level of development is being rapidly assembled in mountain village. However, if I were to pinpoint my biggest concern, it is definitely the size of the structure being suggested. It is not what the people who live in mountain village want. It isn't at the core value of the area homeowners. It is urban, citified, incongruous, and lacks community. It is against all things Telluride. These feelings are subjective, sure, but certainly a visceral reaction upon seeing these plans.

There are, of course, other concerns brought up by other owners which I whole heartedly agree with, including issues with the trash station and aesthetics of the west peninsula which is now proposed to be more of a loading dock. The amount of noise pollution this structure will bring is so sad to a beautiful, peaceful area of Telluride.

I appreciate your time and understand the crossroads between progress and community are often met with contempt. Every summer, we sit out on our patio and breathe in fresh air while enjoying idyllic views of Mt Sneffles and the zenful setting of Mountain village. This project seems like this will no longer be a place of happiness and peace. Please help us alleviate the disappointment associated with this development by making it something we can all be excited about. Any feedback would be appreciated.



Leighann Williams  
624 Mountain Village blvd, unit 5&8

To: Design Review Board  
Planning & Development Services  
Town of Mountain Village  
455 Mountain Village Boulevard, Suite A  
Mountain Village, CO 81435

From: Shirana HOA

Date: May 23, 2022

Subject: Comments on Proposed Lot 109R PUD Amendments

This memo revises and extends, to a certain extent, the comments we offered on behalf of the Shirana HOA at the prior hearing on the proposed Lot 109R PUD Amendments. We will be far more brief but would stipulate that our prior comments still obtain as we have not had any revised submission by the developer to consider in the interim. It's a little difficult to get thoughtful comments on the record when we don't know what the revised submission by the developer will contain.

Again, our major concerns are as follows:

- 1) The height and mass of the proposed building far exceeds what is contained in the PUD governing the land the developer purchased. We do not understand why, save for minor design and concept adjustments, which our predecessor board was heavily involved in negotiating, the DRB would seriously consider such a significant change to the existing PUD requirements. It will dwarf our building and everything around it.

We do appreciate the sensitivity of the employee housing issue and understand the Board's receptivity to the relatively significant (and unrequired) commitment to employee housing. However, to use this as the excuse for expanding the size of the building so substantially is, in our view, a bit of a red herring. Furthermore, it's worth noting that there will still be a significant net increase in employees with housing needs regardless of this commitment.

- 2) We object strenuously to the notion that the existing Town trash facility would be rebuilt and expanded. The location is terrible and an extreme nuisance, loud, dirty, and unsightly all at once. The plan was always to relocate this and the developer desires this. We are disappointed that the Town may not have the willingness to take this project on. Indeed, the "Four Seasons" project also under consideration was originally supposed to accommodate this facility, but for some reason, the developer's view that such a decision is inconsistent with the type of resort they wish to build is more important than the concerns of longtime town property owners. Not only should the facility be moved, it should be governed by strict operational standards for noise, cleanliness, and truck

frequency. Finally, we would ask the question, “if the trash facility has to be temporarily relocated for construction, why cannot it not be permanently relocated?” (Several photos of trash facility operations are attached for your information.)

- 3) Closely related to the trash facility is the issue of truck and traffic circulation. As other residents have pointed out, the proposed 109R project is essentially built to the edge of Mountain Village Boulevard, making an already dangerous turn substantially more so. Furthermore, the developer has put its projects “back of house” directly adjacent to our patio, further diminishing its value, while also forcing us to adapt to a left-turn only exit from our garage. While we appreciate the staff’s request that the developer at least modify its plans to accommodate delivery trucks fully within their proposed building, we don’t know if that modification is contemplated at this point. More important is the evident lack of awareness of just how congested our parking lot already is; layer in the daily truck deliveries, resident cars, and employee cars, and the situation becomes untenable and unsafe. (A photo of the Mountain Village Blvd. corner around the trash shed is included for your information, as well as several pictures of the front lot.)
- 4) We are concerned about emergency vehicle access to the plaza area and fire truck access to the back of our building. We trust the Fire Department’s judgment in this area but our building is substantially wooden and access will be extremely limited.
- 5) We are concerned about risks from both vibration and subsidence related to this construction. We will likely have to undertake the expense of an initial current structural survey and ongoing monitoring to detect and identify any impacts from construction.
- 6) While our owners utilize the current town parking lot behind Shirana only casually, it is a really important community asset. Even in the off-season, it is often nearly full. The original PUD required that the 48 parking spaces be preserved in the project. Where will these daily visitors, tradesmen, delivery vehicles, and passenger shuttles go? Certainly we can expect a huge increase in traffic in front of our building and Wells Fargo. (A recent off-season picture of the lot is included for your information.)

Last, we want to reiterate again that we are not, previous comments notwithstanding, opposed to the project. But everything about this is different from what the existing PUD contemplates; the developer requests variances to nearly every design, size, material, access, and usage requirement in the CDC. It’s important to consider the economic reality of this project. Will this be the first hotel ever in Mountain Village to be economically viable 12 months a year? The empirical, historical evidence suggests otherwise. And we all must acknowledge that regardless of what is contemplated at this point in the process, the operator of the hotel will not, in the long term, be bound by any of the promises or lofty goals described in these presentations.

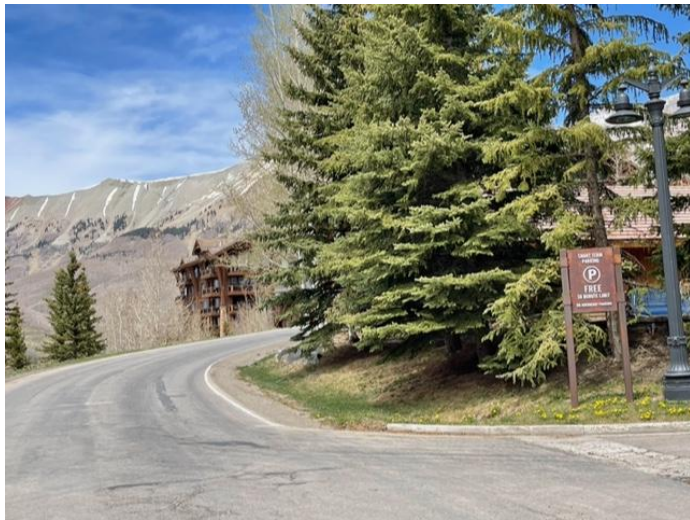
Thank you for your work; we hope that you consider our concerns and those of so many other neighbors seriously.

Sincerely,

Robert C. Connor  
President









**From:** [Linda Brown](#)  
**To:** [cd](#)  
**Cc:** [Linda Brown](#)  
**Subject:** Two hotels on a very small space  
**Date:** Wednesday, May 18, 2022 9:15:40 AM

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I virtually attended the meeting last week that reviews the potential Six Senses hotel. I've also followed the progress on the proposed Four Seasons property. My opinion and concern is that Should both properties be approved, it would be lot of development on a relatively little bit of land.

My property is in Palmyra so I'm not crazy about being surrounded by giant buildings to begin with. If both are approved, the noise and street and pedestrian traffic will be disappointing to put it politely. We might even need a traffic light at the intersection in front of The Peaks. (oh dear) While I understand the strategic plan for MV and am not adverse to change, cramming so much property into a fragile ecosystem with limited road access to them both seems ill-advised. I've heard that environmental impact analyses would be done prior to approvals, frankly,

If both projects are approved, the environmental impacts should be studied concurrently, rather than independently. This is the most important point; my disappointment about the giant buildings is subjective and I can decide to sell my property or not.

It feels to me as if MV could be turning into a small Vail without the furs and in a much smaller footprint.

Sent from my iPad.

Linda L. Brown, Ph.D.  
Partners for Organizational Success  
c. 440.667.7584

**From:** [David Billion](#)  
**To:** [cd](#)  
**Subject:** Hotel - bad idea  
**Date:** Monday, May 16, 2022 7:39:50 PM

---

Terrible idea – keep Telluride beautiful - down with development

Sincerely,

David Billion  
605-376-0447



**From:** [Michelle Haynes](#)  
**To:** [Brian Brunner](#); [cd](#)  
**Subject:** RE: Letter in opposition of 54513969.13 Major PUD Amendment Application – Development Narrative Lot 109R PUD  
**Date:** Tuesday, May 31, 2022 7:56:19 AM

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Brian:

I have forwarded your comment via email to the DRB and the applicant.

Thank you,  
Michelle Haynes

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**From:** Brian Brunner <brunner.brian@gmail.com>  
**Sent:** Monday, May 30, 2022 9:05 PM  
**To:** cd <cd@mtnvillage.org>  
**Subject:** Letter in opposition of 54513969.13 Major PUD Amendment Application – Development Narrative Lot 109R PUD

Dear Mountain Village Design Review Board:

Claudia and I, owners of Crystal on the Ridge #22, are writing this letter in **absolute opposition of the planned development on Lot 109R.**

We've provided objective rationale in opposition of this development as proposed below, however, we're very surprised that this development has even reached a public meeting for how grossly out of guidelines it is.

1. Village Center max height is 60 ft and this development is proposing a height of 96'8" - **this is 160% of the allowable height under the code - this is not a variance, this is negating the code**
2. Village Center max average height is 48 ft and this development is proposing an average height of 82'5" - **this is 170% of the allowable average height under the MV code - this is not a variance, this is negating the code**
3. This building would negatively impact the views of Crystal, See Forever and many other surrounding neighbors - primarily because of the variance that is being sought.
4. The building looks to be much more aligned to architecture in Dubai, rather than Mountain Village, Telluride and Colorado.

Sincerely,

Brian & Claudia Brunner

**From:** [Doug Hitchner](#)  
**To:** [cd](#)  
**Cc:** [Stenhammer, Robert](#); [Bill Nictakis](#); [zfitch@gmail.com](mailto:zfitch@gmail.com)  
**Subject:** Development on Lot 109R  
**Date:** Thursday, April 28, 2022 10:55:15 AM

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Design and Review Board,

I am an owner in See Forever in the Mt. Wilson Building, and like many others, I believe the proposed development is unacceptable in its current form. As I understand it, the requested variances are ridiculous, particularly requesting over 96 feet in height when the limit is 60 feet – this is an increase of over 50%! Strikes me that this is a negotiation to get the Board to settle in between and a ploy that the Board should not fall for and should reject immediately. In addition and to be sure, the impact on value for Mt Wilson owners is enormous and just not fair. While I understand that development is inevitable, any proposed development must be within established zoning regulations and all other requirements. I don't want to drone on here, but I am adamantly opposed to this development.

Doug Hitchner

Dear members of the Mountain Village Design Review Board and Town Council...

As owners of cabins and condominiums making up the community of See Forever Village, we are writing to you to express our strong and cohesive opposition to the proposal from Tierra Telluride seeking the town's approval for its hotel development on lot 109R. We don't oppose development; we support it. Provided however, it is within the scope and context of "existing zoning." In this case, we have two significant concerns: (1) Life safety due to density and subsequent traffic and lack of ingress/egress to and from the town of Mountain Village, and (2) the variances underlying this pending request from the original zoning of this lot.

Public safety is one of the most concerning aspects of this proposed development. Traffic in recent years has already grown here in our upper corner of Mountain Village as it moves to and from the Peaks and the condo communities and homes along Mountain Village Boulevard and Country Club Drive. Never mind that traffic from the entry to Mountain Village off of 145 to the core has grown dramatically. More important about this growth, however, are the related safety and access concerns this development project raises for the town.

Think of it in the context of what Mountain Village is... a small populated town on a mountain side having what is basically a single two-lane road running through it with one entry and exit point. Our main road has no second exit. This proposed hotel, as a third major establishment located at one of the farthest residential reaches of the Village, raises a question of what happens in a fire emergency or other catastrophic event affecting that new hotel, the Peaks, the Madeline, the Franz Klammer, or other residences in the vicinity. Imagine an elongated fire truck, or a number of them, running up to an emergency situation... a quickly spreading wildfire or something requiring evacuation of one of these large hotel/condos. Where do these vehicles maneuver; how do they maneuver? The road near us and in and out of the Village is narrow in a number of places with close or no shoulders, and emergency vehicles could get clogged in traffic or lodged in one direction, especially under conditions requiring rapid evacuation of residents and visitors. We have one fire house, one core of emergency vehicles, one med center that is not even in town. And only one usable way out of town.

Where is the developer's input from the town's emergency services, fire department, police, and San Miguel public health on this issue?

Beyond the road dilemma and its safety concerns, building another major hotel raises questions about stresses on our overall infrastructure... our water supply and capacity, our waste lines and treatment, all of our other utilities, our already congested gondola, and our health services. How many times in recent years have we had to put restrictions on our water use? And with that, how many times has our beautiful valley been engulfed with smoke from summer wildfires nearby? How many times in peak winter and summer periods are we seeing gondola lines in the Village or in town with long waits to ride... even as much as an hour. With the new hot beds and increased staff from this project and the pending 4 Seasons development, what would another 1,000 or 1,500 daily riders mean? And where's our hospital... not ready yet? How many more sick or injured people are we going to transport to Montrose or Grand Junction until it is?

We ask: “With the abundance of these major stresses on Mountain Village’s principal roadway, infrastructure and resources, are we putting the cart before the horse in authorizing projects of this magnitude?”

Add to this our employment stresses. Even if they propose employee housing in their build, aren’t our communities already stressed from a lack of workers to fill current jobs--a problem that's only grown more severe over the years. It’s not fleeting, not new, just worse year after year. If our current business owners already struggle with staffing issues, how will a new large luxury hotel meet their needed staffing? Will they poach them from the Peaks... from the Madeline, the Klamer? The developers are aspiring to create a 5-star hotel with more than 120 hotel rooms, condos, lodge rooms, and lock offs and providing upscale services, spa facilities, and restaurant dining... What will it take? 150 employees? 200 employees? ... maybe 250?

The enormity of their new structure itself is off putting. Nothing of its size has been proposed so close to us in See Forever Village, on such a small parcel of land. Perhaps other prospective developers recognized this and looked elsewhere in the past. Most of us See Forever owners are “for” continued development in Mountain Village, but for “smart” development that recognizes the town’s limitations, respects the quality of life of others, that attempts to fit in, and that doesn’t cause obstructions. A 97-foot high building that towers over our homes changes the character of our community. It’s not for us who live here and help to make Telluride the special place that it is. Above, below, and to its sides, the physical structure of this proposed hotel doesn’t fit. It’s as if the developers and their architects were enamored by a vision of their development in isolation, ignoring or oblivious of the community and homes it abuts. It is not smart development by ignoring established communities solely for the financial benefit of its developers. And in this way, the project sets a precedent for future developers and developments... “anything goes”.

And what then can we expect from the other major projects that Telski and other developers have broached for consideration? Where exactly does this development fit in the framework of our new master plan? The excuse has to be more than the higher density the plan may allow. Is Tierra Telluride just first in the line of elephants in the room?

We respectfully request that you reject the developers request to build this project or until substantial changes are made consistent with the original zoning for the lot.

Virginia and Bill Howard  
David and Gretchen Koitz  
Perch and Judy Nelson  
Faisal and Amber Adil  
Chris Fawzy  
Bill and Jean Nictakis  
Cindy Landon  
Dale and Chenault Boden  
Eric Madden and Emily Crew  
Elizabeth Moore  
Rich and Jilliane Hoffman  
Bill and Jean Nictakis  
Kate and Nigel Cooper  
Jack Roth



Dan Reedy  
Dennis Dautel  
Tom Barenberg  
Andrew Czekak  
Sheryl and Gary Wood  
Doug Hitchner  
Zach and Kathy Lee  
Ruston and Heather Vickers  
Caitlin Davis and Lackland Bloom  
Pete and Peggy Miller  
Kathleen and Joe Howell  
Cyndi Bock  
Fredrik & Danielle Eliasson  
Mark F. Mai  
Greg Parr  
Jodi Earley & Cary Savage  
Nancy Daigh  
Madonna J. Beale and Jim Hrycay  
John and Lisa McCraw  
Amanda Curtis Mattingly and George Mattingly

May 16, 2022

To: Town of Mountain Village Design Review Board

Re: Major PUD Amendment to 109R

We are homeowners at Shirana, located at Lot 108, which may be the building most heavily impacted by this proposed project. We observed the May 5 meeting and have several concerns raised by the presentation. We are not opposed to development of the site, but the development must be done thoughtfully, safely, and in accordance with the Town of Mountain Village Community Development Code.

The CDC lists the criteria for approving the PUD Amendment, and we believe the proposed Amendment fails to meet several of the listed criteria. First, the PUD must provide adequate community benefits. A related criterion is that adequate public facilities and services are or will be available to serve the intended land uses.

The CDC explicitly states that hotbeds, commercial space, and employee housing are *not* community benefits (CDC 17.4.12.G.2). While the lack of employee housing is certainly a pressing issue, we should not be distracted by the proposed employee apartments and dorm, as they do not fulfill the community benefit criterion. In fact, the project is likely to exacerbate the employee housing shortage, as a high-end hotel typically requires a staff to rooms ratio of 3 to 1, which far exceeds the proposed housing for 24 included in the amendment.

In addition, the amendment eliminates an undisputed community benefit that was included in the original PUD: 48 parking spaces. Shirana overlooks the current parking lot that would be eliminated, and that lot fills up on a regular basis. The loss of that lot plus the elimination of 48 proposed parking spaces would have a significant negative impact on the area.

Another criterion for approving the PUD Amendment is that the proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion. The proposed amendment to the PUD raises concerns about these factors.

The loading/unloading area does not meet the required dimensions of 12' x 55' and also does not meet the Village Center requirement that it be located within the associated parking garage (trucks will protrude out by 9 feet as shown in Exhibit E of the May 5 meeting packet). The proposed circular drive and parking lot would have to accommodate parking, garbage trucks, delivery vehicles (for the proposed hotel as well as deliveries for surrounding buildings) and even emergency vehicles as stated in the Major PUD Amendment Application submitted 4/24/22. The application also shows an emergency lane next to the (too small) loading dock, but it's unclear how emergency vehicles could access that emergency lane with cars parked in the lot, and garbage trucks and delivery trucks driving in the lot, plus a delivery truck protruding 9 feet out of the loading dock into the parking lot. It's also unclear how that emergency lane provides access to other buildings in the plaza, such as the physical therapy business and the new liquor store in the breezeway.

The proposed design also creates other vehicular and pedestrian hazards. The clearance to the garage is too low as per the Town Engineer, and the aisle widths are 18', which is 4 feet shorter than the required 22'. CDC 17.6.6 requires driveways to have two 2'-shoulders; the driveway at the porte cochere on the

north side of the proposed building lacks these shoulders. Numerous people walk on Mountain Village Boulevard and the lack of shoulders creates a clear hazard for pedestrians, especially with the increased truck and car traffic this development will bring.

The CDC also explicitly addresses trash areas in CDC Section 17.5.5. There has been a lot of discussion about replacing/re-designing/re-orienting the existing trash enclosure, but no detailed plans have been provided.

Finally, with respect to the amendment to maximum and maximum average height, CDC 17.3.12 provides for a maximum building height in the Village Center of 60 feet, with a maximum average height of 48 feet. The original approved PUD allowed an increase in maximum to 88'9" and 65'2.9" average, variances of 48% and 36% respectively. The increases requested in the PUD Amendment are not only significantly higher than the original variances, but would take the variances to 61% and 74% higher than what is permitted by the CDC.

Change is inevitable and development is expected in our community. But we should not set the precedent of allowing development to occur without regard to public safety and benefits, and not in compliance with the Town of Mountain Village Community Development Code.

Thank you for your consideration.

Jackie and Alan Kadin, Shirana homeowners



# SOLOMON LAW FIRM, P.C.

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

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

June 7, 2022

Town of Mountain Village Town Council  
c/o Town of Mountain Village Town Clerk  
455 Mountain Village Blvd. Suite A  
Mountain Village, Colorado 81435

Via E-mail: mvclerk@mtnvillage.org

Re: Lot 109R Application to Amend P.U.D.  
Town Council Hearing June 16, 2022

Dear Councilmembers:

I represent Westermere Condominium Owners Association, Inc. (Westermere), See Forever Village Owners Association, Inc. (See Forever I) and See Forever Village at The Peaks Homeowners Association, Inc. (See Forever II). The purpose of this letter is to comment on the above matter.

### Excessive Height Variance Requests

The property was already granted significant height variances in 2011, increasing the maximum building height from 60' to 88'9" and the average height from 48' to 65'2.9".

Now, the applicant is seeking to increase the max height by **nearly 8'** to 96'8" and the average height by **over 18'** to 83.63'. The "modern" flat roof design simply allows this applicant to drastically increase the amount of product for sale and is inconsistent with Town Design Regulations.

### Compatibility

The buildings in the immediate area tend to be fairly consistent and compatible with each other. The massive building proposed by this applicant overwhelms the adjacent buildings.

Please see the enclosed computer generated view provided by the applicant, marked to state the structure is too massive.

Please also see the companion image, provided by See Forever I and See Forever II, showing a generic building constructed in general conformance with the 2011 approval parameters.

20220607 ltr to TC.wpd



Town of Mountain Village Town Council  
June 7, 2022  
Page 2

Conclusion

My clients respectfully request that the Town Council not recommend approval of the height increases and rather require the applicant to adhere to the already generous variances provided in 2011.

Thank you for your consideration of these comments.

Sincerely,

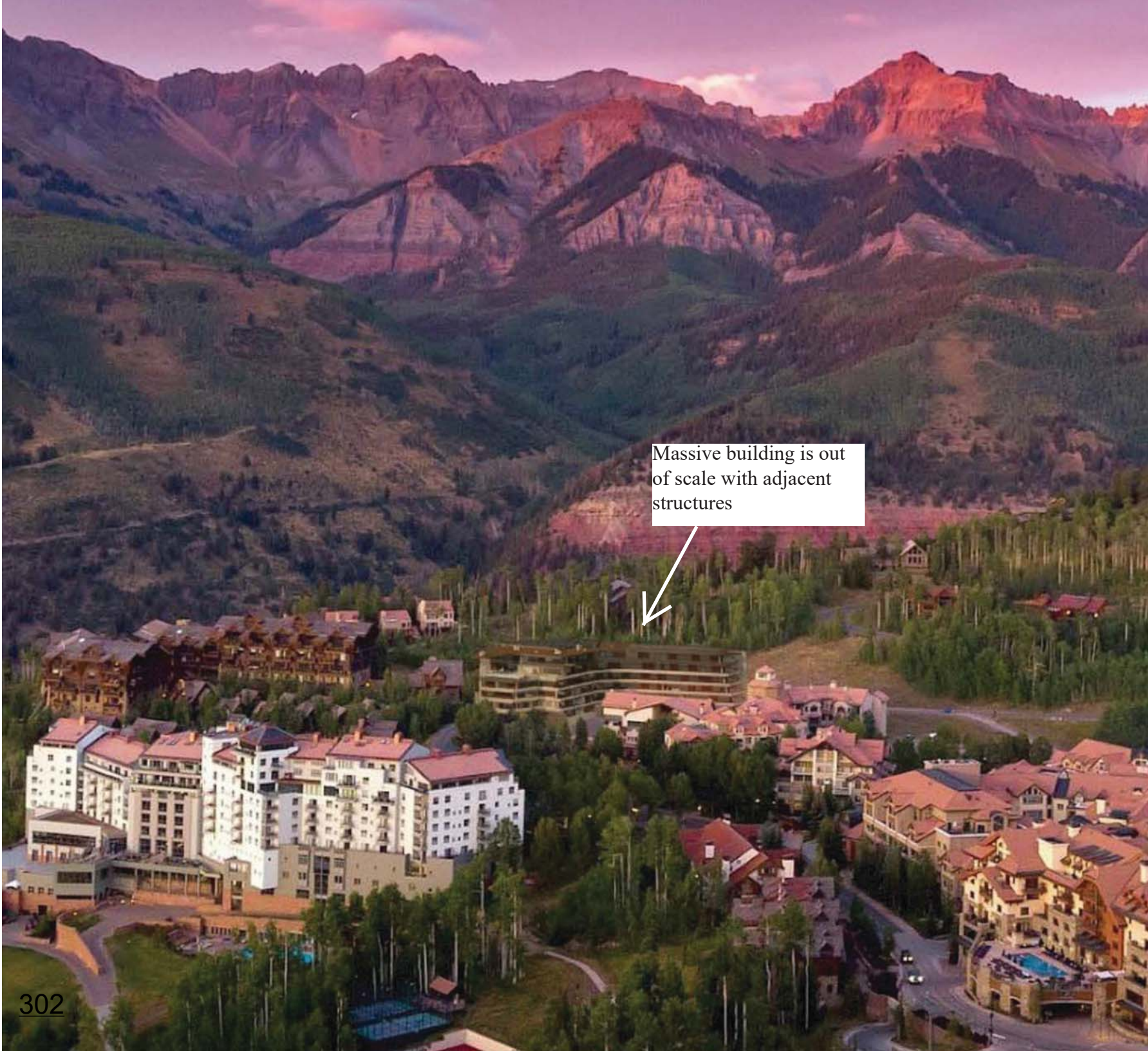
A handwritten signature in black ink, appearing to read 'Joseph A. Solomon', written over a horizontal line.

Joseph A. Solomon, Esq.

Encs.

cc:

Westermere Board of Directors  
Full Circle HOA Management  
See Forever I Board of Directors  
See Forever II Board of Directors



Massive building is out of scale with adjacent structures





More appropriate building in compliance with 2011 approval

**From:** [Joe](#)  
**To:** [cd](#)  
**Subject:** Lot 109R Hotel Project: Public Comments  
**Date:** Friday, May 27, 2022 8:41:10 AM

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Below is my feedback regarding Lot 108R Hotel Project.

Mountain Village – it’s time we shut down all conversations about development and “luxury hotels.” We do not have capacity for more. Locals are stressed and the visitors’ experience is being negatively impacted.

This rapid development is completely destroying the culture, soul and sense of community that makes Mountain Village such a special place. Why would we follow in the same footsteps as Aspen, Vail, Jackson Hole, etc. and turn our unique box canyon into a amusement park for the wealthy?

We are clearly on the trajectory to become just another monochromatic, formerly charming mountain town. However, we still have time to prevent this from happening. We have a chance to save our pure and authentic experience for residents, part-time residents, and visitors alike. Together, we can look back in history and say, “we saved Telluride and the Town of Mountain Village.” Stop the development and let’s make sure that all who come here leave saying, **“it’s not like everywhere else.”**

Sent from [Mail](#) for Windows



**From:** [mvclerk](#)  
**To:** [David Koitz](#); [mvclerk](#)  
**Subject:** RE: Our Present Master Plan and Development of Lot 109R  
**Date:** Monday, June 6, 2022 8:54:35 AM

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Mr. Koitz,

Thank you for your letter. This email serves as confirmation that Council received your email.

Susan Johnston  
Town Clerk  
Town of Mountain Village  
O::970.369.6429  
M::970-729-3440

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#)

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**From:** David Koitz <dkoitz@gmail.com>  
**Sent:** Sunday, June 5, 2022 7:59 PM  
**To:** mvclerk <mvclerk@mtnvillage.org>  
**Subject:** Our Present Master Plan and Development of Lot 109R

### **Did our adopted 2011 master plan anticipate the pending hotel proposal for lot 109R?**

It would be hard to find a reference to development of land parcel 109R in the current Mountain Village master plan, adopted in 2011. It is not shown in the Mountain Village center subarea table and the accompanying narrative discussion. In fact, the only substantive discussion of the subarea near lot 109R is the possible redevelopment activity involving the Shirana—labeled under Parcel B of that subarea. The maximum height reflected for that activity—78.5 feet—is nothing close to the 97-foot high hotel sought by the current prospective developer of lot 109R nor the 89-foot limit provided in a PUD granted back then for the lot. The highest listed height in the master plan for any structure in the entire Village center subarea is for lot 161 CR (at 95.5 feet). The total number of hot bed units for Parcel B... 90. No mention of the more than 120 units the current developer would add to that for his hotel development on the lot.

Yes, the PUD granted in 2011 for lot 109R with its zoning variances is binding, but how aware could the current homeowners in the surrounding homes and complexes be of those variances. Probably none... the parcel has remained mostly a public parking lot during the 11 years since the variances were granted. Most nearby current homeowners were not here then; most could not have challenged them; the developer then is not the developer today; the current developer bought the property less than a year ago; and his plans only emerged a few months ago.

If today's nearby homeowners didn't search lot by lot in the surrounding area before they bought (which few if any probably did), and maybe sought instead the existing master plan for the town, what would they have learned? Nothing would have indicated the massive structure now contemplated for lot 109R.

The only indirect reference they may have observed is to the Parcel B narrative below which speaks to a "Mountain Village Hotel PUD." And most notable in that narrative is that any prospective developer of a hotel or Shirana-renovation is encouraged "*to consider an inclusion into the Mountain Village PUD in order to provide the efficient and holistic development of the entire area.*" (Underlined added)

Maybe one can simply observe that the circumstances today are "buyers beware". But can anyone look at the picture of this pending hotel project and conclude that the pending development application would be consistent with the "*efficient and holistic development of the entire area*"?

Excerpts from the Master Plan—

## 2. PARCEL B SHIRANA

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

Sent from my iPad

**From:** [Catherine Frank](#)  
**To:** [cd](#)  
**Subject:** Letter to Mountain Village DRB and Council (Six Senses, lot 109R)  
**Date:** Tuesday, May 31, 2022 11:30:08 AM

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Dear Mountain Village DRB and Town Council:

My name is Catherine Frank; I've lived in Telluride for 30 years now and operate an interior architecture and design firm, Studio Frank. Much of my work has been in Mountain Village, both new construction and remodeling. I spend a lot of time in the Village and often will have staycations at the Madeline or the Peaks. For decades now, the Village Core has struggled with attaining a critical mass sufficient to support additional restaurants, bars and retail. While there have been several attempts to build a true 5-star hotel, none have yet come to fruition and thus the Core has remained rather vacant for most of the year. The vast majority of guests and residents in Mountain Village go to downtown Telluride for shopping and most of their dining out; this is a missed opportunity, but one that can be fixed.

The Six Senses hotel on lot 109-R brings one of the finest hoteliers in the world to Mountain Village, along with a host of fine restaurants, retail and other public amenities. The stunning contemporary architecture is a breath of fresh air and a welcomed change from the same old stucco and tile, displaying the finest of materials and landscaping. I could not be more excited to experience this new property in the near future. I certainly think that the developer has taken the time and care to ensure that the project compliments and elevates the surrounding area, especially with the outdoor spaces which will finally complete the connection between Shirana & See Forever Village and the rest of the Core.

I ask that you approve the project as presented; I fear that too many additional asks and changes will force the developer to sacrifice the quality of the project as we have seen elsewhere in Mountain Village and Telluride so many times before. We cannot afford to lose this opportunity for our entire region. Thank you for your time and consideration.

Sincerely,

Catherine Frank

**From:** [Winston Kelly](#)  
**To:** [Michelle Haynes](#); [mvclerk](#); [Amy Ward](#); [Joe Coleman](#); [Erik N. Carlson](#); [Tami Richardson](#)  
**Subject:** Lot 109 Submission for todays meeting  
**Date:** Tuesday, May 31, 2022 8:22:20 AM

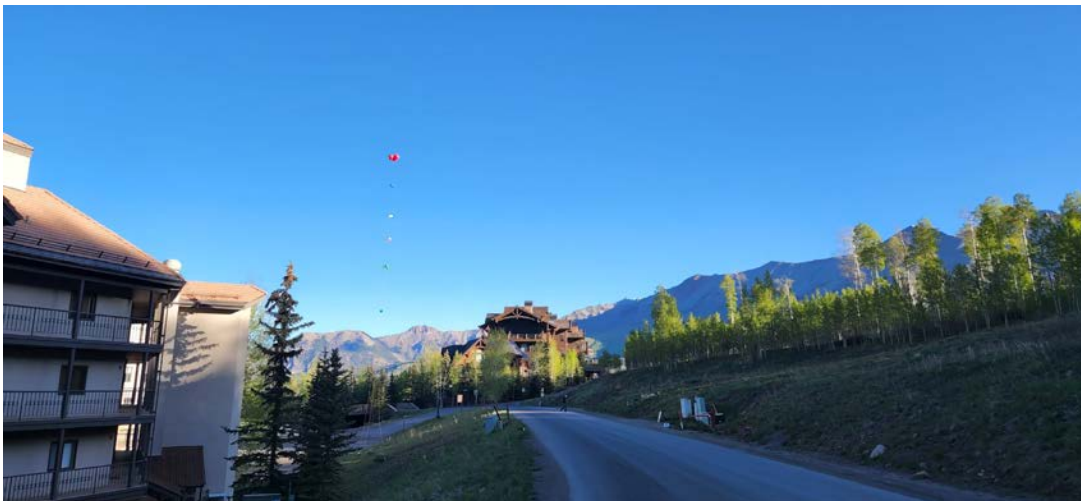
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Good Morning Michelle, Amy, & Susan,

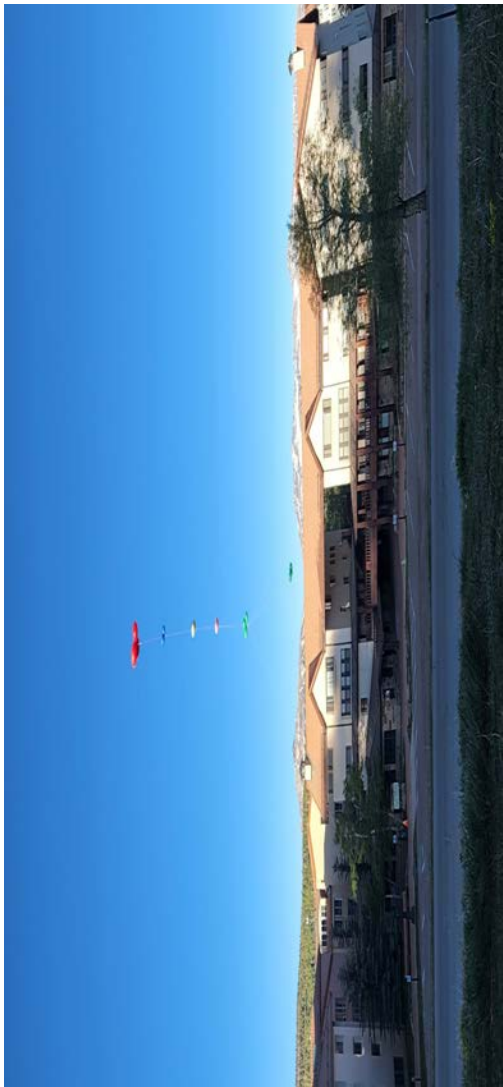
Could you please add these to today's meeting packet or make print out copies available for the 10 Am DRB meeting.

Thanks,

Winston Kelly







**From:** [Nancy Daigh](#)  
**To:** [cd](#)  
**Subject:** Lot 109R  
**Date:** Wednesday, April 27, 2022 2:44:26 PM

---

To whom it may concern about this project being developed, I am completely opposed. It increases traffic, noise, and takes away from the beauty surrounding the Peaks spa. This is such a lovely area, and to congest that property with another structure only takes away from beauty. Not inviting to be seen by visitors who have come to this gorgeous area.

Respectfully, Nancy Daigh, Seeforever owner  
Sent from my iPhone

**From:** [Gary Hoover](#)  
**To:** [cd](#)  
**Subject:** Lot 109R Project  
**Date:** Wednesday, April 27, 2022 3:41:47 PM

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Members of the Telluride design review board:

As an owner of a condo in See Forever Village and a long time property owner in Telluride we are adamantly opposed to any developments in Mountain Village that is requesting variances to our existing rules and requirements whether it be height restrictions, density limitations or view interruptions. Those rules and requirements were developed and put in place with a great deal of thought and judgement. To simply toss those out the window as each project comes along is terribly bad management of our resources here in Telluride Mountain Village.

Please advise the developer of Lot 109R Project that we in Telluride Mountain Village do not want to become an over populated area such as Vail. Our property values in Telluride are more dependent on adhering to our existing rules and regulations than unbridled developing and population growth.

**Do not** approve Lot 109R Project as it stands.

Respectfully,  
Gary & Donna

**From:** [Nigel Cooper](#)  
**To:** [cd](#)  
**Subject:** Lot 109R  
**Date:** Wednesday, April 27, 2022 11:25:39 PM

---

As owner of See Forever #127, I object to the development plans currently being considered for the above lot. My wife & I have been an owners of this property in Mountain Village since 2014. While I understand that development needs to take place, I feel it must be accomplished in a manner that is consistent with the current Mountain Village environment, and in accordance to current zoning regulations. As I understand it, the current proposal for 102 hotel/condo/apartment rooms and 21 employee apartments, in less than 1 acre of land, will result in a 7 story, 96 foot building at that location. This is significantly higher than current regulations allow, and will obscure views of the ski mountain for many home owners. This will detract from our unobstructed views and reduce property valuations.

Please reconsider the re-design of this property so it creates a lower, more unobtrusive structure that is consistent with the current Mountain Village zoning regulations. We bought here because this was not an overbuilt, Vail-type environment. Telluride and Mountain Village have a unique and respected character, and this needs to be maintained.

Nigel & Kate Cooper

117 Sunny Ridge Place, #2-127  
Mountain Village, CO 81435



**From:** [Olson, John D - NEW YORK NY](#)  
**To:** [cd; Michelle Haynes](#)  
**Cc:** [Bill Nictakis](#)  
**Subject:** Lot 109R  
**Date:** Thursday, April 28, 2022 5:54:41 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Dear Design Review Board,

Telluride has been an important part of our families lives since 1988. We have been owners at See Forever since the San Sophie building was completed in 2006. I would like to voice my extreme opposition to the proposed project on lot 109R. Frankly, I find the renderings I have seen outrageous in terms of size and design. In no way does this project fit with the look and feel of the Mtn. village. Since the late 1980's I have witnessed the well thought out plan executed well, where the town of Telluride kept its historic integrity and new development took place in Mtn. Village. This has worked because of the well thought out PUD and Mtn. Village Comprehensive Plan. I implore the DRB to not grant variances that would destroy our beautiful community.

Sincerely,

John Olson  
145 Sunny Ridge PL  
B-301/117

**John D. Olson**

Managing Director  
Wealth Management Advisor & Portfolio Manager  
NMLS ID: 578285

**The Olson Group**

Merrill Lynch Wealth Management  
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Florida:

249 Royal Palm Way, 6<sup>th</sup> Floor  
Palm Beach, FL 33480

New York:

114 West 47<sup>th</sup> Street, 17<sup>th</sup> floor

New York, NY 10036

-

**Named to the Forbes “America’s Top Wealth Advisors” list, August 2021, 2020, 2019, 2018, 2017, 2016\***

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**Named to Forbes “Best-In-State Wealth Advisors” list, February 2021, 2020, 2019, 2018, 2017, 2016\***

\* Forbes is a trademark of Forbes Media LLC. All rights reserved. For more information about the selection criteria please refer to <https://www.forbes.com/best-in-state-wealth-advisors/#427d70d3291d>

-

**Named to Barron’s “Hall of Fame” list, October 2019\***

\*Source: Barron's "Hall of Fame", October 2019. For more information about the selection criteria, go to <http://details-he.re/k5sotG>  
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**Named to Barron’s Top 100 Financial Advisors in 2018 for the 15<sup>th</sup> Consecutive Year\***

\*Barron's "America's Top 100 Financial Advisors List," April 21, 2018 and "All Star Financial Advisors" October 24, 2014. For more information about the selection criteria, go to Barron's Top Financial Advisors page. Barron's is a trademark of Dow Jones & Company, Inc. All rights reserved.  
<https://www.barrons.com/articles/top-100-financial-advisors-1524271945>

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I have read in detail the revised packet from the developer and the staff memo dated May 23, 2022. This response is not included in the meeting packet as I wish to comment on both the most recent developer submittal and the Staff Report of record dated May 23, 2022.

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Prior comments by myself and the Shirana HOA have argued the only real solution to the combination of all these problems is to relocate the trash enclosure.

Neither town staff or the developer has demonstrated there is a viable means to address all of these issues, even if the loading dock variance is granted. Conditions 7, 22, 24, 26, 27, and 19 attempt to address these issues, but the combined total of these conditions fail to contemplate if there is simply inadequate room to implement all of the functions demanded of this area. **It is inappropriate to proceed if there is no viable means to address the combined impact of all of these issues.** Additionally, the significance of these issue is warranted to be a separate finding of the DRB.

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Finding 2 is badly written, or intends other than it reads. There are no conditions addressing pedestrian access to the emergency lane. There is no discussion of pedestrian flow into an active truck loading area The pedestrian flow discussion and related illustration by town staff is flawed. **These should be corrected before this proposal proceeds to Council.**



**From:** [Paul Wisor](#)  
**To:** [cd](#)  
**Subject:** Fwd: See Forever Opposition to proposed variance proposals for development on Lot 109R  
**Date:** Sunday, June 5, 2022 3:52:03 PM

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Begin forwarded message:

**From:** Bill Nictakis <bill.nictakis@gmail.com>  
**Date:** June 5, 2022 at 2:25:47 PM PDT  
**To:** council <council@mtnvillage.org>  
**Cc:** Bill Nictakis <bill.nictakis@gmail.com>  
**Subject:** **See Forever Opposition to proposed variance proposals for development on Lot 109R**

Dear members of the Mountain Village Town Council

As 35 engaged and proud owners of cabins and condominiums making up the community of See Forever Village, we are writing to you to express our strong and cohesive opposition to the proposal from Tierra Telluride seeking the town's approval for its hotel development on lot 109R. We don't oppose development; we support it. Provided however, it is within the scope and context of "existing zoning." In this case, we have two significant concerns: (1) Life safety due to density and subsequent traffic and lack of ingress/egress to and from the town of Mountain Village, and (2) the variances underlying this pending request from the original zoning of this lot.

Public safety is one of the most concerning aspects of this proposed development. Traffic in recent years has already grown here in our upper corner of Mountain Village as it moves to and from the Peaks and the condo communities and homes along Mountain Village Boulevard and Country Club Drive. Never mind that traffic from the entry to Mountain Village off of 145 to the core has grown dramatically. More important about this growth, however, are the related safety and access concerns this development project raises for the town.

Think of it in the context of what Mountain Village is... a small populated town on a mountain side having what is basically a single two-lane road running through it with one entry and exit point. Our main road has no second exit. This proposed hotel, as a third major establishment located at one of the farthest residential reaches of the Village, raises a question of what happens in a fire emergency or other catastrophic event affecting that new hotel, the Peaks, the Madeline, the Franz Klammer, or other residences in the vicinity. Imagine an elongated fire truck, or a number of them, running up to an emergency situation...

a quickly spreading wildfire or something requiring evacuation of one of these large hotel/condos. Where do these vehicles maneuver; how do they maneuver?

The road near us and in and out of the Village is narrow in a number of places with close or no shoulders, and emergency vehicles could get clogged in traffic or lodged in one direction, especially under conditions requiring rapid evacuation of residents and visitors. We have one fire house, one core of emergency vehicles, one med center that is not even in town. And only one usable way out of town.

Where is the developer's input from the town's emergency services, fire department, police, and San Miguel public health on this issue?

Beyond the road dilemma and its safety concerns, building another major hotel raises questions about stresses on our overall infrastructure... our water supply and capacity, our waste lines and treatment, all of our other utilities, our already congested gondola, and our health services. How many times in recent years have we had to put restrictions on our water use? And with that, how many times has our beautiful valley been engulfed with smoke from summer wildfires nearby? How many times in peak winter and summer periods are we seeing gondola lines in the Village or in town with long waits to ride... even as much as an hour. With the new hot beds and increased staff from this project and the pending 4 Seasons development, what would another 1,000 or 1,500 daily riders mean? And where's our hospital... not ready yet? How many more sick or injured people are we going to transport to Montrose or Grand Junction until it is?

We ask: "With the abundance of these major stresses on Mountain Village's principal roadway, infrastructure and resources, are we putting the cart before the horse in authorizing projects of this magnitude?"

Add to this our employment stresses. Even if they propose employee housing in their build, the amount of residences represent less than 15% of the required labor....30 rooms on site, and a 5 start property requires 2.3-2.5 employees per room, so over 230 employees. Aren't our communities already stressed from a lack of workers to fill current jobs--a problem that's only grown more severe over the years. It's not fleeting, not new, just worse year after year. In fact, the town cannot even fulfill its obligation to maintain our See Forever landscaping due to a lack of labor. If our current business owners already struggle with staffing issues, how will a new large luxury hotel meet its needed staffing? Will they poach them from the Peaks... from the Madeline, the Klamer? The developers are aspiring to create a 5-star hotel with more than 120 hotel rooms, condos, lodge rooms, and lock offs and providing upscale services, spa facilities, and restaurant dining... What will it take? 150 employees? 200 employees? ... maybe 250?

The enormity of their new structure itself is off putting. Nothing of its size has been proposed so close to us in See Forever Village, on such a small parcel of land. Perhaps other prospective developers recognized this and looked elsewhere in the past. Most of us See Forever owners are "for" continued development in Mountain Village, but for "smart" development that recognizes the town's limitations, respects the quality of life of others, that attempts to fit in, and that doesn't cause obstructions. A 95-foot high building that towers over our homes changes the character of our community. (As reference, despite what the

developer misleadingly claimed in the DRB, our See Forever property is max height of 78 feet and average height of 62 feet, compared to the proposed 95 ft max height and average of 81 ft that is proposed..a 30% increase in average height). This large building is not consistent with what we who live here assumed would be built, and diminishes the ambiance that makes Telluride the special place that it is with the extremely vibrant local economy it enjoys.

Above, below, and to its sides, the physical structure of this proposed hotel doesn't fit. It's as if the developers and their architects were enamored by a vision of their development in isolation, ignoring or oblivious of the community and homes it abuts. It is not smart development by ignoring established communities solely for the financial benefit of its developers. And in this way, the project sets a precedent for future developers and developments... "anything goes".

And what then can we expect from the other major projects that Telski and other developers have broached for consideration? Where exactly does this development fit in the framework of our new master plan? The excuse has to be more than the higher density the plan may allow. Is Tierra Telluride just first in the line of elephants in the room?

We respectfully request that you reject the developers request to build this project or until substantial changes are made consistent with the original zoning for the lot.

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Elizabeth Moore  
Rich and Jilliane Hoffman  
Kate and Nigel Cooper  
Jack Roth  
Dan Reedy  
Dennis Dautel  
Tom Barenberg  
Andrew Czekak  
Sheryl and Gary Wood  
Doug Hitchner  
Zach and Kathy Lee  
Ruston and Heather Vickers  
Caitlin Davis and Lackland Bloom  
Pete and Peggy Miller  
Kathleen and Joe Howell  
Cyndi Bock  
Fredrik & Danielle Eliasson

Mark F. Mai  
Greg Parr  
Jodi Earley & Cary Savage  
Nancy Daigh  
Madonna J. Beale and Jim Hrycay  
John and Lisa McCraw  
Amanda Curtis Mattingly and George Mattingly  
Gary and Donna Hoover  
John and Laura Olson

Sent from my iPad



**From:** [Amy Turner McPheeters](#)  
**To:** [cd](#)  
**Cc:** [Amy & Paul McPheeters](#)  
**Subject:** Proposed Structure at lot 109R: Opposition to proposed height increase  
**Date:** Tuesday, May 31, 2022 5:37:16 AM

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Dear members of the Mountain Village Design Review Board,

We are writing as interested homeowners in Mountain Village and in response to the proposed development at lot 109R. It is our understanding that the developer is seeking a variance to increase the overall height of the proposed structure beyond the allowable maximum height per code by roughly 160%. This increase will drastically change the architectural scale of the Village Center and will also cut-off views of neighboring units. Moreover the architectural rendering shows a large structure with few setbacks, monolithic massing, and flat roofs, which are also not in keeping with the chalet-style architecture and Swiss village feel that was originally proposed and intended for Mountain Village. Codes exist for the benefit of the larger community, and allowing this height variance should not be allowed.

We would like to attend today's meeting via Zoom. Could you please email the link?

Thank you,  
Amy and Paul McPheeters  
117 Yellow Brick Road



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

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

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

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

**ATTORNEY AT LAW**

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

**TEL (970) 728-8655**

**CELL (970) 729-2225**

**FAX (775) 703-9582**

May 27, 2022

Town of Mountain Village Design Review Board Via E-mail: MHaynes@mtnvillage.org  
455 Mountain Village Blvd. Suite A  
Mountain Village, Colorado 81435

Re: Lot 109R Application to Amend P.U.D.  
DRB Hearing May 31, 2022

Dear Members of the DRB:

Following up on the letter submitted 5/23/22, I stated that See Forever I and See Forever II were working to provide a companion image showing a generic building constructed pursuant to the 2011 approval.

The referenced image is enclosed.

Thank you again for your consideration of these comments.

Sincerely,

Joseph A. Solomon, Esq.

Enc.

cc:

See Forever I Board of Directors

See Forever II Board of Directors



More appropriate building in compliance with 2011 approval

Dear members of the Mountain Village Design Review Board and Town Council...

As owners of cabins and condominiums making up the community of See Forever Village, we are writing to you to express our strong and cohesive opposition to the proposal from Tierra Telluride seeking the town's approval for its hotel development on lot 109R. We don't oppose development; we support it. Provided however, it is within the scope and context of "existing zoning." In this case, we have two significant concerns: (1) Life safety due to density and subsequent traffic and lack of ingress/egress to and from the town of Mountain Village, and (2) the variances underlying this pending request from the original zoning of this lot.

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Think of it in the context of what Mountain Village is... a small populated town on a mountain side having what is basically a single two-lane road running through it with one entry and exit point. Our main road has no second exit. This proposed hotel, as a third major establishment located at one of the farthest residential reaches of the Village, raises a question of what happens in a fire emergency or other catastrophic event affecting that new hotel, the Peaks, the Madeline, the Franz Klammer, or other residences in the vicinity. Imagine an elongated fire truck, or a number of them, running up to an emergency situation... a quickly spreading wildfire or something requiring evacuation of one of these large hotel/condos. Where do these vehicles maneuver; how do they maneuver? The road near us and in and out of the Village is narrow in a number of places with close or no shoulders, and emergency vehicles could get clogged in traffic or lodged in one direction, especially under conditions requiring rapid evacuation of residents and visitors. We have one fire house, one core of emergency vehicles, one med center that is not even in town. And only one usable way out of town.

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Tom Barenberg  
Andrew Czekak  
Sheryl and Gary Wood  
Doug Hitchner  
Zach and Kathy Lee  
Ruston and Heather Vickers  
Caitlin Davis and Lackland Bloom  
Pete and Peggy Miller  
Kathleen and Joe Howell  
Cyndi Bock  
Fredrik & Danielle Eliasson  
Mark F. Mai  
Greg Parr  
Jodi Earley & Cary Savage  
Nancy Daigh  
Madonna J. Beale and Jim Hrycay  
John and Lisa McCraw  
Amanda Curtis Mattingly and George Mattingly

May 16, 2022

To: Town of Mountain Village Design Review Board

Re: Major PUD Amendment to 109R

We are homeowners at Shirana, located at Lot 108, which may be the building most heavily impacted by this proposed project. We observed the May 5 meeting and have several concerns raised by the presentation. We are not opposed to development of the site, but the development must be done thoughtfully, safely, and in accordance with the Town of Mountain Village Community Development Code.

The CDC lists the criteria for approving the PUD Amendment, and we believe the proposed Amendment fails to meet several of the listed criteria. First, the PUD must provide adequate community benefits. A related criterion is that adequate public facilities and services are or will be available to serve the intended land uses.

The CDC explicitly states that hotbeds, commercial space, and employee housing are *not* community benefits (CDC 17.4.12.G.2). While the lack of employee housing is certainly a pressing issue, we should not be distracted by the proposed employee apartments and dorm, as they do not fulfill the community benefit criterion. In fact, the project is likely to exacerbate the employee housing shortage, as a high-end hotel typically requires a staff to rooms ratio of 3 to 1, which far exceeds the proposed housing for 24 included in the amendment.

In addition, the amendment eliminates an undisputed community benefit that was included in the original PUD: 48 parking spaces. Shirana overlooks the current parking lot that would be eliminated, and that lot fills up on a regular basis. The loss of that lot plus the elimination of 48 proposed parking spaces would have a significant negative impact on the area.

Another criterion for approving the PUD Amendment is that the proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion. The proposed amendment to the PUD raises concerns about these factors.

The loading/unloading area does not meet the required dimensions of 12' x 55' and also does not meet the Village Center requirement that it be located within the associated parking garage (trucks will protrude out by 9 feet as shown in Exhibit E of the May 5 meeting packet). The proposed circular drive and parking lot would have to accommodate parking, garbage trucks, delivery vehicles (for the proposed hotel as well as deliveries for surrounding buildings) and even emergency vehicles as stated in the Major PUD Amendment Application submitted 4/24/22. The application also shows an emergency lane next to the (too small) loading dock, but it's unclear how emergency vehicles could access that emergency lane with cars parked in the lot, and garbage trucks and delivery trucks driving in the lot, plus a delivery truck protruding 9 feet out of the loading dock into the parking lot. It's also unclear how that emergency lane provides access to other buildings in the plaza, such as the physical therapy business and the new liquor store in the breezeway.

The proposed design also creates other vehicular and pedestrian hazards. The clearance to the garage is too low as per the Town Engineer, and the aisle widths are 18', which is 4 feet shorter than the required 22'. CDC 17.6.6 requires driveways to have two 2'-shoulders; the driveway at the porte cochere on the

north side of the proposed building lacks these shoulders. Numerous people walk on Mountain Village Boulevard and the lack of shoulders creates a clear hazard for pedestrians, especially with the increased truck and car traffic this development will bring.

The CDC also explicitly addresses trash areas in CDC Section 17.5.5. There has been a lot of discussion about replacing/re-designing/re-orienting the existing trash enclosure, but no detailed plans have been provided.

Finally, with respect to the amendment to maximum and maximum average height, CDC 17.3.12 provides for a maximum building height in the Village Center of 60 feet, with a maximum average height of 48 feet. The original approved PUD allowed an increase in maximum to 88'9" and 65'2.9" average, variances of 48% and 36% respectively. The increases requested in the PUD Amendment are not only significantly higher than the original variances, but would take the variances to 61% and 74% higher than what is permitted by the CDC.

Change is inevitable and development is expected in our community. But we should not set the precedent of allowing development to occur without regard to public safety and benefits, and not in compliance with the Town of Mountain Village Community Development Code.

Thank you for your consideration.

Jackie and Alan Kadin, Shirana homeowners



**From:** [Joe](#)  
**To:** [cd](#)  
**Subject:** Lot 109R Hotel Project: Public Comments  
**Date:** Friday, May 27, 2022 8:41:10 AM

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Below is my feedback regarding Lot 108R Hotel Project.

Mountain Village – it’s time we shut down all conversations about development and “luxury hotels.” We do not have capacity for more. Locals are stressed and the visitors’ experience is being negatively impacted.

This rapid development is completely destroying the culture, soul and sense of community that makes Mountain Village such a special place. Why would we follow in the same footsteps as Aspen, Vail, Jackson Hole, etc. and turn our unique box canyon into a amusement park for the wealthy?

We are clearly on the trajectory to become just another monochromatic, formerly charming mountain town. However, we still have time to prevent this from happening. We have a chance to save our pure and authentic experience for residents, part-time residents, and visitors alike. Together, we can look back in history and say, “we saved Telluride and the Town of Mountain Village.” Stop the development and let’s make sure that all who come here leave saying, **“it’s not like everywhere else.”**

Sent from [Mail](#) for Windows

I have read in detail the revised packet from the developer and the staff memo dated May 23, 2022. This response is not included in the meeting packet as I wish to comment on both the most recent developer submittal and the Staff Report of record dated May 23, 2022.

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Finding 2 is badly written, or intends other than it reads. There are no conditions addressing pedestrian access to the emergency lane. There is no discussion of pedestrian flow into an active truck loading area The pedestrian flow discussion and related illustration by town staff is flawed. **These should be corrected before this proposal proceeds to Council.**

**From:** [Richard Thorpe](#)  
**To:** [cd](#)  
**Subject:** Lots 109 and 161  
**Date:** Friday, May 27, 2022 8:48:18 AM

---

Dear sirs,

Please let's not be in a hurry to approve projects that will negatively affect Mountain Village in the long run. We've been discovered from a tourism perspective, and as such, are in a position of strength when dealing with developers. No need to give away too much in the approval process.

Thanks

Richard Thorpe  
MV Homeowner



**From:** [Mac Cunningham](#)  
**To:** [Michelle Haynes](#); [cd](#)  
**Subject:** RE: Lot 109R Hotel Project application  
**Date:** Tuesday, May 31, 2022 8:07:12 AM

---

Thanks

---

**From:** Michelle Haynes <MHaynes@mtnvillage.org>  
**Sent:** Tuesday, May 31, 2022 8:01 AM  
**To:** Mac Cunningham <mac@cunninghamcompanies.com>; cd <cd@mtnvillage.org>  
**Subject:** RE: Lot 109R Hotel Project application

Mac:

Good morning. I will forward your comment to the DRB and the applicant.

Thank you,  
Michelle Haynes

---

**From:** Mac Cunningham <[mac@cunninghamcompanies.com](mailto:mac@cunninghamcompanies.com)>  
**Sent:** Monday, May 30, 2022 2:23 PM  
**To:** cd <[cd@mtnvillage.org](mailto:cd@mtnvillage.org)>  
**Subject:** Lot 109R Hotel Project application

Telluride and Telluride Mountain Village are very short of hotel rooms and employee housing. The Lot 109R hotel Project is in a great location for connectivity and at a scale which compliments the neighborhood.

Please approve. Thank you.

I. McA. (Mac) Cunningham, President  
The Cunningham Companies LLC

110 South Pine St. #101  
Telluride, CO 81435

Direct: (970) 379-9333  
Efax: (800) 879-2396  
Email: [mac@cunninghamcompanies.com](mailto:mac@cunninghamcompanies.com)

Website: [cunninghamcompanies.com](http://cunninghamcompanies.com)

**From:** [mvclerk](#)  
**To:** [Kathleen Howell](#); [mvclerk](#)  
**Subject:** RE: Lot 109R Project Feedback  
**Date:** Thursday, June 9, 2022 9:41:39 AM

---

Ms. Howell,

Thank you for your correspondence. This email serves as notice that it has been forwarded to Town Council.

Regards,

Susan Johnston  
Town Clerk  
Town of Mountain Village  
O::970.369.6429  
M::970-729-3440  
Website | Facebook | Twitter | Instagram | Email Signup

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

From: Kathleen Howell <[howell.kathleen.e@gmail.com](mailto:howell.kathleen.e@gmail.com)>  
Sent: Wednesday, June 8, 2022 8:23 PM  
To: [mvclerk](mailto:mvclerk@mtnvillage.org) <[mvclerk@mtnvillage.org](mailto:mvclerk@mtnvillage.org)>  
Subject: Lot 109R Project Feedback

Dear Mountain Village Town Council,

We are writing in strong opposition to the proposed development at Lot 109R. Our family owns a deed restricted unit in See Forever Village and we work, volunteer, and contribute to this community year round. It has been our dream to live in Mountain Village and we could not be happier or more grateful to be here.

We want to clarify that our strong opposition is not to development but to the design for this structure as it violates building codes thoughtfully developed by the town, specifically related to building height, density, and design.

As proposed, this modern skyscraper would drown the other buildings in town blocking sunlight, views, and ambience. The design is not mountain resort or consistent with the comprehensive plan's design aesthetic. Honestly, it terrifies us to think of what precedence this may set for future build approvals.

Beyond just diminishing the value of our properties, allowing this project to proceed as is, will strip away the feeling, heart, and soul of Mountain Village. We reside in Mountain Village instead of Telluride because we like the open spaces. By building a hotel of this size, we lose that intimate connection to views and our setting.

We implore you to hold firm on the agreed-upon design standards and don't allow variances as proposed in the Lot 109R Project. Thank you for your time and willingness to hear our voices as members of this community.

Best,  
Kathleen + Joe Howell

**From:** [mvclerk](#)  
**To:** [Jodi Earley](#); [mvclerk](#)  
**Cc:** [Stenhammer, Robert](#); [Cary Savage](#)  
**Subject:** RE: New Hotel in Mountain Village  
**Date:** Thursday, June 9, 2022 9:39:50 AM

---

Ms. Earley,

Thank you for your correspondence. This email serves as notice that it has been forwarded to Town Council.

Regards,

Susan Johnston  
Town Clerk  
Town of Mountain Village  
O::970.369.6429  
M::970-729-3440

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#)

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**From:** Jodi Earley <4earley@gmail.com>  
**Sent:** Wednesday, June 8, 2022 8:35 PM  
**To:** mvclerk <mvclerk@mtnvillage.org>  
**Cc:** Jodi Earley <4earley@gmail.com>; Stenhammer, Robert <robert@telski.com>; Cary Savage <csavage@unl.edu>  
**Subject:** New Hotel in Mountain Village

To our Town Council Members:

We have owned a unit at See Forever Village at the Peaks since 2015. There are very few small resort towns left in Colorado that have not been overly developed. Mountain Village is a very majestic and special place. I believe what makes it so special is the quaint size, beautiful mountain scapes, quiet nights, and surreal views surrounding the village. We are not opposed to development, but only if the new developments fit in without destroying the way of life in our beloved Mountain Village.

Our main concerns are the height of the new hotel and the size of this structure. A hotel of this size simply does not fit in the space they are proposing. It is way too ambitious for such a small footprint. Providing employee housing sounds like a great idea, but where will these employees park if each "dormitory" is only allowed 1 parking space? Also, the development is promising 18 employee dorms. How many workers can actually be housed in the spaces? How many employees will be needed to run the hotel? If there are fewer spaces than workers, this development is only making the housing crisis worse. And this is just one of three major projects in one small corner of Mountain Village. Simultaneous construction will be a nightmare for the next two years or so.

And, how can Mountain Village accommodate so many new tourists with three large new developments? The already overloaded gondola will become useless to locals and employees trying

to get to work on time. The gondola is vital transportation for residents and employees of Mountain Village. But this will kill the car-free culture we enjoy so much. How about lift lines during ski season? One of the attractions of Telluride ski area is that it is less crowded than the big ski resorts on I-70. Has anyone considered the new infrastructure needed to accommodate so many new tourists? New gondola capacity, new lifts, new ski terrain, etc.

Our quaint resort town is overloaded each year from festivals and 4th of July etc. The silver lining for this is the calm after the storm. It seems as if this hotel will provide a storm that never leaves and is constantly disruptive to those trying to live in peace in beautiful Mountain Village! Please consider reducing the size of the proposed development.

Much more time and consideration is needed before launching three large developments in one small corner of Mountain Village. We request that these large projects be scaled down a bit in order to avoid changing the entire vibe of Telluride and Mountain Village.

Sincerely,

Jodi Earley and Cary Savage



**From:** [Richard Thorpe](#)  
**To:** [cd](#)  
**Subject:** Lots 109 and 161  
**Date:** Friday, May 27, 2022 8:48:18 AM

---

Dear sirs,

Please let's not be in a hurry to approve projects that will negatively affect Mountain Village in the long run. We've been discovered from a tourism perspective, and as such, are in a position of strength when dealing with developers. No need to give away too much in the approval process.

Thanks

Richard Thorpe  
MV Homeowner

To: Design Review Board  
Planning & Development Services  
Town of Mountain Village  
455 Mountain Village Boulevard, Suite A  
Mountain Village, CO 81435

From: Shirana HOA

Date: April 28, 2022

Subject: Comments on Proposed Lot 109R PUD Amendments

The Shirana Homeowners Association appreciates the opportunity to comment on the proposed Planned Unit Development Amendment relating to Mountain Village Lot 109R, formerly known as the Mountain Village Hotel PUD.

While the proposed hotel and mixed use development will have a significant impact on all of Mountain Village's Core area, arguably no building or HOA is more impacted by this project than Shirana. We understand that a hotel building on Lot 109R, if not in its proposed form, has been contemplated for many years, and we are not opposed to the development of this project in a fashion consistent with the terms of the 2010 PUD. In fact, our HOA was involved in negotiating the terms of that agreement because of the significant impact the planned development would have on our homes. What is proposed today, some 11 years later and by new owners, is very different from what was contemplated in the 2010 PUD agreement. While Mountain Village has continued to develop over this period under the careful stewardship of the DRB, the Planning Department, and the Town Council, we are extremely concerned about the scope and design of this project and the significant amendments to the PUD required for it to move forward.

The Shirana HOA has five major areas of concern.

- 1) **Trash Facility:** as the developer acknowledges in its proposal, the original PUD process contemplated relocation of the Trash Facility which sits in front of Shirana. The decision many, many years ago to put this facility here came over the understandably strenuous objections of the Shirana HOA. At the time, the Peaks Hotel was the "anchor tenant" in Mountain Village and many were striving to establish retail businesses in the corridor from the ski area to the Peaks. Putting this facility between the Peaks and our building was a tragic mistake. As we have for the past 20 years, we endure intense truck traffic all day, often seven days a week, and the deafening early morning bouncing up and down of dumpsters and the hydraulic groan of trash trucks. The noise would not be tolerated anywhere in Mountain Village so proximate to residences. And yet we have endured this with the expectation that at some point, as contemplated in the PUD and in the Comprehensive Plan, the facility would be relocated, at a minimum as part of the hotel project.

As recently as the first hearing on the PUD amendment earlier this year, the developer professed a willingness to pay to relocate the facility; indeed, earlier plans for this project contemplated a pool deck off the “corner” of the building closest to the trash facility. Instead, this version of the building does not have that pool. Rather, it turns that side of the proposed building into a clear “back of house” area and expands the current trash facility to include the snowmelt boiler system required to heat the plaza areas. This proposed solution works well for the developer but is patently unfair to the homeowners in Shirana and inconsistent with the long-held objective (reflected in the staff memo about the original PUD) of locating the trash facility elsewhere in Mountain Village.

We hope that the DRB and the Council will not be swayed by the developer’s willingness to pay for the expansion of this building to accommodate its required snow-melt boiler system. While the proposed structure may be slightly smaller in height, it is wider and eliminates parking. We are concerned that the combination of trash truck and delivery vehicle traffic as well as the snowmelt system will reduce what was once the “front” of our building to an industrial transfer station.

- 2) **Traffic Flow:** Closely related to the trash facility issue is the developer’s revised loading dock and delivery truck access plan. The current plan for deliveries and traffic circulation is inadequate, unrealistic, and detrimental to Shirana for several reasons. Not only does the developer request a variance from the requirement that underground facilities be sufficient to accommodate a 55’ truck, it appears that even the proposed space will not fully accommodate a single 40’ truck.

It is important to consider the traffic flow implications of the new design. The proposal would have all public and hotel guest parking plus all delivery truck traffic and trash facility traffic funneling through woefully inadequate space. Will trucks queue up on Mountain Village Blvd to await delivery at the sole, partially exposed loading dock? More likely, they will pull into the parking lot in front of Shirana and encounter one of the numerous trash trucks, other delivery vehicles, as well as all the cars and trucks currently parked in the existing lot behind Shirana and vehicles associated with hotel guests. Gridlock (noise, pollution, frustration) will ensue. Furthermore, as we understand the circulation plan, the Shirana garage exit will be limited to left-turn only, severely restricting our ingress and egress options given the likely truck traffic.

- 3) **Building Height:** Of equal concern is the scale of the building contemplated by the proposed PUD amendment. Again, this is a major departure from what was agreed to in the existing PUD. We trust you will appreciate that the developer’s request “to slightly increase” the maximum height from the previously agreed-upon 88’9” to 96’8” is anything but slight. We think the simple math of increasing the average height from 65’3” to 83.63’ has profound implications: it permits a massive, monolithic structure far greater in stature than anything around it.

We encourage the Board to consider the proposed building in the context of the design contemplated in the existing PUD. While styles and tastes may have evolved in the intervening years, the original design was entirely more consistent with the prevalent architecture of Mountain Village in all aspects. Notably, peaked roofs required the previously agreed-upon maximum height. If one reviews the original drawings, the previous developer divided the building into 3 areas on the drawing labeled "A2-12: Average Height Targa Plan" (pages 219-220 of the document "Mountain Village Hotel Final PUD Plan 11-18-10"). These Areas A, B, and C had average heights of 66', 71.5' and 53'.

The PUD Amendment before you now eliminates peaked roof lines and proposes an average height of nearly 84'. This permits the developer to obtain somewhere between 1.5 and 2.5 additional stories of property across the entire footprint of the project, towering above Shirana and Westermere. It may be difficult to explain in words, but the proposal effectively solidifies all the airspace between the previously approved gabled roof and then adds another 12 to 30 feet of fully built space on top of that. It seems difficult to consider this variance request "slight."

- 4) **Construction and Drainage:** Our understanding is that the developer's plans contemplate a structure built on piles. While this method was contemplated in the original PUD hotel design, the new building is substantially larger. We are concerned about the seismic impact of this process on our building, one of the oldest in Mountain Village. We will likely have to undertake the expense of a structural survey and evaluation of our building to protect our investment from the unanticipated risks of a project of this scope.

We are also concerned about the drainage issues created by a massive, flat-roofed adjacent building in an area where annual snowfall routinely exceeds 200 inches. The "plaza" behind Shirana and the current parking lot have been plagued by inadequate drainage for years and while the snowmelt system should eliminate the winter ice hazards, the water has to go somewhere.

- 5) **Design:** We trust that other neighbors and stakeholders will have varying opinions on the architecture of the proposed building. It is interesting to note in the glossy marketing section that accompanies the developer's design documents that they have undertaken many significant and impressive projects. We would observe that particularly in places where there is a defined, sometimes historical and sometimes aspiration design aesthetic, their projects generally show respect for what is already present. In a naturally beautiful and remote area, bold architecture can be memorable. In an area with an established aesthetic sense, respect for what is already there - regardless of what one might think of it - is an important consideration. Particularly in the residential areas outside the core, Mountain Village has numerous examples of creative, bold, modern designs that still fit and work in the natural context. In the Core of Mountain Village this is a riskier proposition.



Simply put, we are concerned that what is proposed here, while perhaps not inherently objectionable, is so far removed from what is present in the surrounding multi-unit, commercial, and single-family homes as to be wholly out of place. This is why the proposed PUD Amendment requires variances to nearly every rule contemplated in the original PUD, from peaked roofs to construction materials to continuous balconies. The developer asserts that the proposed “curved/elliptical shape allows for a more sculptural, organic and horizontal structure, **to minimize the visual impact of a new building**” (emphasis added). It’s hard to see, in the renderings, how that assertion can be made.

The proposed amendments to the 2010 PUD are significant and represent a major departure from what was negotiated and approved nearly 12 years ago. Our predecessor HOA Board engaged in that process in a constructive way to ensure that the development, to the greatest extent possible, neither destroyed the value of our property nor diminished our ability to enjoy it. Even the plan approved then eliminated nearly all mountain views from Shirana, but we understood that the proposed development would eventually be undertaken according to the terms of the approved PUD.

We ask that you require the developer to reconsider the proposed amendments in order to address our concerns about the trash facility, the loading dock, traffic circulation, the building height and design, and to take prudent steps to mitigate any construction risk to our building. We are happy to participate and engage in this process, with both the Town and the Developer, in any way that would be helpful and constructive.

Thank you for considering our concerns.

Sincerely,

*Robert C. Connor*

Robert Connor, President  
Shirana HOA

Michelle Haynes, Community Development Director  
Town of Mountain Village  
Via email: [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)

April 29, 2022

Re: Lot 109R Major PUD Amendment

Dear Michelle,

Thank you for providing the Lot 109R Major PUD Amendment to us for review. This is an amendment to a project originally approved in 2010, with vested rights expiring in December of 2022. A new development agreement is proposed. As there is no net decrease in open space, we have no objections to that component of the project, or the adjustments associated with the open space.

The draft Development Agreement, Section II. Proposed Amendments, shows a decrease in efficiency lodge, lodge and condo units from 124 to 102, and a decrease in density from 121.5 to 110.5, a reduction of 11 density units. It also shows an increase in employee housing density from 3 to 63; the number of units goes from 1 to “some combination of units.” Section II.B states that the 11 density units will be transferred to allow additional employee housing, along with a transfer of 49 density units from the Town density bank, to achieve the total density of 63. However, the application goes on to say, “provided that in no event could the total density of uses within the Employee Housing Unit be less than 4 (one employee apartment and one employee dorm) or exceed 21.” (emphasis added) This appears to be mixing the unit counts and density counts. The proposed floor plans show 21 employee housing units. The application should be corrected to state that employee housing density is 63.

The inclusion of more than one employee unit in the project is laudable. The County supports the transfer of 49 units from the Town density bank for employee housing and has no objections to the increase in hot beds, the reduction in total efficiency lodge, lodge, and condo units, and transferring those 11 density units to the employee housing component of the project. The County also supports creating a single approximately 11,700 s.f. condominium unit to be deed-restricted and used solely for employee housing purposes. However, allowing the developer to create as few as 2 units (one apartment and one dorm room) for a density of 4 employees is wholly insufficient. The County recommends that the project be required to provide housing for the maximum density of 63, in any combination of unit type and configuration, and that it only be reduced if there is a proportionate reduction in the number of efficiency lodge, lodge, and condo units and other employee-generating uses on site.

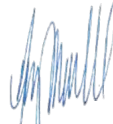
As you are aware from the Housing Needs Assessment done in 2018, we are desperately short on employee housing units in the region. The Board of County Commissioners believes it is imperative to meet the housing needs of people who work in Mountain Village within the Town of Mountain Village. If the Town allows developers to create the need for employees, the Town should hold developers responsible for creating affordable housing opportunities for those employees in the Town. These actions must be done in order to preserve community character and ensure the Telluride Region continues to be a viable residential community with a stable resident workforce.

Again, thank you for providing us with an opportunity to review the project. If you have any questions, please let us know.

Sincerely,



Kaye Simonson, AICP  
Planning Director



Amy Markwell  
County Attorney

**From:** [Michelle Haynes](#)  
**To:** [ankur76@msn.com](mailto:ankur76@msn.com); [Avani Patel](#); [Matthew Shear](#)  
**Cc:** [Amy Ward](#); [Paul Wisor](#)  
**Subject:** FW: 109R  
**Date:** Wednesday, April 20, 2022 4:25:45 PM

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## Referral Comment.

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**From:** Finn KJome <FKJome@mtnvillage.org>  
**Sent:** Wednesday, April 20, 2022 4:25 PM  
**To:** Michelle Haynes <MHaynes@mtnvillage.org>  
**Subject:** 109R

Michelle,

Here are my comments and observations for the 109R application.

General observations:

The entire back of house, garage entrance and trash facility is insufficient for a hotel of this size.

Applicant should show how this all functions together during the height of the seasons.

The plaza area is very congested with all the planters. Less planters and more open space will provide the Hotel more opportunities in the future.

Parking is always a premium. Consideration of what will actually be needed for a Hotel of this size should be considered. The loss of Public Parking should be discussed.

How does snow removal along Mountain Village Blvd work with this plan?

Access through the fire lane onto the plaza should not be restricted with planters.

No build zones on OS-3-BR2 is not acceptable.

All pedestrian paths through this project should be re-examined. Access to Mountain Village Blvd/Peaks Path from the new plaza should be considered.

Staging for the construction of this project will need to be fully vetted. Utilities and access for See Forever will need to remain operational throughout the construction.

There are references in the landscape details that are not shown on the plan set? There are different floor plan layout throughout the plan set. What's correct?

The building architecture does not follow the Village Center existing theme. DRB should discuss.

Maintenance and expenses of the plazas and common areas associated with this project shall be the responsibility of the Hotel as was originally agreed to by the existing PUD.

A-1.01

Receiving (G206) is 330SF. This doesn't provide much space. How will this operate?

The delivery truck does not fit in the loading dock. What size is this truck? It is poor planning to design a loading bay that is too small at the start of the design process.

Trash (G202) 102 SF is this large enough? How often will the hauler have to service this hotel during the week?

A-1.02

Planters on the plaza are too large and restrictive.



Who maintains the planters and landscaping along the Shirana and Westemere buildings?  
What kind of Market is proposed? There is insufficient back of house space if this is a grocery store with this design.

I see no ADA parking on G1 as schedule claims?

No trash facility on this level?

A-1.04

Can the public enter the pedestrian bridge from the drop off and then go down the stairs to the plaza below? This should be recognized as public access.

No trash room on Level 1?

An easy to read chart showing the break out of how many parking spaces for each use in the building would be helpful. For example how many parking spaces for the commercial space or the employee housing.

A-1.05

21 units for employee housing are shown but other documents speak only of a square foot area designated for employee housing. What is the plan?

I see a trash room but am unclear of access to it?

A-1.06

Please explain in detail the operation and maintenance of the balcony planters. A year round understanding of what this is and what it looks like should be disclosed.

C3 Utility Plan

In theory the utility routing looks acceptable but more detail will be needed before final approval.

The utilities routed through the building should be maintained by the Hotel but owned by the Town.

The plan does not show the location of all the existing utilities and where they will be rerouted to for the project. Please provide location of power, communication and natural gas.

C2.1

Is traffic going to be looped through the back of house area as it currently loops through with the existing conditions? If not, what is the plan to turn traffic around when the loop through goes away?

A111 Trash Enclosure

The trash enclosure design does not work for the Town. The size of the existing building can not be reduced by installing snowmelt equipment in the building.

Was Bruin Waste consulted as far as the operation of the new design?

Please show the circulation of the trash pickup with this design.

Snowmelt boilers produce steam vapors while they are running. Was this considered in the design to see how it will affect the neighborhood. The elevations don't show a smoke stack?

Finn

**From:** [Michelle Haynes](#)  
**To:** [ankur76@msn.com](#); [Avani Patel](#); [Matthew Shear](#)  
**Cc:** [Amy Ward](#); [Paul Wisor](#)  
**Subject:** FW: 109R snow melt  
**Date:** Thursday, April 21, 2022 9:53:08 AM

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**From:** Finn KJome <FKJome@mtnvillage.org>  
**Sent:** Thursday, April 21, 2022 9:50 AM  
**To:** Michelle Haynes <MHaynes@mtnvillage.org>; JD Wise <JWise@mtnvillage.org>; Zoe Dohnal <ZDohnal@mtnvillage.org>  
**Subject:** RE: 109R snow melt

Michelle,

We should ask for the asphalt area in front of Shirana to be concrete and snow melted. This will be difficult to plow and store snow. Also the stairs up to Mountain Village Blvd if its concrete needs to be snow melted. If its expanded steel then not. Otherwise I think it looks good.

Finn



JD Wise, Asst PW Director

#### Referral Agency Comments

- I am concerned with the lack of back of house space, particularly in the loading dock/receiving area. Ideally the loading bay would accommodate a truck to pull completely within the bay. It could be problematic to have a delivery truck extending 9 feet outside the bay (As stated in 6.2.17) in what is sure to be a busy and congested area. I believe this assumes a wb40 semitruck. Can the applicant ensure that larger wb50 trucks will not be needed in the future as they would likely not be able to access the loading bay?
- A more detailed circulation plan for the parking entrance/loading bay/trash building would be helpful. Is this pull through open to two-way traffic? Can a delivery truck access the loading bay if a trash truck is servicing the trash facility? If the UPS truck shows up when there is a semi-truck in the loading bay where do they park? Can a public transit bus pull through while a delivery or trash pickup is happening? What happens if two delivery trucks show up at the same time? I am concerned that this area will be frequently clogged up. If vehicles are not able to pull through this will be problematic as currently this represents the last best place to turn around large vehicles/trucks/RVs traveling on MV Blvd.
- Constructing the boiler room within the reconfigured trash building is problematic. The capacity of trash/recycling in that transfer building far exceeds the (5) 3-yd dumpsters that are shown and the Town will continue to need utilize the current space for trash/recycling and other plaza related needs. Can the boiler room be constructed below the reconfigured trash building? Or be incorporated within the underground parking garage?
- Can the stairs shown from the Drop Off area be designated as a public walkway to facilitate pedestrian traffic from Sunny Ridge/Upper MV Blvd?
- I like the general landscaping concept, but think it needs to be scaled back a bit in front of the retail/ski storage spaces to allow for outdoor seating, small special-event flexibility, and maneuverability of Town utility cart vehicles and potentially EMS/Ambulance traffic. When built out this area will not receive much direct sunlight so shade tolerant plantings should be considered.
- I am concerned about omitting the 48 Town Parking Spaces from this project. This effectively eliminates all public parking on the north end of the Village Center which will cause a reduction of pedestrian foot-traffic on this end of the plazas. I often observe the public parking in the current public spaces and patronizing various businesses from Conference Center Plaza to the North. Not only will this be a detriment to current businesses, but I believe it will also reduce foot traffic to the retail businesses and food & beverage outlets included in this project. The nearest option for public parking would be to park in the Heritage Parking Garage, ride the elevator to the plaza level, then navigate the public plazas to this project. I worry that without public parking many patrons may not explore this end of the plaza and will rather land at businesses and F&B outlets closer to where they park. Anything that encourages foot-traffic on this end of the Village Center will benefit all businesses in this zone, including those within this project, and help appropriately spread-out pedestrian traffic throughout the Village Center as a whole.

**From:** [Chad Hill](#)  
**To:** [Finn KJome](#); [Michelle Haynes](#)  
**Subject:** PUD Review 4.16  
**Date:** Saturday, April 16, 2022 7:41:51 AM  
**Attachments:** [PUD Review 4.16.docx](#)

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Good morning. Please see attached. This is a work in progress but I have covered my second pass review comments.

Regarding the stairs, there is an easy solution that will help the apartment residents as I noted. Building design will have to accommodate head clearance.

Finn, we discussed the drawing that shows a vehicle in the fire lane. It was in the 164 sheet set, drawing E-?. I believe they were just showing how an emergency responder vehicle would access the core.

They need a deeper hole to expand parking clearance. 10.5-11.5' is typical for residential parking. But, this mixed use in my mind and large vehicles will be needed should there be a utility leak since storm and sewer services are proposed to be routed through the west side from north to south.

Have a nice weekend.  
Chad



# MEMORANDUM

**To:** Michell Haynes, MPA  
Planning and Development Services Director

**From:** Chad Hill, PE  
SGM

**Date:** April, 20, 2022

**Re:** Lot 109R Major PUD Amendment Review

SGM has reviewed the Lot 109R PUD amendment documents with a focus on the utility and site design elements.

## Drawing Review Comments:

1. The water, sewer, electric and storm sewer utilities will be rerouted. The realignments are acceptable with additional requirements as noted in item 2 below. The applicant noted that rerouting of the electrical service will be coordinated with SMPA. Coordination of the sewer, water, and storm water is also required to be conducted with the Town Public Works Department. It should be noted that the sewer service can not be interrupted so temporary facilities must be in place prior to utility switch over. Same with water and storm drainage.
2. Details of the routing and pipe support of the utilities (sewer and storm drain) through the garage is to be submitted for review. The pipes must be protected from potential damage and must be fully accessible for maintenance.
3. Pipes routed under retaining walls must be encased in concrete.
4. Ownership of the utilities within the garage is in question. Its is recommended that the property owner have full responsibility for the utilities and they be inspected periodically by the Town.
5. The disposition of abandon utilities is to be indicated.
6. Materials and means of construction (ie trench design, etc) are to be submitted to the Town for review.
7. The final design drawing and specification documents are to be provided for review by the Town prior to initiation of any construction or material orders.
8. A plan sheet showing and noting how temporary utility services will be implemented and the impacts on other facilities is to be provided. The coordination and communication plan to engage the impacted facilities is required. A public meeting with the affected facility management is recommended prior to commencement of any work. The Town must be involved in the arrangement and meeting.
9. No sidewalk is included in the design. It is recommended that the proposed stairway be relocated to be adjacent to the pedestrian bridge on Mountain Blvd to allow pedestrians to transition from the street level to the development plaza level for passage to the core. The grade change appears to be only 9-10 feet. The currently proposed exterior stairway location is not convenient and likely wont be used as a typical mode of access to the core. Hence, pedestrians will likely have to walk in the street which is not a safe route.
10. The design delivery truck type should be noted. The turning radius diagram where maneuvering from Mountain Blvd to the BOH is to be provided for review.

11. The trash shed is proposed to be used to house the snowmelt boiler system. That leaves space for 5-3 cy bins. That seems insufficient. The enclosure could be expanded to house both uses.
12. No snow melt system drawings were provided to show the extent and layout of the system. Is the roof included in the snowmelt system as it should?
13. The roof drain piping system is acceptable but minimal information is available for review. Detailed routing of piping is to be provided on the design drawings.
14. Snow from street plowing will place snow against the building since no set back is provided. The facility design should accommodate the side load and potential damage since the developed chose to leave no set back to accommodate snow or pedestrians.
15. There are no slopes shown for the parking structure. Typical level transition ramp slopes should be 5%-6% per the International Parking and Mobility Institute standards.
16. The floor-to-floor height between garage levels G1 and G2 is only 10 feet. Given slab thickness and the required sprinkler system that will allow a clearance of approximately 8.5 feet. That is insufficient for utility maintenance equipment access. For mixed use parking, 16 feet to 20 feet is customary as the Town provided for their own parking structure near Town Hall.

Figures:

Tables:

## MEMORANDUM

**To:** Michell Haynes, MPA  
Planning and Development Services Director

**From:** Chad Hill, PE  
SGM

**Date:** April, 20, 2022

**Re:** Lot 109R Major PUD Amendment Review

SGM has reviewed the Lot 109R PUD amendment documents with a focus on the utility and site design elements.

### Drawing Review Comments:

1. The water, sewer, electric and storm sewer utilities will be rerouted. The realignments are acceptable with additional requirements as noted in item 2 below. The applicant noted that rerouting of the electrical service will be coordinated with SMPA. Coordination of the sewer, water, and storm water is also required to be conducted with the Town Public Works Department. It should be noted that the sewer service can not be interrupted so temporary facilities must be in place prior to utility switch over. Same with water and storm drainage.  
**Civil Response: Understood and agree. The utilities drawn to date are final utilities and there will need to be some interim phasing. It is expected that the utilities will be routed around the west half of the garage, that portion built, and then routed through that garage slab. Then the pedestrian walkway and eastern garage can be excavated.**
2. Details of the routing and pipe support of the utilities (sewer and storm drain) through the garage is to be submitted for review. The pipes must be protected from potential damage and must be fully accessible for maintenance.  
**Civil Response: Understood. Details TBD.**
3. Pipes routed under retaining walls must be encased in concrete.  
**Civil Response: Agreed.**
4. Ownership of the utilities within the garage is in question. Its is recommended that the property owner have full responsibility for the utilities and they be inspected periodically by the Town.  
**Civil Response: Defer to Owner.**
5. The disposition of abandon utilities is to be indicated.  
**Civil Response: This will be clearly noted.**
6. Materials and means of construction (ie trench design, etc) are to be submitted to the Town for review.  
**Civil Response: This will be done as the design progresses.**
7. The final design drawing and specification documents are to be provided for review by the Town prior to initiation of any construction or material orders.  
**Civil Response: Understood and agree.**
8. A plan sheet showing and noting how temporary utility services will be implemented and the impacts on other facilities is to be provided. The coordination and communication plan to engage the impacted facilities is required. A public meeting with the affected facility management is

recommended prior to commencement of any work. The Town must be involved in the arrangement and meeting.

**Civil Response: Agree that this will happen as the design progresses. Asking that it doesn't hold up the PUD but that it can be a condition of the PUD Approval.**

9. No sidewalk is included in the design. It is recommended that the proposed stairway be relocated to be adjacent to the pedestrian bridge on Mountain Blvd to allow pedestrians to transition from the street level to the development plaza level for passage to the core. The grade change appears to be only 9-10 feet. The currently proposed exterior stairway location is not convenient and likely won't be used as a typical mode of access to the core. Hence, pedestrians will likely have to walk in the street which is not a safe route.
10. The design delivery truck type should be noted. The turning radius diagram where maneuvering from Mountain Blvd to the BOH is to be provided for review.  
**Civil Response: The diagram calls out WB-40 truck with truck turning templates overlaid on the plan.**
11. The trash shed is proposed to be used to house the snowmelt boiler system. That leaves space for 5-3 cy bins. That seems insufficient. The enclosure could be expanded to house both uses.  
**Civil Response: The dumpsters were inadvertently shown 90 degrees to the way that they will be wheeled in and out for the trash truck. Those will be rotated and twice as many can fit in the same space.**
12. No snow melt system drawings were provided to show the extent and layout of the system. Is the roof included in the snowmelt system as it should?  
**Civil Response: The vehicular and pedestrian snowmelt areas are identified and called out separately on the Civil Plan.**
13. The roof drain piping system is acceptable but minimal information is available for review. Detailed routing of piping is to be provided on the design drawings.  
**Civil Response: The roof drainage will be routed to the storm system as the design progresses.**
14. Snow from street plowing will place snow against the building since no set back is provided. The facility design should accommodate the side load and potential damage since the developed chose to leave no set back to accommodate snow or pedestrians.  
**Civil Response: Agreed.**
15. There are no slopes shown for the parking structure. Typical level transition ramp slopes should be 5%-6% per the International Parking and Mobility Institute standards.  
**Arch Response: Parking ramp design will be per code requirements including International Building Code. This will be finalized in the final permit set.**
16. The floor-to-floor height between garage levels G1 and G2 is only 10 feet. Given slab thickness and the required sprinkler system that will allow a clearance of approximately 8.5 feet. That is insufficient for utility maintenance equipment access. For mixed use parking, 16 feet to 20 feet is customary as the Town provided for their own parking structure near Town Hall.  
**Civil Response: 16' to 20' seems excessive. Will measure Blue Mesa and the Madeline Parking Garages and discuss further with Town.**



**From:** [Katsia Lord](#)  
**To:** [Michelle Haynes](#); [Paul Wisor](#); [Amy Ward](#)  
**Cc:** [Drew Harrington](#); [Ankur Patel](#); [cstovall@shermanhoward.com](mailto:cstovall@shermanhoward.com); [Matthew](#); [Avani Patel](#); [Matthew Shear](#); [Kubs@slawpl.com](mailto:Kubs@slawpl.com); [Stovall, Cyndi](#); [Nikoleta @ Vault Home Collection](#)  
**Subject:** Fire Marshal approval Lot 109R Mountain Village Hotel Submittal  
**Date:** Thursday, March 31, 2022 1:33:43 PM

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Michelle,

Please see email below from the fire marshal Scott Heidergott approving the drive aisle reduction we are requesting in the Major PUD Amendment for Lot 109R.

Thank you again for taking the time to meet with us yesterday.

Katsia Lord, AIA, LEED AP  
PRINCIPAL

VAULT DESIGN  
C: 720.233.7620

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---

**From:** Scott Heidergott <[sheidergott@telluridefire.com](mailto:sheidergott@telluridefire.com)>  
**Sent:** Thursday, March 31, 2022 12:59 PM  
**To:** Katsia Lord <[klord@vaultdesigngroup.com](mailto:klord@vaultdesigngroup.com)>  
**Subject:** Re: Mountain Village Hotel Entitlement Submittal - Lot 109R

Katsia,

TFPD approves the reduced width from 22-feet to 18-feet for the drive aisle and parking ramp in the below-grade parking garage for the proposed design in Lot 109R submittal.

Kind regards,

On Wed, Mar 30, 2022 at 12:55 PM Katsia Lord <[klord@vaultdesigngroup.com](mailto:klord@vaultdesigngroup.com)> wrote:

Scott,

Thank you again for taking the time to speak with me. I am following up in email to capture our conversation so that planning is aware you have okayed the reduction from 22' wide to 18' for drive aisle and parking ramp in the below grade parking garage for the proposed design in Lot

**From:** [Lauren Kirn](#)  
**To:** [Amy Ward](#)  
**Cc:** [Finn KJome](#)  
**Subject:** EV Charging Stations  
**Date:** Monday, April 25, 2022 1:23:06 PM  
**Attachments:** [SWEEP – EV Ready Parking Requirements Master List - Cities & States.pdf](#)  
[EV Infrastructure Colorado.pdf](#)

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Hi Amy,

I couldn't find recommendations from the State, but I did find a list of EV infrastructure building codes that have been adopted by CO towns and a presentation on the importance of EV infrastructure. See attached. If you click on the Town names within the building code sheet, it will take you to the specific ordinances. For commercial and multi-family buildings, the standard range seems to be between 5% to 10% EV-Installed, 10% to 20% EV-Ready, and 10% to 80% EV-Capable. The definition of these are on slide 7 of the first attachment. With that, ideally we should propose the highest amount for each to DRB. I think at least 10% of the spaces be EV-installed, 15% be EV-Ready, and 50% be EV-Capable. The EV infrastructure request aligns with TMV's Climate Action Plan and the Regional Climate Action Plan as well.

Do you think TMV would pass a building code requiring EV charging stations at new construction?

Thanks,  
Lauren

[Lauren Kirn](#)

Environmental Efficiencies and Grant Coordinator

**Town of Mountain Village**

[455 Mountain Village Blvd. Suite A](#)

O :: 970.369.8601

M :: 970.729.1874

1. The geotechnical report states that an "additional geotechnical investigation is recommended to better characterize the subsurface conditions across the building site." Will another geotechnical investigation be performed?
2. The applicant has indicated a desire to incorporate sustainability into the hotel. How will this be done? For example, are certifications being pursued such as LEED, Living Building Challenge, or WELL?
3. In reviewing the Six Senses website, sustainability measures listed include passive cooling, energy efficiency, and electric transport, as well as renewable building materials. This seems contradictory due to the significant snow melt and natural gas use. Is the applicant planning on incorporating any or all of these into the design, construction, and building operation? If so, please explain.
4. The Six Senses website also notes that sustainability "is who we are" which includes being "empty of waste, toxins and plastic...". Are all paints, adhesives, glues, and finishes all low/no VOC, no formaldehyde, etc.? How is this being managed?
5. A significant amount of glass is incorporated into the design of the building. This raises concerns regarding bird safety. How will the applicant address this?
6. Also regarding glass, this raises concerns about visual aesthetic of the furniture selection and hotel guest privacy.
7. What are the specifications for the irrigation systems? Do these include WaterSense or water conservation measures?

**From:** [Michelle Haynes](#)  
**To:** [ankur76@msn.com](mailto:ankur76@msn.com); [Avani Patel](#); [Matthew Shear](#)  
**Cc:** [Amy Ward](#); [Paul Wisor](#)  
**Subject:** FW: Lot 109R Luxury Hotel Major PUD Amendment  
**Date:** Thursday, April 21, 2022 8:03:35 AM

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**From:** Zoe Dohnal <[ZDohnal@mtnvillage.org](mailto:ZDohnal@mtnvillage.org)>  
**Sent:** Thursday, April 21, 2022 12:22 AM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** Re: Lot 109R Luxury Hotel Major PUD Amendment

Good evening, Michelle

My main concern echoes JDs comments regarding parking. The Town must prioritize parking near the Village Center for business patrons and staff to utilize. It will be essential in attracting new businesses to our Village Center. The gondola parking garage will not satisfy this need.

Thank you!

[Zoe Dohnal](#)

Business Development and Sustainability Director

**Town of Mountain Village**

455 Mountain Village Blvd. Suite A

O :: [970.369.8236](tel:970.369.8236)

M :: [970.708.4959](tel:970.708.4959)

[LinkedIn](#) | [Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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



**From:** [Michelle Haynes](#)  
**To:** [ankur76@msn.com](mailto:ankur76@msn.com); [Avani Patel](#); [Matthew Shear](#)  
**Cc:** [Amy Ward](#); [Paul Wisor](#)  
**Subject:** FW: comments  
**Date:** Thursday, April 21, 2022 8:02:43 AM  
**Attachments:** [image001.png](#)

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**From:** Benjamin Wiles <[benjamin.wiles@smpa.com](mailto:benjamin.wiles@smpa.com)>  
**Sent:** Wednesday, April 20, 2022 5:10 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** comments

Michelle,

As far as comments, I believe Byrd was going to answer, but what I remember is the load calculation were needed for sizing, also I would like to point out the transformers and switches take up a fair amount of a foot print, figure around a 8' x 8' and any junction box have about a 4' x 7' foot print also, also there may be additional easements required for the line and equipment location. I hope this helps

Thanks

*Benjamin Wiles*  
Service Planning Supervisor



P.O. Box 1150  
Ridgway, CO 81432  
Office: 970-626-5549 x207  
Mobile: 970-210-2582

[benjamin.wiles@smpa.com](mailto:benjamin.wiles@smpa.com)

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**From:** [Michelle Haynes](#)  
**To:** [ankur76@msn.com](mailto:ankur76@msn.com); [Avani Patel](#); [Matthew Shear](#)  
**Cc:** [Amy Ward](#); [Paul Wisor](#)  
**Subject:** FW: 109R Referral Comment Reminder 5:00 pm today  
**Date:** Thursday, April 21, 2022 8:03:05 AM

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**From:** Byrd Williams <[bwilliams@smpa.coop](mailto:bwilliams@smpa.coop)>  
**Sent:** Wednesday, April 20, 2022 8:56 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>; Finn KJome <[FKJome@mtnvillage.org](mailto:FKJome@mtnvillage.org)>; Chris Broady <[CBroady@mtnvillage.org](mailto:CBroady@mtnvillage.org)>; Zoe Dohnal <[ZDohnal@mtnvillage.org](mailto:ZDohnal@mtnvillage.org)>; sheidergott@telluridefire.com; Drew Harrington <[DHarrington@mtnvillage.org](mailto:DHarrington@mtnvillage.org)>; David H. McConaughy <[dmconnaughy@garfieldhecht.com](mailto:dmconnaughy@garfieldhecht.com)>; Jim Soukup <[JSoukup@mtnvillage.org](mailto:JSoukup@mtnvillage.org)>; Brett Button <[BButton@mtnvillage.org](mailto:BButton@mtnvillage.org)>; Samuel Quinn-Jacobs <[squinn-jacobs@mtnvillage.org](mailto:squinn-jacobs@mtnvillage.org)>; Paul O'Neil <[poneil@sehinc.com](mailto:poneil@sehinc.com)>; Jeremy Fox <[jeremy@smpa.com](mailto:jeremy@smpa.com)>; Terry Schuyler <[terry.schuyler@smpa.com](mailto:terry.schuyler@smpa.com)>; Gardner, Brien <[Brien.Gardner@blackhillscorp.com](mailto:Brien.Gardner@blackhillscorp.com)>; Ficklin, Paul <[Paul.Ficklin@blackhillscorp.com](mailto:Paul.Ficklin@blackhillscorp.com)>; Kirby.bryant@centurylink.com; Lauren Kirn <[KIrn@mtnvillage.org](mailto:KIrn@mtnvillage.org)>; Christine Gazda <[CGazda@garfieldhecht.com](mailto:CGazda@garfieldhecht.com)>  
**Subject:** RE: 109R Referral Comment Reminder 5:00 pm today

I apologize for the late comment. The one thing I haven't received is the final load calculation.

Byrd Williams

**Service Planner**

Mobile: (970) 708-8594

Office: (970) 728-3825 x567



Hrs: M-Th 7:00 a.m. - 5:30 p.m.

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**From:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Sent:** Wednesday, April 20, 2022 4:16 PM  
**To:** Finn KJome <[FKJome@mtnvillage.org](mailto:FKJome@mtnvillage.org)>; Chris Broady <[CBroady@mtnvillage.org](mailto:CBroady@mtnvillage.org)>; Zoe Dohnal <[ZDohnal@mtnvillage.org](mailto:ZDohnal@mtnvillage.org)>; sheidergott@telluridefire.com; Drew Harrington <[DHarrington@mtnvillage.org](mailto:DHarrington@mtnvillage.org)>; Byrd Williams <[bwilliams@smpa.coop](mailto:bwilliams@smpa.coop)>; David H. McConaughy <[dmconnaughy@garfieldhecht.com](mailto:dmconnaughy@garfieldhecht.com)>; Jim Soukup <[JSoukup@mtnvillage.org](mailto:JSoukup@mtnvillage.org)>; Brett Button <[BButton@mtnvillage.org](mailto:BButton@mtnvillage.org)>; Samuel Quinn-Jacobs <[squinn-jacobs@mtnvillage.org](mailto:squinn-jacobs@mtnvillage.org)>; Paul O'Neil <[poneil@sehinc.com](mailto:poneil@sehinc.com)>; Jeremy Fox <[jeremy@smpa.com](mailto:jeremy@smpa.com)>; Terry Schuyler <[terry.schuyler@smpa.com](mailto:terry.schuyler@smpa.com)>; Gardner, Brien <[Brien.Gardner@blackhillscorp.com](mailto:Brien.Gardner@blackhillscorp.com)>; Ficklin, Paul <[Paul.Ficklin@blackhillscorp.com](mailto:Paul.Ficklin@blackhillscorp.com)>; Kirby.bryant@centurylink.com; Lauren Kirn

**From:** [Ficklin, Paul](#)  
**To:** [Michelle Haynes](#)  
**Subject:** RE: Lot 109R Luxury Hotel Major PUD Amendment  
**Date:** Wednesday, April 6, 2022 3:03:17 PM  
**Attachments:** [image001.png](#)

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Michelle, just to keep you in the loop on this one, we will have to move one of our gas lines and install a new Reg station to feed this Hotel. I just have plans for where the unit will set, but have not received full build plans. Thanks for your time!



**PAUL FICKLIN**

Utility Construction Planner  
Delta, Co 81416  
970-596-1122 C  
970-808-5042 O

---

**From:** Michelle Haynes <MHaynes@mtnvillage.org>  
**Sent:** Wednesday, April 6, 2022 10:43 AM  
**To:** Finn KJome <FKJome@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; JD Wise <JWise@mtnvillage.org>; Zoe Dohnal <ZDohnal@mtnvillage.org>; Paul Wisor <pwisor@mtnvillage.org>; Amy Ward <award@mtnvillage.org>; Mike Otto <MOtto@mtnvillage.org>; sheidergott@telluridefire.com; Drew Harrington <DHarrington@mtnvillage.org>; David H. McConaughy <dmconnaughy@garfieldhecht.com>; Jim Soukup <JSoukup@mtnvillage.org>; Brett Button <BButton@mtnvillage.org>; Amy Ward <award@mtnvillage.org>; Samuel Quinn-Jacobs <squinn-jacobs@mtnvillage.org>; Paul O'Neil <poneil@sehinc.com>; jeremy@smpa.com; terry@smpa.com; Gardner, Brien <Brien.Gardner@blackhillscorp.com>; Ficklin, Paul <Paul.Ficklin@blackhillscorp.com>; Kirby.bryant@centurylink.com; Lauren Kirn <LKirn@mtnvillage.org>; dmconnaughy@garfieldhecht.com; Christine Gazda <CGazda@garfieldhecht.com>; Paul Wisor <pwisor@mtnvillage.org>; chadh@sgm-inc.com  
**Cc:** Kathrine Warren <KWarren@mtnvillage.org>  
**Subject:** Lot 109R Luxury Hotel Major PUD Amendment

**\*\* EXTERNAL EMAIL. Is this an expected email? STOP and THINK before clicking links or opening attachments. \*\***

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Dear staff and referral agencies:

**From:** [Michelle Haynes](#)  
**To:** [ankur76@msn.com](mailto:ankur76@msn.com); [Avani Patel](#); [Matthew Shear](#)  
**Cc:** [Amy Ward](#); [Paul Wisor](#)  
**Subject:** FW: 109R Referral Comment Reminder 5:00 pm today  
**Date:** Thursday, April 21, 2022 9:00:34 AM

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**From:** Scott Heidergott <[sheidergott@telluridefire.com](mailto:sheidergott@telluridefire.com)>  
**Sent:** Thursday, April 21, 2022 8:38 AM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** Re: 109R Referral Comment Reminder 5:00 pm today

Michelle,

I apologize for not submitting my comments by 1700 yesterday.

TFPD would require:

The trash enclosure shall be sprinkled if the boiler room is included in the structure.

The stairs on the East side for fire operations and egress to Mountain Village Blvd and to the plaza level.

Planters and landscaping on the plaza level be reduced for fire operations.

The fire lane is for fire/ems operations only.

Kind regards,

On Wed, Apr 20, 2022 at 4:15 PM Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)> wrote:

Hi all. If you haven't already submitted referral comments for 109R, please do so. We would prefer the comments today by 5:00 pm in order to integrate your comments into the memo and the packet.

Thank you!  
Michelle and Amy

--



**Scott Heidergott**

Fire Marshal

[sheidergott@telluridefire.com](mailto:sheidergott@telluridefire.com) | Cell: [970-708-0098](tel:970-708-0098)

Telluride Fire Protection District | <http://telluridefire.com/>

PO Box 1645  
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Telluride, CO 81435

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Fax: 970-728-3292

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## Michelle Haynes

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**From:** Finn KJome  
**Sent:** Monday, May 23, 2022 4:40 PM  
**To:** Michelle Haynes; Amy Ward  
**Cc:** JD Wise; Jim Loebe; Zoe Dohnal  
**Subject:** 109R

Hi Planners,

Here are my comments for this version of 109R.

- The utility re-routing with respect to water, sewer and storm drain is acceptable at this stage of review. The details of how this works will need to be vetted. Please provide types of materials used, access to utilities for maintenance to include clearances in the garage and a plan on how to keep the utilities active during construction.
- The plan shows new electric and gas facilities in Town property across Mtn Village Blvd. This area should not be constrained by utilities for this project. Instead look at utilizing the landscaped areas by the west end of the hotel and the north end of the trash facility which already has the relocated transformer for Shirana proposed on.
- Please show cross sections of Mtn Village Blvd to show shoulder, asphalt road surface sidewalk and the separation to the building exterior wall. Its hard to tell if everything fits from the plans.
- Please provide a separate snowmelt plan that shows all areas to be snow melted. This should include the sidewalks, the fire lane, the pedestrian plaza and all the area of back of house/Shirana parking and trash building. Include square footages.
- A separate boiler room doesn't seem necessary for a system that is roughly 25,000 sqft.
- I have the same comment as last time. The delivery area is insufficient in size. Please provide the square footage calculations on how the delivery area was derived. Please provide on operational plan on how this functions on a normal day and also during the peak times of the years such as Christmas Holiday. Please provide an operational plan that explains what happens with hotel delivery trucks when the loading dock is full and a second truck shows up or what the delivery truck does when the Town trash pickup is going on. Parking on Mountain Village Blvd is not acceptable.
- The delivery bay designed with the delivery truck sticking out is unacceptable. The truck needs to back into the bay and the door needs to close while the truck is being unloaded.
- Please provide the backup on how the trash rooms for the hotel were calculated. The main trash room in the garage seem undersized. Please provide how the trash is picked up. What size truck will be used ? How many times a week will trash be removed?
- Where is the air exchange equipment for the garage? Please provide details on the exhaust and intake for this air handler.
- Does the hotel boilers vent through the roof? Provide this detail.
- The landscape plan needs to be updated to match the civil. As mentioned before there are to many planters and fixed hardscape on the plaza. Open this area up for future activities or at least recognize the future need for maintaining the building. 10 foot clearance is not enough width for the large man lifts that will be required for maintenance.
- Please show on the site plan the bollards that are required for the fire lane.
- The town trash room needs to have the same square footage as the existing please make necessary changes that reflect this. Is there room to open the trash room doors , park a trash truck and still have acceptable circulation?
- I understand the construction mitigation plan is not required at this review. Please start designing this plan with Town staff as soon as possible.

Finn

**From:** [JD Wise](#)  
**To:** [Michelle Haynes](#); [Amy Ward](#)  
**Cc:** [Finn KJome](#); [Jim Loebe](#); [Zoe Dohnal](#); [Paul Wisor](#)  
**Subject:** 109R Referral Comments  
**Date:** Monday, May 23, 2022 1:37:55 PM

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Michelle and Amy,

Regarding our review of the 109R PUD amendment, please include the following comments:

- I am still concerned with the lack of back of house space, particularly in the loading dock/receiving area. Ideally the loading bay would accommodate a truck to pull completely within the bay. It could be problematic to have a delivery truck extending 9-12 feet outside the bay in what is sure to be a busy and congested area. I believe this assumes a wb40 semitruck. Furthermore if wb50 or larger trucks are needed in the future they may not be able to access the loading bay without impacting circulation.
- The internal trash room seems inadequate. It's also unclear how the trash will be moved to the loading dock area for pickup.
- It would be worth exploring if one way traffic would help the overall circulation of the lower entry/trash/boiler zone.
- Snowmelt needs to extend into the two parking spaces shown on the south of the trash building. It would be helpful to see a dedicated snowmelt sheet that clearly shows all snow melted areas including drive lanes/parking areas/plazas/pedestrian walkways.
- The new configuration of the trash/boiler building is much better. It seems the Town trash/storage is now proposed at ~119 sq ft less than existing. Can the building be extended towards the two parking spots to gain back this square footage? We also need review and referral comments from Bruin Waste Management, the current hauler and lessee of the trash facility.
- Are the stairs from the drop off area now designated as a public walkway?
- The landscaping still needs to be scaled back in front of the retail/ski storage spaces to allow more flexible space for outdoor seating, small special-event flexibility, and maneuverability of Town utility cart vehicles and potentially EMS/Ambulance traffic. I would suggest a minimum width of 16' for vehicle/equipment access. This will also provide necessary access to the plaza for a boom lift or other equipment for services and repairs to the exterior of the building including window washing, façade repairs, etc.
- I am still concerned about omitting the 48 Town Parking Spaces from this project. This effectively eliminates all public parking on the north end of the Village Center which will cause a reduction of pedestrian foot-traffic on this end of the plazas. I often observe the public parking in the current public spaces and patronizing various businesses from Conference Center Plaza to the North. Not only will this be a detriment to current businesses, but I believe it will also reduce foot traffic to the retail businesses and food & beverage outlets included in this project. The nearest option for public parking would be to park in the Heritage Parking Garage, ride the elevator to the plaza level, then navigate the public plazas to this project. I worry that without public parking many patrons may not explore this end of the plaza and will rather land at businesses and

F&B outlets closer to where they park. Anything that encourages foot-traffic on this end of the Village Center will benefit all businesses in this zone, including those within this project, and help appropriately spread-out pedestrian traffic throughout the Village Center as a whole.

- There is a note that roof drains may daylight into the landscaping beds or be hard-piped into the storm drainage system, TBD at final. We would prefer that roof drains be hard-piped into the storm drainage.

Thank you for the opportunity to provide feedback on this PUD amendment.

J.D. Wise

Assistant Public Works Director

Town of Mountain Village

O :: 970.369.8235

M :: 970.708.0215

F :: 970.369.8119

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#)

Please note that I am in the office Tuesday through Friday.



**From:** [Zoe Dohnal](#)  
**To:** [Michelle Haynes](#); [Amy Ward](#)  
**Cc:** [Finn KJome](#); [Jim Loebe](#); [Paul Wisor](#); [JD Wise](#)  
**Subject:** 109R Referral Comments  
**Date:** Monday, May 23, 2022 3:16:42 PM

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Michelle and Amy,

Please include the following comments concerning the 109R PUD amendment. Thank you!

- Versatility in retail space: A continual challenge in our Village Center commercial space is the lack of versatility after construction. To remodel a commercial space from retail to a restaurant requires a number of infrastructure improvements, including a ventilation system. Providing room, or putting in these types of infrastructure during initial construction will allow for a broader use potential and save a significant future investment.
- Public Parking: With the loss of 48 public parking spaces, our Mountain Village Center will no longer have public parking available at the north end of the village. This will impact current businesses and attracting new businesses to that area, as staff and patron parking is already a concern for many. The gondola parking garage will not satisfy this need. I understand the developer will provide 27 parking spaces for access to their public offerings. However, I do not feel like it will fulfill the need and be a detriment to sales. I would like to know how the developer plans on managing their patrons without sufficient parking?
- Plaza Use: I encourage the applicants to consider including infrastructure for future plazas uses within their plan. As the hotel will most likely promote plaza use for events, plaza vending, and expanded dining or retail.

[Zoe Dohnal](#)

Director of Operations and Development  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A

O :: [970.369.8236](tel:970.369.8236)

M :: [970.708.4959](tel:970.708.4959)

[LinkedIn](#) | [Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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

**From:** [Jim Loebe](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Amy Ward](#); [Finn KJome](#); [Paul Wisor](#); [JD Wise](#); [Zoe Dohnal](#)  
**Subject:** 109R Referral Comments  
**Date:** Monday, May 23, 2022 2:59:24 PM

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Hi Michelle,

After reviewing the updated PUD plans for 109R I would like to echo my initial comments from the first draft:

- The sidewalk shown on the plans has a break in it at the bridge, on the inner radius of MVB. This sidewalk needs to be contiguous, all the way from the east 109R lot line, through 109R, to Wells Fargo, with ADA curb cuts at all intersections, lot entrances, and the main entry into the hotel. At no point should users be pushed into the road. The sidewalk also needs to be snow melted.
- It would be nice to see a diagram of all proposed areas to be snow melted
- On the pedestrian flow diagram, the emergency access lane between the proposed new plaza and the existing Short Term lot should be designated as an official pedestrian route on the diagram.
- The proposed traffic flow diagram shows two-way traffic through the area we currently call Short Term parking. Maybe the Chief should weigh in on this, but it just seems like too much activity in a small space. We use this as a bus turnaround and transit feels it should be one-way flow, counterclockwise. Hopefully it will work for delivery trucks to enter counterclockwise and back into the loading dock. It actually looks like an easier maneuver on paper than what they are proposing.

Thank you,

Jim Loebe  
Transit Director and Director of Parks and Recreation  
Town of Mountain Village  
O::970.369.8300  
M::970.729.3434

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Email Signup](#)

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

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

**From:** [Chris Trospen](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Finn KJome](#)  
**Subject:** Re: Pages from 2022.05.19 DRB Compliance Hearing Submittal.pdf Lot 109R Hotel  
**Date:** Tuesday, May 24, 2022 8:08:55 AM

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Michelle,

Thank you for the information. I have listed below a couple things that I can see.

Who is going to be sharing that space with us? TOMV? If the carts could be parked towards the door and we were able to utilize the space behind the carts would work good. Or the carts be parked where the containers are listed and we utilize the large space where the carts are shown?

We are going to be giving up about 380 sq ft of space and we are already tight as it is. We normally have min. of 10 dumpsters in at all times plus our utility cart.

Roll up doors rather than barn doors would leave more space in the parking lot while we are servicing them, also less likely to be damaged..

Is it going to be a problem that we are blocking that driveway off for 20-30 min. per day while we are servicing the cans?

I think that's all I have.

Let me know your thoughts.

Chris Trospen  
Bruin Waste Management  
970-864-7531 office  
970-428-1246 cell

On May 23, 2022, at 4:12 PM, Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)> wrote:

Chris:

Good afternoon. Attached are the civils to date and the sheet showing the new trash shed. I understand the trash shed will need to be fire sprinklered if the boilers are co-located. Any and all thoughts you may have as to this layout would be helpful to understand from your perspective as the service provide.

Thank you!

Michelle Haynes  
Housing Planning and Development Services Director  
<Pages from 2022.05.19 DRB Compliance Hearing Submittal.pdf>



Michelle Haynes, Community Development Director  
Town of Mountain Village  
Via email: [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)

April 29, 2022

Re: Lot 109R Major PUD Amendment

Dear Michelle,

Thank you for providing the Lot 109R Major PUD Amendment to us for review. This is an amendment to a project originally approved in 2010, with vested rights expiring in December of 2022. A new development agreement is proposed. As there is no net decrease in open space, we have no objections to that component of the project, or the adjustments associated with the open space.

The draft Development Agreement, Section II. Proposed Amendments, shows a decrease in efficiency lodge, lodge and condo units from 124 to 102, and a decrease in density from 121.5 to 110.5, a reduction of 11 density units. It also shows an increase in employee housing density from 3 to 63; the number of units goes from 1 to “some combination of units.” Section II.B states that the 11 density units will be transferred to allow additional employee housing, along with a transfer of 49 density units from the Town density bank, to achieve the total density of 63. However, the application goes on to say, “provided that in no event could the total density of uses within the Employee Housing Unit be less than 4 (one employee apartment and one employee dorm) or exceed 21.” (emphasis added) This appears to be mixing the unit counts and density counts. The proposed floor plans show 21 employee housing units. The application should be corrected to state that employee housing density is 63.

The inclusion of more than one employee unit in the project is laudable. The County supports the transfer of 49 units from the Town density bank for employee housing and has no objections to the increase in hot beds, the reduction in total efficiency lodge, lodge, and condo units, and transferring those 11 density units to the employee housing component of the project. The County also supports creating a single approximately 11,700 s.f. condominium unit to be deed-restricted and used solely for employee housing purposes. However, allowing the developer to create as few as 2 units (one apartment and one dorm room) for a density of 4 employees is wholly insufficient. The County recommends that the project be required to provide housing for the maximum density of 63, in any combination of unit type and configuration, and that it only be reduced if there is a proportionate reduction in the number of efficiency lodge, lodge, and condo units and other employee-generating uses on site.

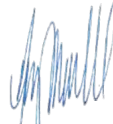
As you are aware from the Housing Needs Assessment done in 2018, we are desperately short on employee housing units in the region. The Board of County Commissioners believes it is imperative to meet the housing needs of people who work in Mountain Village within the Town of Mountain Village. If the Town allows developers to create the need for employees, the Town should hold developers responsible for creating affordable housing opportunities for those employees in the Town. These actions must be done in order to preserve community character and ensure the Telluride Region continues to be a viable residential community with a stable resident workforce.

Again, thank you for providing us with an opportunity to review the project. If you have any questions, please let us know.

Sincerely,



Kaye Simonson, AICP  
Planning Director



Amy Markwell  
County Attorney



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

---

**TO:** Mountain Village Town Council

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

**FOR:** Public Hearing on June 16, 2022

**DATE:** June 2, 2022

**RE:** Consideration to Authorize the Inclusion of Town-Owned Property, Portions of OS-3BR-2 in a Subdivision Application Connected with Lot 109R Resulting in a Net Increase in OS-3BR-2 of 360 Square Feet and a Net Decrease of Lot 109R of 360 Square Feet

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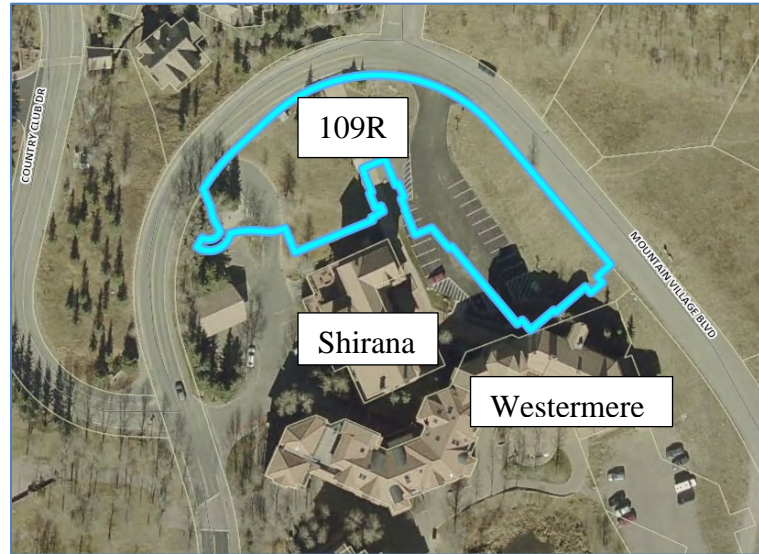
**PROJECT OVERVIEW**

The applicant requests a Major PUD Amendment to the 109R Planned Unit Development (PUD), formerly known as the Mountain Village Hotel PUD first approved in 2010, but subsequently received two PUD amendments to extend the approval to December of 2022. The amendment contemplates minor adjustments to the density, significant design changes inclusive of an increase in the height request from 88'-9" to 96'-8" and also an increase in average height from 65'-2.9" to 82.46'. The design as currently proposed has heights that vary slightly from this request. A letter of intent has been provided by a luxury hotel brand called Six Senses. The project will also include public plaza improvements, public bathrooms, a market, two retail spaces, fine dining, a bar and a conference/wedding space on the 6<sup>th</sup> floor. The application also contemplates a replat to adjust boundaries around the property with the Town of Mountain Village, Village Center open space property, pending Town Council consent to the application to be discussed. The use elements consist of 62 guaranteed hot beds, 22 condominiums, 18 lodge units with lock offs, employee dormitory, and hotel amenity spaces and public commercial areas as identified above.

**Legal Description:** Lot 109R, Town of Mountain Village according to the Plat recorded on March 18, 2011 in Plat Book 1 at Page 4455, Reception No. 416994, County of San Miguel, State of Colorado

**Address:** 628, 632,636, 638, 642 Mountain Village Blvd

**Owner/Applicant:** Tiara Telluride, LLC  
**Agent:** Ankur Patel & Matt Shear  
**Zoning:** Village Center Zone District, Village Center Active Open Space  
**Proposed Zoning:** Planned Unit Development (PUD)  
**Existing Use:** Vacant, used for temporary surface parking  
**Approved Use Pursuant to PUD Development Agreement:** 66 efficiency lodge units; 38 lodge units, 20 condominium units, one employee apartment and 20,164 sq. ft. of commercial space.  
**Proposed Use:** 62 efficiency lodge units, 18 lodge units, 22 condominium units, 18 dormitory units, 2 employee apartments and approximately 26,000 square feet of commercial space.  
**Site Area:** .825 acres proposed to change to .817 via a major subdivision application



**Adjacent Land Uses:**

- **North:** See Forever, Village Center
- **South:** Village Center, mixed use
- **East:** Multi-Family and Single Family, vacant
- **West:** Peaks, Village Center

**RECORD DOCUMENTS**

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

**ATTACHMENTS**

1. Proposed Replat Area
2. Existing Conditions Map

**109R MOUNTAIN VILLAGE HOTEL PLANNED UNIT DEVELOPMENT HISTORY**

- Lot 109R PUD was approved in 2010 by Resolution 2010-12088-31 which included a replat inclusive of Village Center open space.
- 1<sup>st</sup> amended PUD agreement via a Major PUD amendment process extended the approval to expire on December 8, 2015, approved by ordinance.
- 2<sup>nd</sup> amended PUD agreement via a Major PUD amendment process extended the approval to expire on December 8, 2022, approved by ordinance.

When the original PUD was approved, the following items occurred:

- ✓ The developer received 0.50 acre from the Town that was part of OS 3-BR-1.
- ✓ 0.50 acre is now part of Lot 109R.
- ✓ Town received Lot 644 in the Meadows in exchange for the land given for the development
- ✓ Cost from the Developer was \$700,000 for 1.6 acres (Lot 644)
- ✓ Density permitted by the PUD has been transferred to the site
- ✓ The property was replat into its current configuration

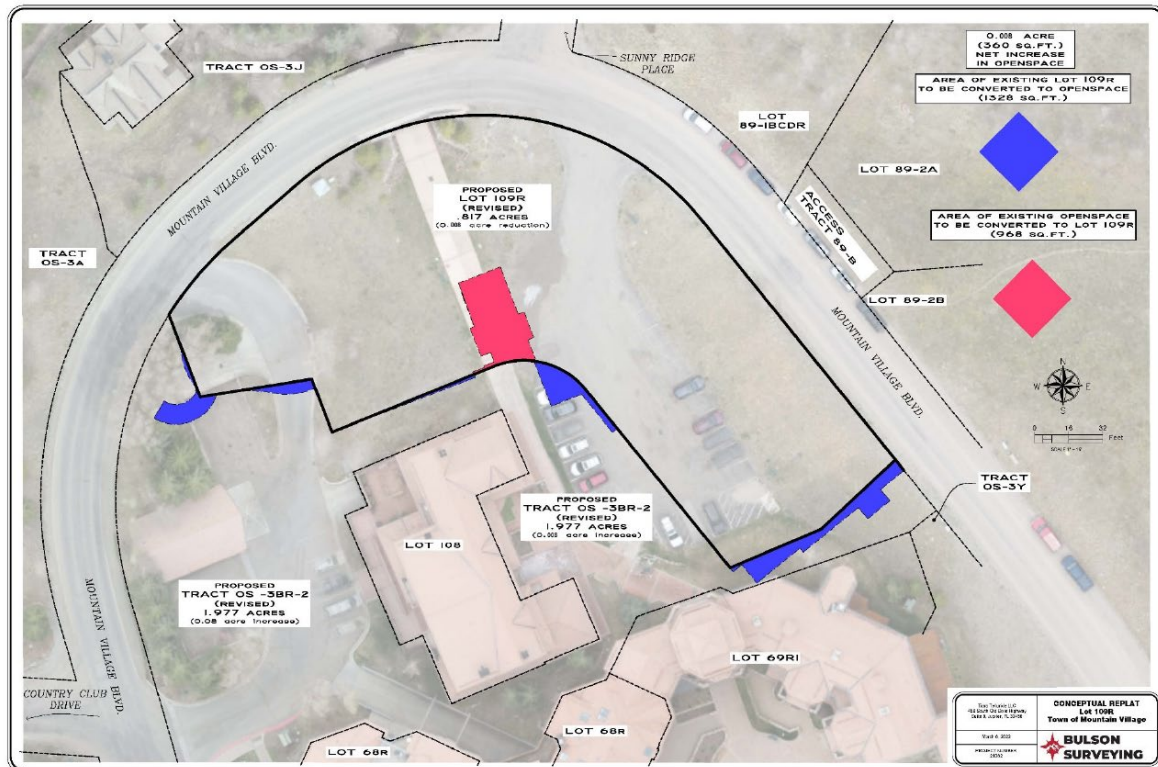


## Major Subdivision Request

The applicant requests a major subdivision to essentially trade property areas between town owned Village Center open space (OS 3BR 2) and 109R. The request needs Town Council consent. The Council could then review the application with the final PUD amendment submittal and continued hearing. The replat results in town Village Center Open space increasing by 360 square feet and lot 109R decreasing by 360 square feet. The primary motivator for the request is the acquisition of the red area that is located within the See Forever walkway area and allows the applicant the ability to construct areas below grade. The applicant rounded off the replat areas by proposing to give the town the blue areas in exchange for the red area. The resulting land area would increase town owned village center open space by 360 square feet and decrease their lot area by 360 square feet.

This request recognizes that the town gave the original PUD developer .5 acres of village center open space to use in replatted lot 109R and in exchange the town received Lot 644 in the Meadows.

Exhibit. Major Subdivision Exhibit – red is town owned, blue is 109R to be replat

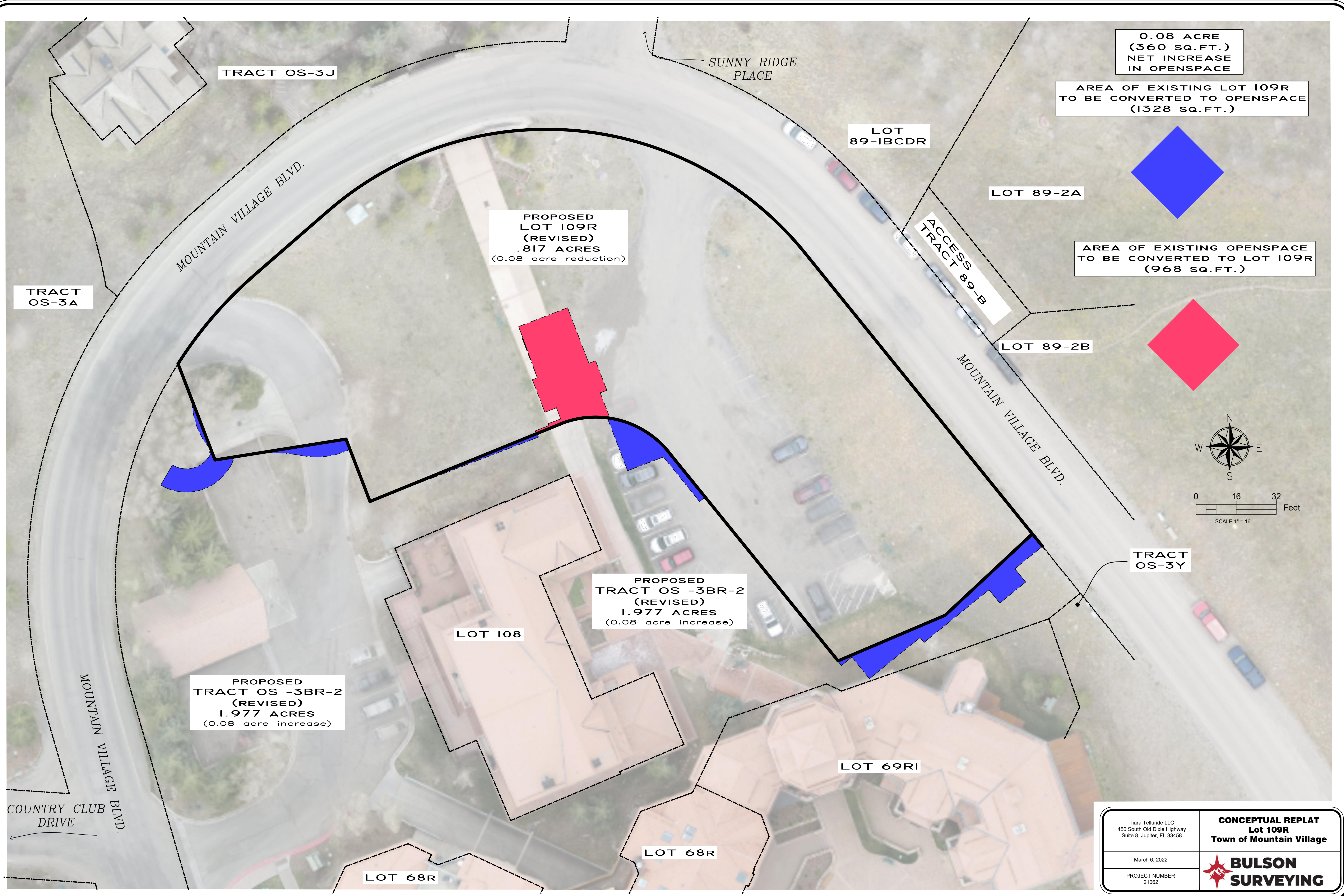


## RECOMMENDED MOTION

*I move to authorize the inclusion of town-owned property (a portion of OS-3BR-2) in a subdivision application connected with lot 109R, provided that:*

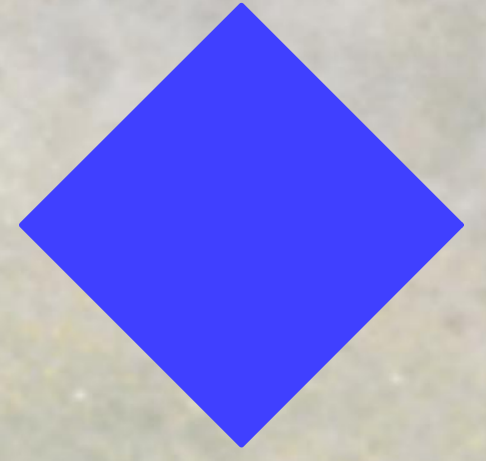
- (1) this motion does not guarantee approval of the application.*
- (2) the developer of Lot 109R, and not the Town, shall be responsible for all costs related to the subdivision application.*



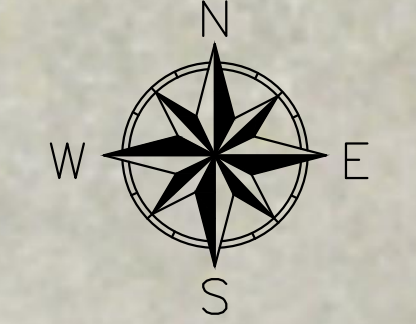
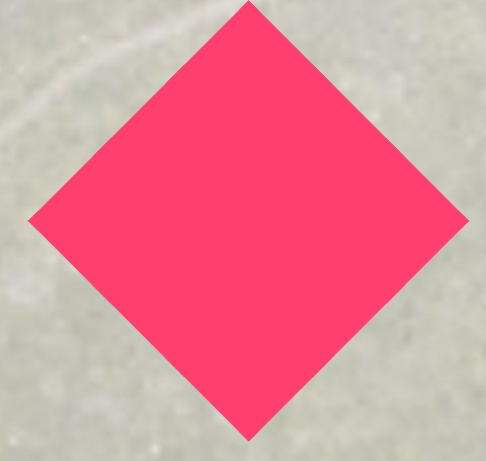


0.08 ACRE  
(360 SQ. FT.)  
NET INCREASE  
IN OPENSAPCE

AREA OF EXISTING LOT 109R  
TO BE CONVERTED TO OPENSAPCE  
(1328 SQ. FT.)



AREA OF EXISTING OPENSAPCE  
TO BE CONVERTED TO LOT 109R  
(968 SQ. FT.)




0 16 32 Feet  
SCALE 1" = 16'

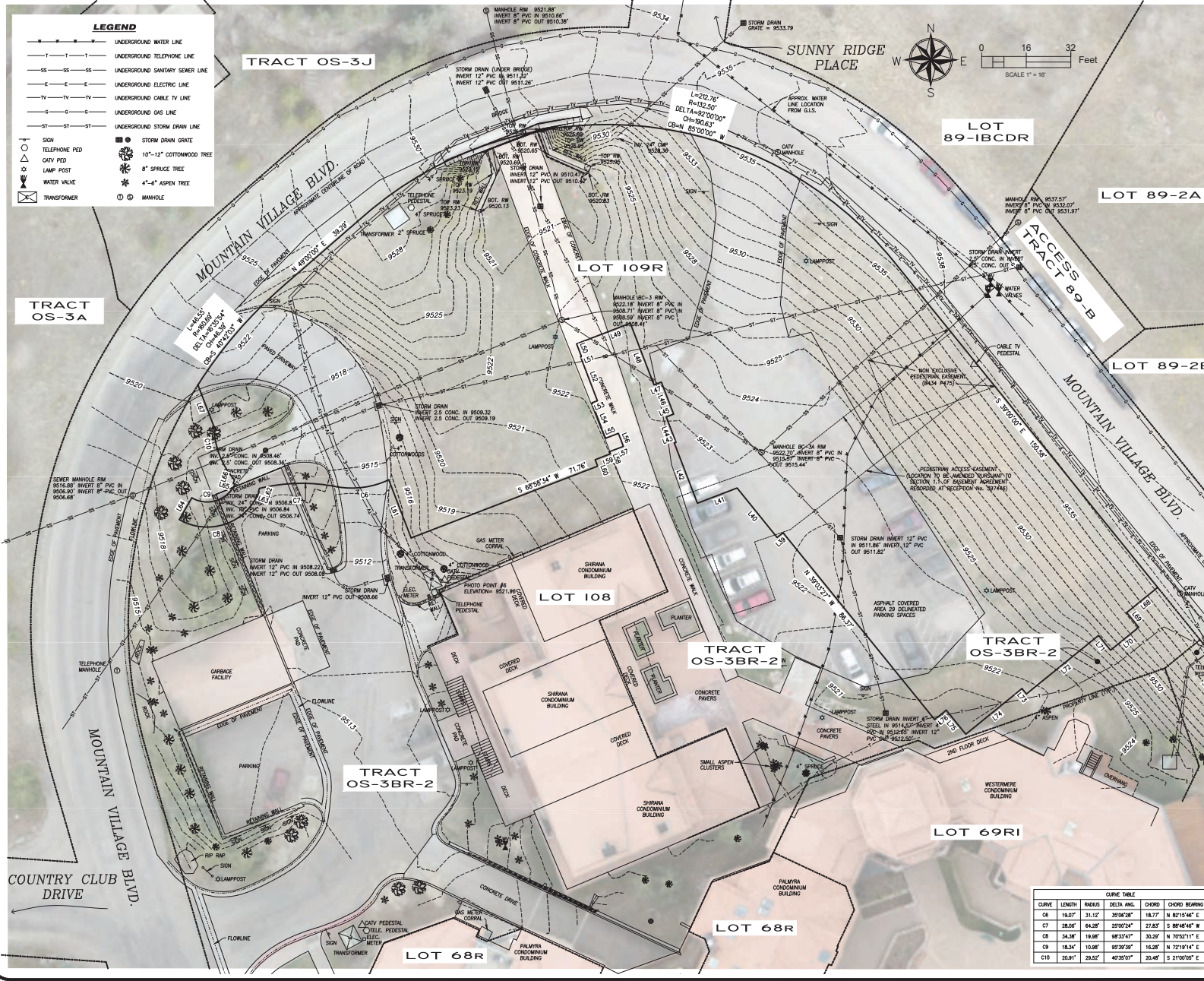
PROPOSED  
LOT 109R  
(REVISED)  
.817 ACRES  
(0.08 acre reduction)

PROPOSED  
TRACT OS -3BR-2  
(REVISED)  
1.977 ACRES  
(0.08 acre increase)

PROPOSED  
TRACT OS -3BR-2  
(REVISED)  
1.977 ACRES  
(0.08 acre increase)

Tiara Telluride LLC 450 South Old Dixie Highway Suite 8, Jupiter, FL 33458	<b>CONCEPTUAL REPLAT</b> <b>Lot 109R</b> <b>Town of Mountain Village</b>
March 6, 2022	
PROJECT NUMBER 21062	





This Existing Conditions/Improvement Survey of the Lot 109R Town of Mountain Village was compiled using a 2018 UAS drone survey which was supplemented by conventional survey means during January of 2022. It was produced under the direct responsibility, supervision and checking of David R. Bulson of Bulson Surveying being a Colorado Licensed Surveyor. This Existing Conditions Survey is not a Land or Improvement Survey Plan as defined by Colorado State Statute. This survey is not to be relied upon for the specific location of buried utilities. It is meant as a general reference of location and all locations must be field verified before any construction.

David R. Bulson  
 Surveyor  
 License No. 3762  
 Date: 22.03.10 14:58:06 -0700

P.L.S. NO. 37662 \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY DESCRIPTION**

LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73-76R, 109, 110, TRACT 89-A AND TRACT OS-3BR-1 RECORDED MARCH 12, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

- NOTES:**
1. Easement research by Land Title Guarantee Company, Order Number ABS6008347-3, dated November 30, 2018 at 5:00 P.M.
  2. According to FEMA Flood Insurance Rate Map 08113C0287-D, Panel Number 0287D recorded September 30, 1998, Lot 109R is within Zone X; Areas determined to be outside 500-year flood plain.
  3. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
  4. This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
  5. The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
  6. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
  7. Benchmark: Control Point "Crystal-1", a No.5 rebar with elevation 9555.32 feet.
  8. Contour interval is one (1.0) foot.
  9. No evidence of wetlands were observed during the course of this survey.
  10. The location of buried utilities and drainage structures are based on markings and information provided by others. All locations must be field verified prior to construction.
  11. Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.

**NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LINE	Bearing	Length	LINE	Bearing	Length
L39	S 51°01'00" W	2.74'	L49	S 89°50'00" W	29.67'
L40	N 38°38'10" W	22.86'	L50	S 21°00'00" E	4.75'
L41	S 68°59'54" W	15.26'	L51	S 89°00'00" E	0.33'
L42	N 21°00'23" W	23.15'	L52	S 21°00'00" E	17.00'
L43	N 89°59'53" E	0.66'	L53	S 89°59'00" W	2.12'
L44	N 21°00'00" W	9.76'	L54	S 21°00'00" E	13.67'
L45	N 89°59'50" E	2.84'	L55	N 89°59'50" E	4.86'
L46	N 21°00'00" W	13.23'	L56	S 21°00'00" E	5.00'
L47	S 89°59'56" W	2.85'	L57	S 89°57'00" W	5.33'
L48	N 21°00'00" W	23.71'	L58	S 21°02'52" E	0.83'
L49	S 50°56'33" W	14.32'	L59	S 89°59'23" W	5.83'
L60	N 39°52'27" W	6.83'	L60	S 21°00'00" E	2.50'
L70	N 50°56'53" E	13.00'	L61	N 21°00'00" W	22.36'
L71	S 39°52'27" E	6.83'	L62	S 79°59'24" W	1.25'
L72	S 50°56'33" W	32.35'	L63	S 89°59'47" E	0.31'
L73	N 39°52'27" W	3.50'	L64	N 30°00'04" E	9.00'
L74	N 50°56'44" E	26.01'	L65	N 70°19'36" W	0.68'
L75	S 39°01'50" E	11.12'	L66	N 17°58'24" E	1.37'
L76	S 50°56'33" W	5.30'	L67	N 21°00'00" W	16.00'

CURVE	LENGTH	ARC CHORD	CHORD BEARING
C6	19.07'	31.12'	N 21°15'44" E
C7	28.05'	64.28'	S 27°02'44" W
C8	34.38'	89.3744'	S 30.29' N 70°52'11" E
C9	18.34'	10.98'	S 93°39'39" W
C10	20.91'	29.52'	N 21°00'00" E

Terra Telluride LLC  
 450 South Old Drive Highway  
 Suite 8, Jupiter, FL 33458

**EXISTING CONDITIONS IMPROVEMENTS SURVEY LOT 109R Town of Mountain Village**

February 11, 2022

**BULSON SURVEYING**

PROJECT NUMBER: 21062



**TOWN OF MOUNTAIN VILLAGE**  
455 Mountain Village Blvd. Mountain Village, CO 81435  
(970) 369-8236

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**TO:** Town Council

**DATE:** June 16, 2022

**FROM:** Lauren Kirn, Environmental Efficiencies and Grant Coordinator  
Zoe Dohnal, Business Development and Sustainability Director

**RE:** Single-Use Plastics Reduction Ordinance (Second Reading)

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**Executive Summary**

In July 2021, the State of Colorado passed House Bill 21-1162 Management of Plastic Products. This bill goes into effect on January 1, 2024. It presents bans on single-use plastic carryout bags and expanded polystyrene (i.e., Styrofoam) products for qualifying retail food establishments and stores. The bill also implements a bag fee for recycled paper carryout bags and repeals a current law prohibiting local governments from enacting restrictions or bans on plastic products.

The Town of Mountain Village is proposing an ordinance, the Single-Use Plastics Reduction Ordinance, to ban specific single-use plastics products and implement a carryout bag fee of \$0.20. This ordinance places bans on single-use plastic bags and expanded polystyrene takeout food containers for all retailers within Mountain Village. The ordinance will go into effect on January 1, 2023. This ordinance advances the Town’s existing voluntary Disposable Plastic Bag Reduction Program and Voluntary Single-Use Plastic Reduction Initiative, as well as the Town’s Zero Waste Action Plan and Climate Action Plan. It not only aligns Mountain Village with other mountain towns’ disposable bag bans and fees but establishes Mountain Village as a leader in addressing single-use plastics within Colorado.

**Attachments**

- Attachment A: Single-Use Plastics Reduction Ordinance

**Background**

Plastic pollution is one of the world’s most critical issues. The issue is so pressing the United Nations adopted a resolution on March 2, 2022, to end plastic pollution. According to the U.S. EPA, the United States generates over 35.68 million tons of plastic waste, making it the world’s largest generator of plastic waste. The average American generates about 287 pounds of plastic waste per year. Over 14.5 million tons of this waste is plastic packaging, bags, and containers.

On July 6, 2021, the State of Colorado’s Governor Jared Polis signed into law [House Bill 21-1162 Management of Plastic Products](#), also known as the Plastic Pollution Reduction Act. This bill goes





**TOWN OF MOUNTAIN VILLAGE**

455 Mountain Village Blvd. Mountain Village, CO 81435  
(970) 369-8236

into effect on January 1, 2024. House Bill 21-1162 was developed to reduce the State’s reliance on and consumption of plastic. The bill focuses specifically on single-use plastic carryout bags and food-related polystyrene products. HB21-1162 additionally repeals a 1989 state law prohibiting local governments from banning or restricting the use of sale of plastic products. The law will be effectively repealed on June 1, 2024.

*Single-Use Plastic Ban Timeline*

The timeline for HB21-1162 implementation is as follows:

- January 2023 - January 2024: 10-cent fee or higher imposed on recycled paper and single-use plastic carryout bags at stores
- January 2024: Single-use plastic bags banned at stores apart from unused inventory. Existing inventory may be supplied to customers at point of sale until June 1, 2024. Expanded polystyrene containers (e.g., Styrofoam) banned at restaurants apart from unused inventory. Existing stock can be used until depleted.
- July 2024: Local governments are allowed to impose more stringent restrictions and bans on plastic.

**Mountain Towns Are Addressing Single-Use Plastics**

Although the bill permits local governments to implement ordinances on single-use plastics starting in June 2024, mountain towns are and have been taking action for over a decade. The Town of Telluride was the first municipality in Colorado to pass legislation banning disposable plastic bags and implementing a bag fee. To date, ten mountain towns within Colorado have banned disposable bags and applied a bag fee. In 2021 alone, the municipalities of Breckenridge, Frisco, and Dillon all passed legislation banning single-use plastic bags.

Mountain Town	Disposable Plastic Bag Ban	Disposable Bag Fee <sup>1</sup>	Effective Date	Affected Businesses <sup>2</sup>	Additional Plastic Restrictions or Bans
Telluride	Yes	\$0.10	January 1, 2011	Town Businesses and Grocers	
Aspen	Yes	\$0.20	May 1, 2012	Grocers	
Breckenridge	Yes	\$0.10	September 1, 2021	Retail Stores	
Steamboat Springs	Yes	\$0.20	October 1, 2019	Large Markets	
Crested Butte	Yes	Varies by business	September 1, 2018	All Businesses	
Vail	Yes	\$0.10	August 1, 2015	Grocers	
Avon	Yes	\$0.10	May 1, 2018	Retailers	Ban on expanded polystyrene take-out food containers (Jan. 1, 2021)



**TOWN OF MOUNTAIN VILLAGE**

455 Mountain Village Blvd. Mountain Village, CO 81435  
(970) 369-8236

Frisco	Yes	\$0.25	September 1, 2021	Retail Stores and Restaurants	
Dillon	Yes	Varies by business	August 1, 2021	Markets	Ban on expanded polystyrene foam containers by restaurants
Carbondale	Yes	\$0.20	May, 2011	Grocers and Retailers	

1. The requirements of the disposable bag fee vary by ordinance. For example, in Telluride it applies only to Town Grocers although any Town Business may voluntarily opt in and apply the bag fee.

2. The definition of "market," "retail," and "business" differs by town ordinance. Some businesses are affected by the disposable plastic bag ban and not the bag fee.

**Town of Mountain Village Single-Use Plastics Reduction Ordinance**

Mountain Village has 182 businesses operating within the community. A combined total of about 20 stores and retail food establishments in Mountain Village will be subject to the state's requirements and restrictions. As stated in the Resolution for the Disposable Plastic Bag Reduction Program, "if it is found that the goals of this program are not being achieved through this voluntary Resolution, Town Council intends to immediately implement a mandatory Ordinance to the same effect complete with fines for non-compliance." The proposed Single-Use Plastics Reduction Ordinance serves as this mandatory ordinance and incorporates the restrictions and bans within HB21-1162. This ban will go into effect on January 1, 2023.

Mountain Town	Disposable Plastic Bag Ban	Disposable Bag Fee <sup>1</sup>	Effective Date	Affected Businesses <sup>2</sup>	Additional Plastic Restrictions or Bans
Town of Mountain Village	Yes	\$0.20	January 1, 2023	Retailers	Ban on expanded polystyrene food takeout containers

*Disposable Paper Bag Fee Program*

Under this ordinance, the only disposable carryout bags permitted at point of sale are recycled paper bags. These bags may be provided to customers for a \$0.20 fee at point of sale. The Town relied on the City of Aspen or other mountain towns that have studied this cost, and Mountain Village is similar to Aspen and these other towns regarding services for which the fees will be used. Per HB21-1162, stores will retain 40% of the collected fees, tax-exempt, and the remaining 60% will be remitted to the Town of Mountain Village. The Town will use these fees to develop and expand solid waste diversion programs and for associated education and outreach efforts.

**Proposed Motion**

We propose a motion to pass on second reading, an Ordinance Adding Chapter 8.03 to Title 8 of the Municipal Code to establish single-use plastic reduction.

TOWN OF MOUNTAIN VILLAGE  
ORDINANCE NO. 2022-\_\_

ADDING CHAPTER 8.03 TO TITLE 8 OF THE MUNICIPAL CODE TO ESTABLISH  
SINGLE-USE PLASTIC REDUCTION

RECITALS:

WHEREAS, through the adoption of the Climate Action Plan, the Town of Mountain Village (the “Town”) aspires to achieve carbon neutrality by 2050. Solid waste reduction is a priority climate action strategy for reducing community greenhouse gas emissions.

WHEREAS, in 2008, the Town adopted Resolution 2008-1016-12 which established a goal of zero waste by 2025 with interim goals in 2011 and 2018. To date, the Town has not met these interim goals. Greater municipal action is needed for measurable progress.

WHEREAS in 2012, the Town Council adopted, the Mayor concurring, Resolution 2012-0719-14, establishing a voluntary program to eliminate the distribution of non-compostable disposable shopping bags at all points of sale.

WHEREAS, the use and disposal of single-use plastics indisputably have significant adverse impacts on human and environmental health.

WHEREAS, the Town finds it necessary to update purchasing practices to effectively reduce the amount of waste generated and change waste generation behaviors.

WHEREAS, a local commercial recycling option does not exist for disposable plastic bags and polystyrene takeout containers as they are not accepted in recycling streams by waste haulers serving the Telluride Region.

WHEREAS, reducing use and disposal of plastic waste to landfills is a cost-effective and efficient way of reducing greenhouse gas emissions, conserving resources, reducing waste and litter, protecting human and environmental health, and increasing the quality of life for the Town’s residents and visitors.

WHEREAS, the disposable bag fees generated through this Ordinance will be used to fund environmental sustainability education and initiatives.

WHEREAS, this mandatory ordinance includes penalties for non-compliance.

WHEREAS, Town Council believes the best alternative to continued use of disposable bags is to promote the use of more durable, reusable bags; and

WHEREAS, the Town believes this Resolution will benefit the community economically and environmentally as awareness of sustainability measures and climate change continue to influence consumers' behavior.

WHEREAS, the Town Council has determined that the adoption of this Ordinance is necessary for the preservation of the public health and safety of the residents and visitors of the Town; and

WHEREAS, the Town Council is adopting this Ordinance pursuant to its Home-Rule authority provided under the Colorado Constitution, Article XX, Section 1-6, the Town of Mountain Village Town Charter, specifically section 5.8, as well as the Town's police powers pursuant to Colorado Revised Statutes, Section 31-15-401.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, as follows:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Addition of Chapter 8.03 to Title 8 of the Town of Mountain Village Municipal Code. Chapter 8.03, "Single-Use Plastic Reduction" is added to Title 8, "Health and Safety," of the Mountain Village Municipal Code to read as set forth in Exhibit A: Addition of Chapter 8.03 to Title 8 of the Town of Mountain Village Municipal Code, attached hereto.

Section 3. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Mountain Village, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 5. Effective Date. This Ordinance shall become effective on January 1, 2023, following public hearing and approval by Council on second reading.

Section 6. Public Hearing. A public hearing on this Ordinance was held on the 19th of May 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.



Section 7. Publication. The Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.8 of the Charter.

**INTRODUCED AND ADOPTED ON FIRST READING AND REFERRED TO PUBLIC HEARING** on April 21, 2022 and setting such public hearing for May 19, 2022 at the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

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

BY:

ATTEST:

\_\_\_\_\_

\_\_\_\_\_

Laila Benitez, Mayor

Susan Johnston, Town Clerk

**HEARD AND FINALLY ADOPTED** by the Town Council of the Town of Mountain Village, Colorado this 19th day of May 2022.

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

BY:

ATTEST:

\_\_\_\_\_

\_\_\_\_\_

Laila Benitez, Mayor

Susan Johnston, Town Clerk

APPROVED AS TO FORM:

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

I, Susan Johnston, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. \_\_\_\_\_ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on April 21, 2022, by the affirmative vote of a quorum of the Town Council as follows:

<b>Council Member Name</b>	<b>"Yes"</b>	<b>"No"</b>	<b>Absent</b>	<b>Abstain</b>
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				

Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Harvey Mogenson				
Jack Gilbride				

3. After the Council’s approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2022 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on May 19, 2022. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

<b>Council Member Name</b>	<b>“Yes”</b>	<b>“No”</b>	<b>Absent</b>	<b>Abstain</b>
Laila Benitez, Mayor				

Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Harvey Mogenson				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_

Susan Johnston, Town Clerk

(SEAL)



## SINGLE-USE PLASTIC REDUCTION ORDINANCE

### 8.03.010 Purpose

The Town of Mountain Village's SINGLE-USE PLASTIC REDUCTION ORDINANCE (the "Ordinance") is an advancement of the Town's Voluntary Single-Use Plastic Reduction Initiative (TMV Resolution 2019-0718-13). The Ordinance supports the Town's goal of Zero Waste (TMV Resolution 2008-1016-12) and furthers the Town's voluntary Disposable Plastic Bag Reduction Program (TMV Resolution 2012-0719-14). The Ordinance prohibits the distribution of single-use plastic bags at all retailers and prohibits the distribution of expanded polystyrene takeout containers at all Grocery and Restaurants operating within Mountain Village. It also implements a 20-cent disposable carryout bag fee for all disposable carryout bags provided at point of sale; a portion of which will be remitted to the Town and the remaining amount to be retained by retailers as tax-exempt, non-revenue funds.

### 8.03.020 Definitions

Container. A receptacle upon which or inside which food may be placed for consumption, whether or not the receptacle can be fully closed. This includes hinged food containers, plates, bowls, cups, and trays.

Disposable Carryout Bag. A bag that is furnished to a customer at a store or retail food establishment at the point of sale for use by the customer to transport or carry purchased goods. A disposable carryout bag does not include:

1. A bag that a pharmacy provides to a customer purchasing prescription medication.
2. A bag that a customer uses inside a store to:
  - a. Package loose or bulk items, such as fruits, vegetables, grains, vegetables; nails, bolts, screws, or other small hardware items; live insects, fish, crustaceans, mollusks, or other small species; and bulk seed, bulk livestock feed, or bulk pet feed.
  - b. Contain or wrap frozen foods, seafood, meat, flowers, potted plants, or other items that could dampen or contaminate other items if they were to come in contact with other items.
  - c. Contain unwrapped prepared foods or bakery goods; or
  - d. A laundry, dry cleaning, or garment bag

Disposable Carryout Bag Fee. A Town fee of twenty cents (\$0.20) imposed and required to be paid at the point of sale by each customer making a purchase from a retailer for each recycled paper carryout bag used during the transaction.

Expanded Polystyrene. Blown polystyrene, commonly known as Styrofoam™, and any other expanded or extruded foam consisting of thermoplastic petrochemical materials utilizing a styrene monomer and processed by techniques that may include:

- For expandable bead polystyrene, fusion of polymer spheres;
- Injection molding;
- Foam molding; and
- For extruded foam polystyrene, extrusion blow molding.

Food. Any raw, cooked, or processed edible substance, ice, beverage, or ingredient used or intended for use or for sale, in whole or in part, for human consumption. Food does not include a drug.

On Premises. Any use while inside a building or on the area of land that it is on, rather than taken out for use elsewhere.

Point of Sale. A cash register, check-out stand, or other point at which a sales transaction occurs in a store, retail food establishment, or other business or, for products that are ordered remotely from a store or retail food establishment and delivered, the location where the products are delivered.

Plastic. A synthetic material made from linking monomers through a chemical reaction to create a polymer chain that can be molded or extruded at high heat into various solid forms retaining their defined shapes during their life cycle and after disposal. The assertions made in this document refer to fossil-derived plastics and to biologically-based polymer plastics.

Ready-to-Eat Food. Food that is cooked or otherwise prepared in advance for immediate consumption.

Recyclable. Material made solely of materials that are capable of being separated from a waste stream by a food service retailer and made available for collection and delivery to a processor for reuse or remanufacture into the same or other products.

Retailer. Any person, corporation, partnership, business, facility, vendor, organization or individual that sells or provides merchandise, goods or materials, including, without limitation, clothing, food, or personal items of any kind, directly to a customer. "Retailer" includes, without limitation, any department store, grocery store, hardware store, pharmacy, liquor store, restaurant, catering truck, convenience store, and any other retail store or vendor.

Recycled Paper Carryout Bag. A carryout bag made from 100% recycled material or other post-consumer content and is 100% recyclable.

Reusable Carryout Bag. A carryout bag that has all the following characteristics:

1. Designed and manufactured for at least 125 uses.
2. Weight-carrying capacity of at least 25 pounds over a distance of 175 feet.
3. Stitched handles

4. Made of cloth, fiber, or other fabric or a recycled material such as polyethylene terephthalate (PET).

A reusable carryout bag does not include bags made of biologically-based polymers such as corn or other plant sources; except that a carryout bag made of hemp is a reusable carryout bag if it is designed and manufactured in accordance with the aforementioned characteristics.

Single-Use Plastic Carryout Bag. A disposable carryout bag made predominantly of plastic derived from natural gas, petroleum, or a biologically-based source, such as corn or other plant sources, and that is provided to a customer at the point of sale.

#### 8.03.030 Single-Use Plastic Bags Prohibited

Effective January 1, 2023, it is unlawful for retailers operating within Town of Mountain to distribute single-use plastic carryout bags to customers at any point of sale.

#### 8.03.031 Expanded Polystyrene Takeout Food Containers

Effective January 1, 2023, it is unlawful for Restaurants and Grocery to distribute polystyrene takeout containers.

#### 8.03.040 Implementation of Disposable Carryout Bag Fee

Effective January 1, 2023, retailers shall only offer customers reusable carryout bags or recycled paper carryout bags. At point of sale, a retailer may provide a customer with one or more recycled paper carryout bags or disposable carryout bag only if the customer pays a fee of \$0.20 per recycled paper carryout bag.

Nothing in this Chapter shall prohibit retailers from making reusable bags available for sale or at no cost to customers.

Nothing in this Chapter shall prohibit customers from using bags of any type that the customers bring into the store or from carrying away goods purchased by such customers that are not placed in a bag.

#### 8.03.050 Disposable Carryout Bag Fee Requirements.

In providing carryout bags for a fee, a retailer shall

- (a) For each customer provided a recycled paper carryout bag for a fee, provide on the customer's transaction receipt a record of the number of carryout bags provided as part of the transaction and the total amount of fees charged for the carryout bags provided;
- (b) Not refund to the customer any portion of the disposable carryout bag fee, either directly or indirectly, or advertise or otherwise convey to customers that any portion of the disposable carryout bag fee will be refunded.

#### 8.03.060 Disposable Carryout Bag Fee – Retention and Remittance

Retailers shall remit sixty percent (60%) of the collected disposable carryout bag fee to the Town. The remaining forty percent (40%) may be retained by the retailers. The disposable carryout bag fee is exempt from the Town's sales tax.

On a quarterly basis starting May 1, 2023 retailers shall remit from the total amount of disposable carryout bag fees collected in the previous quarter that amount that is owed to the Town:

1. To the Town's Finance Department
2. A retailer need not remit disposable carryout bag fees collected in any quarter which the collected fees total less than twenty dollars (\$20). The retailer shall retain those collected fees until the store has more than twenty dollars (\$20) worth of collected fees to remit and shall remit those fees as part of the next quarterly remittance.

#### 8.03.070 Disposable Carryout Bag Fee – Exemptions

A retailer may provide a disposable paper bag to a customer with no fee if the customer provides proof that he or she is a participant in a federal or state food assistance program.

The disposable carryout bag fee does not apply to the following:

1. A bag that a pharmacy provides to a customer purchasing prescription medication.
2. A bag that a customer uses inside a store to:
  - a. Package loose or bulk items, such as fruits, vegetables, grains, vegetables; nails, bolts, screws, or other small hardware items; live insects, fish, crustaceans, mollusks, or other small species; and bulk seed, bulk livestock feed, or bulk pet feed.
  - b. Contain or wrap frozen foods, seafood, meat, flowers, potted plants, or other items that could dampen or contaminate other items if they were to come in contact with other items.
  - c. Contain unwrapped prepared foods or bakery good; or
  - d. A laundry, dry cleaning, or garment bag

#### 8.03.080 Disposable Carryout Bag Fee – Authorized use of Funds

The portion of the disposable carryout bag fee revenue received by the Town shall be deposited as revenue in a designated waste reduction and reusable line item within the Town's budget to be used for the following purposes:

1. Producing and providing reusable bags to Town residents and guests;
2. Educating Town residents, retailers and guests about the impacts of waste on the Town's environmental health, the importance of reducing the number of disposable bags entering the waste stream, and the impact of disposable bags on the Town's waterways and the environment;



3. Creating public educational campaigns to raise awareness about waste reduction and recycling;
4. Funding programs and infrastructure that allows the Mountain Village community to reduce waste and recycle;
5. Purchasing and installing equipment designed to minimize waste pollution, including recycling containers and waste receptacles;
6. Funding community cleanup or collection events and other activities to reduce waste;
7. Maintaining a public website for the purpose of educating the Town's residents and guests on waste reduction efforts;
8. Providing educational information to customers about the disposable carryout bag fee;
9. Training Retailer staff in the implementation and administration of the disposable carryout bag fee;
10. Improving or altering infrastructure to allow for the administration, collection, implementation, and reporting of the disposable carryout bag fee; and
11. Paying for the administration of the disposable carryout bag fee.
12. Any recycling, composting, or other waste diversion programs and related outreach and education activities.

#### 8.03.090 Disposable Carryout Bag Fee – Required Signage

Retailers shall display signage, clearly and visibly to customers, inside or outside of their establishments alerting customers to the disposable carryout bag fee.

#### 8.03.100 Disposable Carryout Bag Fee - Audits

Each retailer shall maintain accurate and complete records of the disposable carryout bag fee collected and the number of disposable carryout bag fee provided to customers, and shall also maintain such books, accounts, invoices, or other documentation necessary to verify the accuracy and completeness of such records. It shall be the duty of each retailer to keep and preserve all such documents and records, including any electronic information, for a period of three (3) years from the end of the calendar year of such records.

If requested, each retailer shall make its records available for inspection and audit by the Town during regular business hours so that the Town may verify compliance with the provisions of this Ordinance. To the extent permitted by law, all such records shall be treated as confidential commercial information.

### 8.03.110 Enforcement, Violations and Penalties.

Any person violating any of the provisions of this Ordinance shall be deemed to have committed a civil infraction for each and every day or portion thereof during which any infraction is committed, continued, or permitted and shall be subject to the penalties. Violations include, but are not limited to, failing, neglecting, or refusing to collect or pay the disposable carryout bag fee, or underpaying the disposable carryout bag fee. If any such infractions are committed, the Town's Finance Director shall make an estimate of the fees due, based on available information, and shall add thereto penalties, interest, and any additions to the fees. The Finance Director shall serve upon the delinquent retailer written notice of such estimated fees, penalties, and interest, constituting a Notice of Final Determination, Assessment, and Demand for Payment, (also referred to as "Notice of Final Determination") due and payable within 30 calendar days after the date of the notice. The retailer may request a hearing on the assessment from the Town.

If payment of any amount of the disposable carryout bag fee due to the Town is not received on or before the applicable due date, penalty and interest charges shall be added to the amount due in the amount of:

1. A penalty of ten percent (10%) of total due;
2. Interest charge of one percent of total penalty per month

Any person violating any of the provisions of this Chapter shall be deemed to have committed a civil infraction for each and every day or portion thereof during which any infraction is committed, continued or permitted and shall be subject to the penalties contained in Chapter 1.08 of the Municipal Code.



**AGENDA ITEM #13**  
**TOWN MANAGER**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 729-2654

**TO:** Mountain Village Town Council  
**FROM:** Paul Wisor, Town Manager  
**DATE:** April 13, 2022  
**RE:** Timing of Adoption of Comprehensive Plan Amendments

---

Executive Summary: The Town has been engaged in proposed amendments to the 2011 Comprehensive Plan since October 2020. Staff considered the latest draft of the amendments at its March 17th meeting. In light of the direction provided by Town Council at that meeting, Town Council should discuss a timeline for adoption of the proposed amendments to the 2011 Comprehensive Plan.

### **Overview**

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

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

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

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

As a result of the December 9 and January 20 Council discussions, the Town published a Draft Comprehensive Plan Amendment, dated January 26, 2022. The Town received over 80 public comments between January 18th and March 10th with respect to the latest drafts, and Town Council reviewed and discussed the latest draft on March 17th.

### **Proposed Timing**

It was initially anticipated the Meadows Resident Advisory Board would provide recommendations to Council on the Meadows Subarea in June 2022. The Meadows Resident Advisory Board requested an additional meeting to review proposed changes to the Meadows Subarea Plan. That meeting will take place on June 14th. Unfortunately, there is not enough

time between that meeting for staff and the Town's consultants to meaningfully integrate any changes and have them prepared for Council and public review before Council's meeting on June 16th.

As a result, Council will consider the Meadows Resident Advisory Board recommendations at its second June meeting. The entire Comprehensive Plan will then be reviewed by Council and submitted to the public for final review before Council reviews the Comprehensive Plan for adoption.





TO: Mountain Village Town Council

FROM: John Miller, Principal Planner  
 Portions of this memo provided by Megan Eno, District Ranger USFS

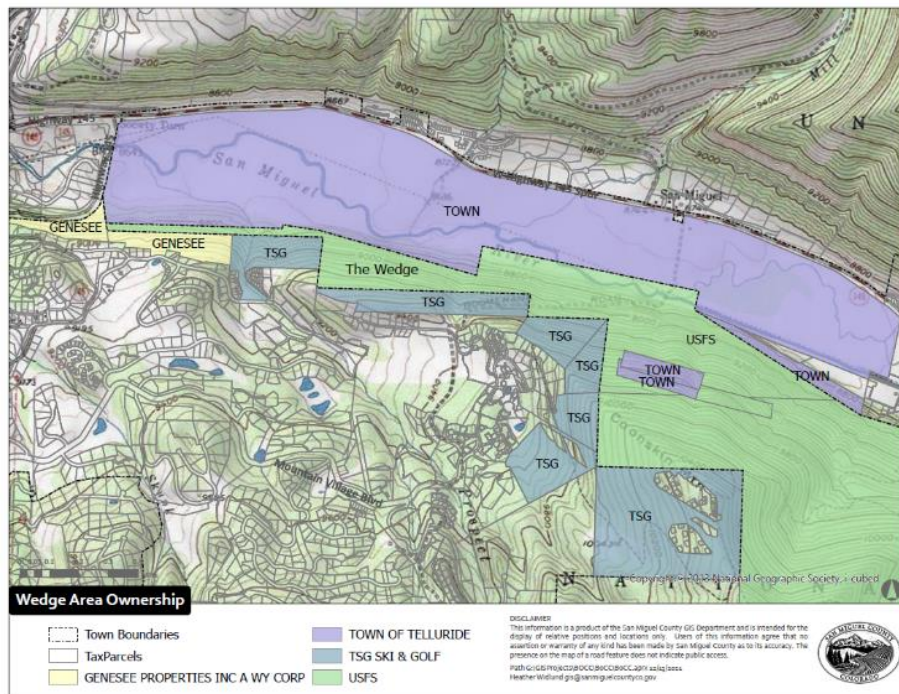
FOR: June 6, 2022

RE: Upper San Miguel Watershed Coalition Community Wildfire Resiliency Project – Informational Update

**Project Overview:**

The proposed Upper San Miguel Watershed Community Resilience Project (AKA Boomerang Road Project) aims to minimize potential wildfire intensity and protect homes and critical infrastructure in Telluride and Mountain Village. The project is intended to compliment, and support, Community Wildfire Protection Plan projects in the Town of Mountain Village. It is important to note this program is in its infancy, and still needs formal support from the project partners identified below.

**Overview Map:** While the project boundaries have not yet been defined, this map identifies some of the major landowners working together to develop a landscape scale proposal for treatment.



**Objectives:**

- Reduce potential crown fire activity.
- Increase the ability of firefighters to protect structures.
- Improving firefighter safety.
- Maintain emergency evacuation routes out of neighborhoods.

While the primary function of this project is to minimize wildfire intensity, there will also be additional ecosystem benefits to the proposed vegetation management work including:

- Stimulating aspen regeneration to reduce potential fire intensity.
- Improving age class diversity in mixed conifer.
- Reducing post-fire water quality impairments.

**Current Project Partners:**

San Miguel County	U.S. Forest Service
Town of Mountain Village	Town of Telluride
Telluride Golf and Ski	Genesee Properties
West Region Wildfire Council	Colorado State Forest Service

**Proposed Project Timeline:**

*Summer 2022:*

- Coalition will engage Town Councils & landowners
- USFS and CSFS will complete initial field surveys to identify a proposed project boundary
- CSFS & WRWC will work with private landowners to sign access agreements for initial field surveys

*Fall 2022:*

- Coalition will host a site visit for partners

*Winter 2022/Spring 2023:*

- Develop public engagement strategy
- Develop Proposed Action & NEPA timeline for activities on federal lands





# UPPER SAN MIGUEL WATERSHED COALITION

PROPOSED COMMUNITY RESILIENCY PROJECT

## Upper San Miguel Watershed Community Resilience Project

- GENESEE PROPERTIES INC
- TOWN OF TELLURIDE
- TSG SKI & GOLF
- USFS
- TOWN OF MOUNTAIN VILLAGE ; TOWN OF MOUNTAIN VILLAGE

**DISCLAIMER**

This information is a product of the San Miguel County GIS Department and is intended for the display of relative positions and locations only. Users of this information agree that no assertion or warranty of any kind has been made by San Miguel County as to its accuracy. The presence on the map of a road feature does not indicate public access.





## COALITION PARTNERS

- San Miguel County
- U.S. Forest Service
- Colorado State Forest Service
- West Region Wildfire Council
- Town of Telluride
- Town of Mountain Village
- Telluride Ski and Golf
- Genessee Properties



## PROJECT DESCRIPTION



- The proposed Upper San Miguel Watershed Community Resilience Project aims to minimize potential wildfire intensity and protect homes and critical infrastructure in Telluride and Mountain Village. The project is intended to compliment, and support, Community Wildfire Protection Plan projects in the Town of Mountain Village.

## PROJECT OBJECTIVES

- Reduce potential crown fire activity;
- Increase the ability of firefighters to protect structures;
- Improving firefighter safety;
- And maintain emergency evacuation routes out of neighborhoods.

*While the primary function of this project is to minimize wildfire intensity, there will also be additional ecosystem benefits to the proposed vegetation management work including:*

- Stimulating aspen regeneration to reduce potential fire intensity;
- Improving age class diversity in mixed conifer;
- And reducing post-fire water quality impairments.

## PROJECT TIMELINE



- ***Summer 2022***
  - Engage Town Councils & Begin Public Dialogue (SMC & FS)
  - Work with Private Landowners (CSFS & WRWC)
  - Field Surveys (CSFS & FS)
  
- ***Fall 2022***
  - Public & Partner Field Trips
  
- ***Winter 2022/Spring 2023***
  - Develop Proposed Action (NEPA)
  - Share Story Map & Continue Public Engagement



## DISCUSSION QUESTIONS

- What is the best way to engage your communities in this discussion?
- How do you think your communities will respond to a wildfire mitigation project like this?
- What types of concerns can you anticipate?





Telluride Regional Airport Authority

Town of Mountain Village Update

June 16, 2022

**Airport Highlights**

- ▲ Airline Update
  - Denver Air Connection (DAC)
    - 1 Daily Flight to DEN.
    - 1 Daily Flight to PHX
  - CFA continues to evaluate and enhance additional flights and airlines into TEX.
- ▲ Financial Update – All Revenue and Expenses operated within the Airport 2022 approved budget. TRAA is 100% self-sustaining operation.
- ▲ Airport Authority – Town of Mountain Village Appointees:
  - Richard Child - Vice Chair
  - Gary Bash – Finance Committee
  - Tom Richards – Finance Committee
  - Banks Brown - Alternate

**STATISTICS**

JANUARY – MAY 2022	<b>TRAA <u>2022</u></b>	<b>TRAA <u>2021</u></b>	<b>Percent <u>Change</u></b>
<b>AIRCRAFT OPERATIONS</b>			
General Aviation:	5,396	4,424	21.97%
Airline:	510	382	33.51%
<b>AVIATION FUEL SALES (Gallons)</b>			
General Aviation:			
100LL AvGas:	7,686	8,064	-4.69%
Jet-A	439,249	372,729	17.85%
Airlines:	<u>12,238</u>	<u>710</u>	<u>1623.66%</u>
<b>Total Fuel:</b>	<b>459,173</b>	<b>381,503</b>	20.36%
GA Passenger Enplanements:	9,345	9,392	-0.50%
Airline Enplanements:	4,953	2,280	117.24%

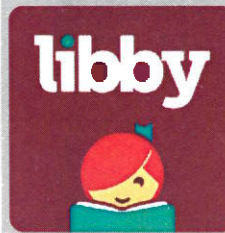
\*Denver Air Connection partner with United Airlines on a 30-seat Dornier 328JET



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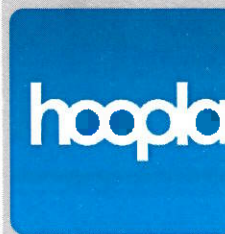
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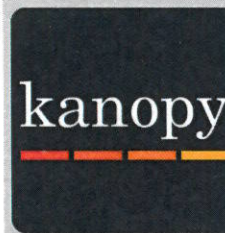
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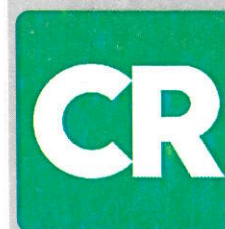
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Free notary services are available at the library. If you need a document notarized, call 970-728-4519 to set up an appointment.

## FINGERPRINTING



The library offers fingerprinting services in partnership with Colorado Fingerprinting. To reserve a time slot, visit [telluridelibrary.org](http://telluridelibrary.org), click on the Services Tab and scroll down to the Fingerprinting Services link.

## PASSPORTS



Library staff are available for passport photo services and to help process passport applications for expired passports as well as first-time applicants. These services are available by appointment only. Call 970-728-4519 ext. 127 to book your time slot.

## LEGAL AID



Free legal help via video chat is available the second Wednesday of every month from 2-5pm. Advanced registration is required. Call 970-728-4519 to sign up. You can also access free legal forms at [www.checkerboard.co](http://www.checkerboard.co).

**ALL SERVICES ARE AVAILABLE  
IN ENGLISH & SPANISH**





# JULY 2022

## AT-A-GLANCE

SUN	MON	TUES	WEDS	THURS	FRI	SAT
					1 New Storywalk Book! 11 AM: Telluride Market Show	2 3 PM: Storytime
3	4 LIBRARY CLOSED	5 9:30 AM: Discovery Tuesdays** 10:30 AM: Storytime	6 11 AM: MV Market Show 12 PM - 1PM: Free Lunch	7 10:30 AM: Storytime 3:30 PM: Littles on the Move	8 11 AM: Telluride Market Show	9 3 PM: Storytime
10	11 10:30 AM: Storytime Jam 12 PM-1 PM: Free Lunch 1 PM: Tween Program	12 9:30 AM: Discovery Tuesdays** 10:30 AM: Storytime	13 11 AM: MV Market Show 12 PM - 1PM: Free Lunch	14 10:30 AM: Storytime 3:30 PM: Littles on the Move	15 11 AM: Telluride Market Show	16 3 PM: Storytime
17	18 12 PM - 1PM: Free Lunch 1 PM: Tween Program	19 9:30 AM: Discovery Tuesdays** 10:30 AM: Storytime	20 11 AM: MV Market Show 12 PM - 1PM: Free Lunch	21 10:30 AM: Storytime 3:30 PM: Littles on the Move	22 11 AM: Telluride Market Show	23 3 PM: Storytime
24 3:00 PM Dancing Kids	25 12 PM - 1PM: Free Lunch 1 PM: Tween Program	26 9:30 AM: Discovery Tuesdays** 10:30 AM: Storytime	27 11 AM: MV Market Show 12 PM - 1PM: Free Lunch	28 10:30 AM: Storytime 3:30 PM: Littles on the Move	29 11 AM: Telluride Market Show	30 2 PM: Performance by NY Philharmonic

\*\*REGISTRATION REQUIRED



# JUNE 2022

## AT-A-GLANCE

SUN	MON	TUES	WEDS	THURS	FRI	SAT
			1 New Storywalk Book!	2 10:30 AM: Storytime 3:30 PM: Littles on the Move	3 5 PM: Family Bingo**	4 3 PM: Storytime
5	6 12 PM - 1 PM: Free Lunch 1 PM: Tween Program	7 9:30 AM: Discovery Tuesdays** 10:30 AM: Storytime	8 11 AM: MV Market Show 12 PM - 1PM: Free Lunch	9 10:30 AM: Storytime 3:30 PM: Littles on the Move	10 11 AM: Telluride Market Show	11 3 PM: Storytime
12	13 10:30 AM: Storytime Jam 12 PM-1 PM: Free Lunch 1 PM: Tween Program	14 9:30 AM: Discovery Tuesdays** 10:30 AM: Storytime	15 11 AM: MV Market Show 12 PM - 1PM: Free Lunch	16 10:30 AM: Storytime 3:30 PM: Littles on the Move	17 11 AM: Telluride Market Show	18 3 PM: Storytime
19	20 LIBRARY CLOSED	21 9:30 AM: Discovery Tuesdays** 10:30 AM: Storytime	22 11 AM: MV Market Show 12 PM - 1PM: Free Lunch	23 10:30 AM: Storytime 3:30 PM: Littles on the Move	24 11 AM: Telluride Market Show	25 3 PM: Storytime
26 3:00 PM Dancing Kids	27 12 PM - 1PM: Free Lunch 1 PM: Tween Program	28 9:30 AM: Discovery Tuesdays** 10:30 AM: Storytime	29 11 AM: MV Market Show 12 PM - 1PM: Free Lunch	30 10:30 AM: Storytime 3:30 PM: Littles on the Move		

\*\*REGISTRATION REQUIRED



# EVENTOS PARA ADULTOS

DOMINGO

LUNES

MARTES

MIÉRCOLES

JUEVES

VIERNES

SÁBADO

29	30	31	1 LEE UN LIBRO en Elk's Park 12-1PM COCINANDO LATINO en Ah Haa 5-7PM	2 DÍA DE APRECIACIÓN PARA NUESTRO USUARIOS Comida gratis en el patio de la biblioteca 12-2PM	3 NOCHE DE BINGO PARA LA FAMILIA Pizza y Premios 5PM	4 ZUMBA con Erin 10AM
5 COMMUNITY FIESTA Comida gratis, juegos, piñatas y Mariachi en Town Park 12-3PM	6 TAI CHI con Bill 9AM RECLAMANDO NUESTRA CULTURA 5:30PM	7 NOCHE DE POESÍA con Madison Gill 7PM	8 MENDARLO CON MELISSA Traiga su prenda para guía de costura. 5-6:30PM	9 INFORMACIÓN SOBRE SUNNYSIDE 5-7PM	10 KUNDALINI YOGA con Jay & Jane 8:30AM	11 ZUMBA con Erin 10AM
12 CAMINATA POR LA NATURALEZA Bear Creek Falls 1PM	13 TAI CHI con Bill 9AM RECLAMANDO NUESTRA CULTURA 5:30PM	14 INFORMACIÓN SOBRE SUNNYSIDE 5-7PM HORA FELIZ EN ESPAÑOL en La Cocina de Luz 5:30PM	15 DECORAR Y APRENDER A HULA HOOP 4-6PM MENDARLO CON MELISSA 5-6:30PM	16 COCINANDO LATINO en Ah Haa 5-7PM	17 KUNDALINI YOGA con Jay & Jane 8:30AM	18
19	20 BIBLIOTECA CERRADA EN OBSERVANCIA DE JUNETEENTH	21	22 MENDARLO CON MELISSA Traiga su prenda para guía de costura. 5-6:30PM	23 COCINANDO LATINO en Ah Haa 5-7PM VAUDEVILLE Espectáculo local en el Transfer Warehouse 7-9PM	24 KUNDALINI YOGA con Jay & Jane 8:30AM	25 ZUMBA con Erin 10AM
26 BIENVENIDOS A KOTO Comida gratis, música, premios y mucho más en la Casa Morada 4-6PM	27 TAI CHI con Bill 9AM MÉZCLATE EN LA GALERÍA MIXX Vino y aperitivos gratuitos, rifa y 20% de descuento en joyería 5-8PM	28	29 RECORDANDO NUESTRA NINEZ 5:30-7PM	30	1	2

# JUNIO 2022

## LEYENDA:

- EVENTO EN PERSONA, NO TIENE QUE REGISTRARSE
- EVENTO EN PERSONA, REGISTRO REQUERIDO
- EVENTO EN LÍNEA, REGISTRO REQUERIDO PARA ACCEDER AL ZOOM

## AVISOS:

- TODOS LOS PROGRAMAS ESTÁN SUJETOS A CAMBIOS. VISITE NUESTRO SITIO WEB PARA OBTENER LA INFORMACIÓN MÁS ACTUALIZADA

## BIBLIOTECA PÚBLICA WILKINSON

100 W PACIFIC AVE  
970-728-4519 EXT 134  
TELLURIDELIBRARY.ORG



WILKINSON  
PUBLIC LIBRARY



# WPL ADULT EVENTS

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

29	30	31	1 BIRDING WALK with Eric Hynes 8-10AM READING FLASH MOB in Elk's Park 12-1PM MEND IT W/ MELISSA Drop-in sewing guidance 5-6:30PM	2 PATRON APPRECIATION DAY Free cookout on the lower patio! 12-2PM	3 FAMILY BINGO NIGHT Pizza & Prizes 5PM	4 ZUMBA with Erin 10AM ADVENTURE BOOK CLUB Bike to Telluride Brewing Co 3:30PM
5 COMMUNITY FIESTA Free food, games, piñatas and Mariachi in Town Park 12-3PM	6 TAI CHI with Bill on the patio 9AM	7 BARDIC TRAILS TALKING GOURDS POETRY with Madison Gill 7PM	8 LITE LUNCH BOOK CLUB <i>Portrait of a Thief</i> 12-1PM AUTHORS UNCOVERED: BOB BAER <i>The Fourth Man</i> 5:30PM MEND IT W/ MELISSA 5-6:30PM	9 FLY TYING WORKSHOP with Ryan Hoglund 5-7PM BOOZE & BOOKS at Red Dirt Gallery 5:15PM FOREST HEALTH FORUM w/ Dr. Cowie 5:30PM	10 KUNDALINI YOGA with Jay & Jane 8:30AM	11 ZUMBA with Erin 10AM
12	13 TAI CHI with Bill on the patio 9AM CHESS & COOKIES All ages and experience levels welcome 3:30-5PM	14 SPANISH HAPPY HOUR at La Cocina de Luz 5:30PM	15 DECORATE & LEARN TO HOOP 4-6PM MEND IT W/ MELISSA Drop-in sewing guidance 5-6:30PM	16	17 KUNDALINI YOGA with Jay & Jane 8:30AM	18
19	20 LIBRARY CLOSED IN OBSERVANCE OF JUNETEENTH HOLIDAY	21 AUTHORS UNCOVERED: CRAIG CHILDS <i>Tracing Time</i> 5:30PM	22 MEND IT WITH MELISSA BYOGarment for drop-in sewing guidance 5-6:30PM	23 FLY TYING WORKSHOP 5-7PM FOREST HEALTH FORUM w/ Jason Sibold 5:30PM VAUDEVILLE Local variety show at the Transfer Warehouse 7-9PM	24 KUNDALINI YOGA with Jay & Jane 8:30AM	25 ZUMBA with Erin 10AM TECH TIME with Andy 2-4PM
26	27 TAI CHI with Bill on the patio 9AM LISTENING CLUB with Tom Nading on the Library Patio <i>St Vincent's Masseducation</i> 6PM	28 COFFEE, CROISSANTS & CRIBBAGE 10:30AM-12PM	29 ENGAGING YOUR DOG'S BRAIN with Rachel Bellamy 5-6:30PM MEND IT W/ MELISSA Drop-in sewing guidance 5-6:30PM	30 AUTHORS UNCOVERED: WENDY BROOKS <i>Once Upon a Lifetime</i> 5:30PM	1	2

# JUNE

2022

## KEY:

- IN PERSON EVENT, NO REGISTRATION REQUIRED
- IN PERSON EVENT, REGISTRATION REQUIRED
- ONLINE EVENT, REGISTRATION REQUIRED FOR ACCESS TO ZOOM

## REMINDERS:

- ALL PROGRAMS ARE SUBJECT TO CHANGE. VISIT OUR WEBSITE FOR THE MOST UP-TO-DATE INFORMATION

WILKINSON  
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100 W PACIFIC AVE  
970-728-4519  
TELLURIDELIBRARY.ORG



WILKINSON  
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# WHERE AND WHEN

**Address:**  
100 W Pacific Ave  
PO Box 2189  
Telluride,  
CO 81435

**Drop Box & Vending Machine at The Village Market**

**Drop Box and Little Free Library at the M & M Mercantile in Placerville**

**Legend:**  
 L LIBRARY  
 STORY WALK  
 PUBLIC PARKS  
 FREE BUS ROUTE  
 T TRAIL  
 G GONDOLA  
 Free Transportation to Mountain Village

**Hours:**  
 Sunday Noon - 5:00 PM  
 Monday 9:00 AM - 7:00 PM  
 Tuesday 9:00 AM - 7:00 PM  
 Wednesday 9:00 AM - 7:00 PM  
 Thursday 9:00 AM - 7:00 PM  
 Friday 9:00 AM - 6:00 PM  
 Saturday 9:00 AM - 5:00 PM

**970-728-4519**

**407**  
 @telluridelibrary  
 www.telluridelibrary.org



WILKINSON  
PUBLIC LIBRARY



CAME TO  
SKI



STAYED FOR THE  
LIBRARY



TELLURIDE, COLORADO



## WELCOME TO THE BEST LIBRARY IN THE WORLD

Here is just a taste of what we have to offer: Books, movies, music, audiobooks and more for all ages.

### KIDS

- STORY TIMES & AFTER-SCHOOL PROGRAMS
- LITERACY ACTIVITIES AND AGE APPROPRIATE TOYS
- KID & FAMILY-FRIENDLY SPACE WITH AN INDOOR TREEHOUSE!

### TEENS

- EXTENSIVE GRAPHIC NOVEL COLLECTION
- SPECIAL EVENTS & AFTER-SCHOOL PROGRAMS
- TEEN ONLY SPACE INCLUDING AN INDOOR GONDOLA CABIN!

### ADULTS

- BOOK CLUBS & AUTHOR TALKS
- CRAFT NIGHTS & COOKING CLASSES
- FIREPLACE AND COMFY SPOTS TO READ AND WORK

## HOW DO I GET A LIBRARY CARD?

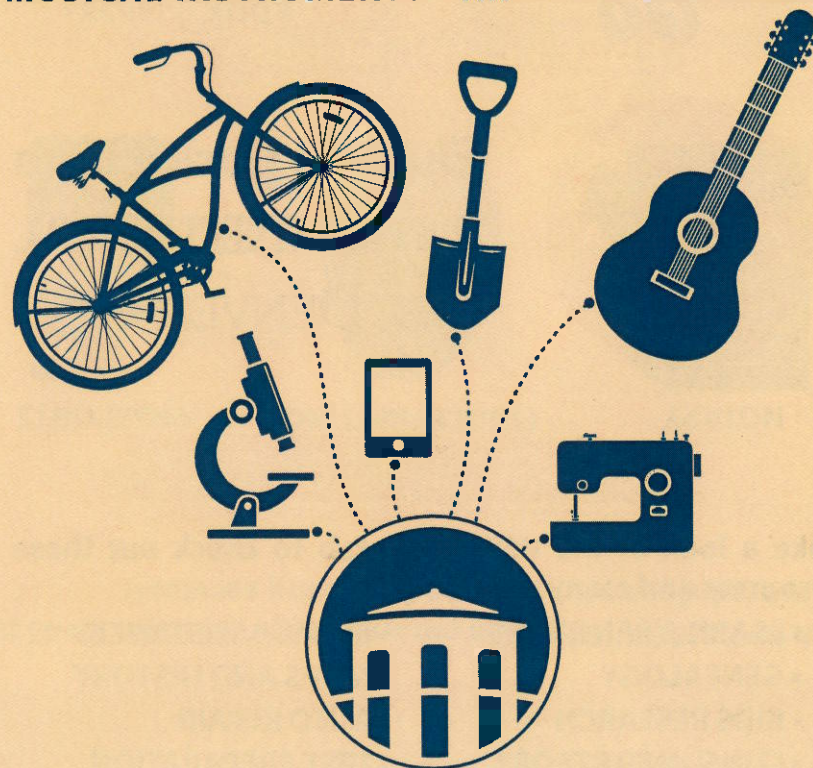
- Show your ID to our staff.
- Anyone can get a card; locals and visitors included.
- It will take less than 2 minutes. It's that simple!

## UNUSUAL ITEMS TO BORROW

From mandolins and sewing machines to iPads and internet hotspots, we have a wide selection of items that you can check out! Browse them on our website or stop by the library and see what is available. Don't have what you are looking for? You can suggest a purchase through our website.

### POPULAR ITEMS

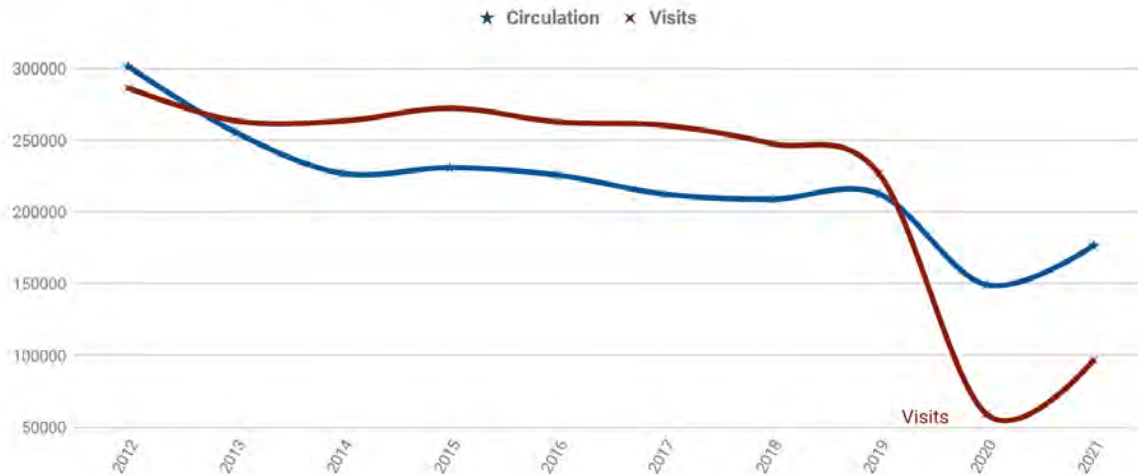
LAPTOPS • HOTSPOTS • E-READERS • TOOLS • BOARD GAMES • KIDS GEAR • SNOWSHOES • MUSICAL INSTRUMENTS • AND SO MUCH MORE!





# Wilkinson Public Library Annual Report: 2021

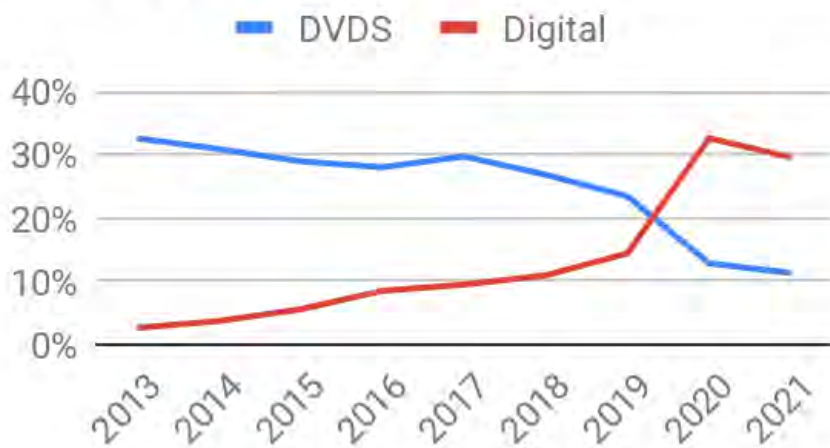
WPL Circulation and Visits: 2012-2021



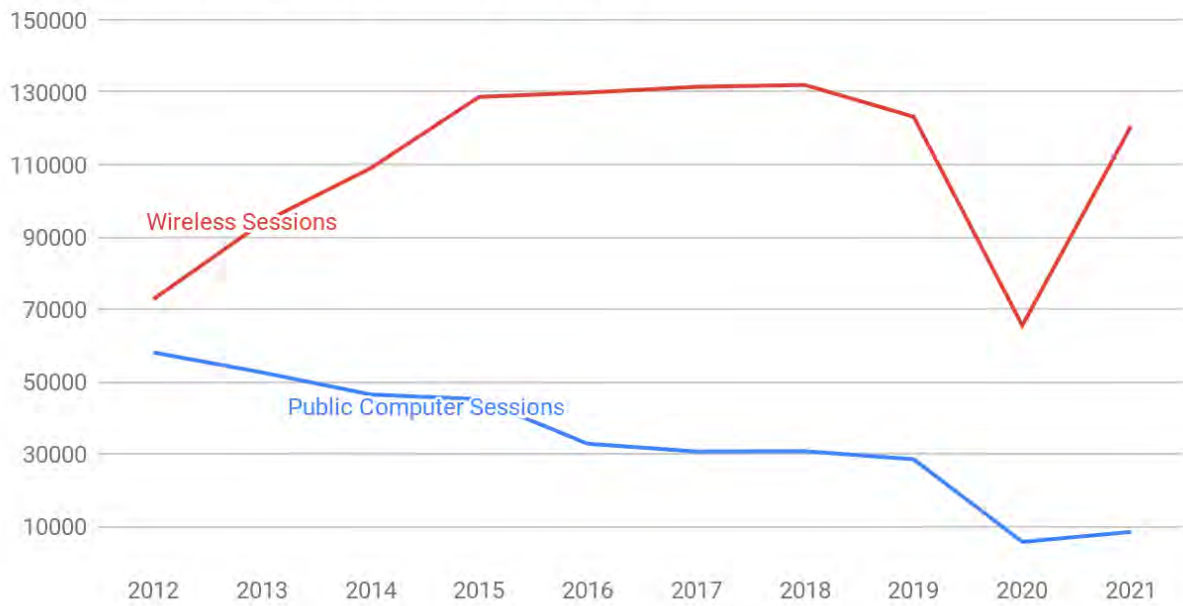
	Total Circulation	Digital Circulation	Database sessions	Visits
2020	149,243	48,709	36,058	59,271
2021	176,528	52,191	54,585	96,800

\*2021: Coronavirus pandemic and public health emergency reduced services and closed the library and limited in-person activity.

DVD and Digital Checkouts as a Percent of Total Checkouts



### WPL Wifi and Computer Sessions: 2012-2021



	Public Computer Sessions	Wireless Sessions
2020	5,740	65,529
2021	8,491	120,573



WILKINSON  
PUBLIC LIBRARY

**RESOLUTION OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO  
RATIFYING THE CONTRACTS TO PURCHASE SPRING CREEK LOTS 7 AND 8**

**RESOLUTION NO. 2022-\_\_**

WHEREAS, the Town of Mountain Village (the “Town”), pursuant to C.R.S. § 31-15-101(1)(d) and the Town’s Home Rule Charter (“Town Charter”), has the power to enter into contracts to acquire real property; and

WHEREAS, the Town Charter requires that the Town purchase real property by resolution or ordinance, and the Town Council of the Town of Mountain Village (“Town Council”) can authorize the Town Manager to execute contracts on its behalf; and

WHEREAS, Town Council desires to purchase from Bouilli, LLC certain real property known as Lots 7 and 8, Spring Creek Drive, Mountain Village, Colorado, as more fully described in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mountain Village, Colorado, that:

Section 1. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.

Section 2. The Town Council hereby approves the purchase of Lots 7 and 8, Spring Creek Drive, Mountain Village, Colorado pursuant to the Contract to Buy/Sell Lot 7 dated 05/27/22 and the Contract to Buy/Sell Lot 8 dated 05/19/22, as assigned to the Town.

Section 3. This Resolution shall take effect upon adoption hereof.

ADOPTED AND APPROVED by the Town of Mountain Village Town Council at a public meeting held on the 16th day of June, 2022.

TOWN OF MOUNTAIN VILLAGE, COLORADO

By: \_\_\_\_\_  
Laila Benitez, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

**Exhibit A**

LOT (OR UNIT) 640DR-7, TELLURIDE SPRING CREEK, ACCORDING TO THE REPLAT OF LOTS 640B, 640D, TRACTS OSP-35F AND OSP-35B, TOWN OF MOUNTAIN VILLAGE, RECORDED JULY 9, 1998 IN PLAT BOOK 1 AT PAGE 2398, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT (OR UNIT) 640DR-8, TELLURIDE SPRING CREEK, ACCORDING TO THE REPLAT OF LOTS 640B, 640D, TRACTS OSP-35F AND OSP-35B, TOWN OF MOUNTAIN VILLAGE, RECORDED JULY 9, 1998 IN PLAT BOOK 1 AT PAGE 2398, COUNTY OF SAN MIGUEL, STATE OF COLORADO.





Jim Austin.

Pete D

Jim Austin

Dan

JIM AUSTIN

- PATRICK BERRY

Jim Austin  
(Marti)

Jim Austin

Jim Austin

Katz

Lalla

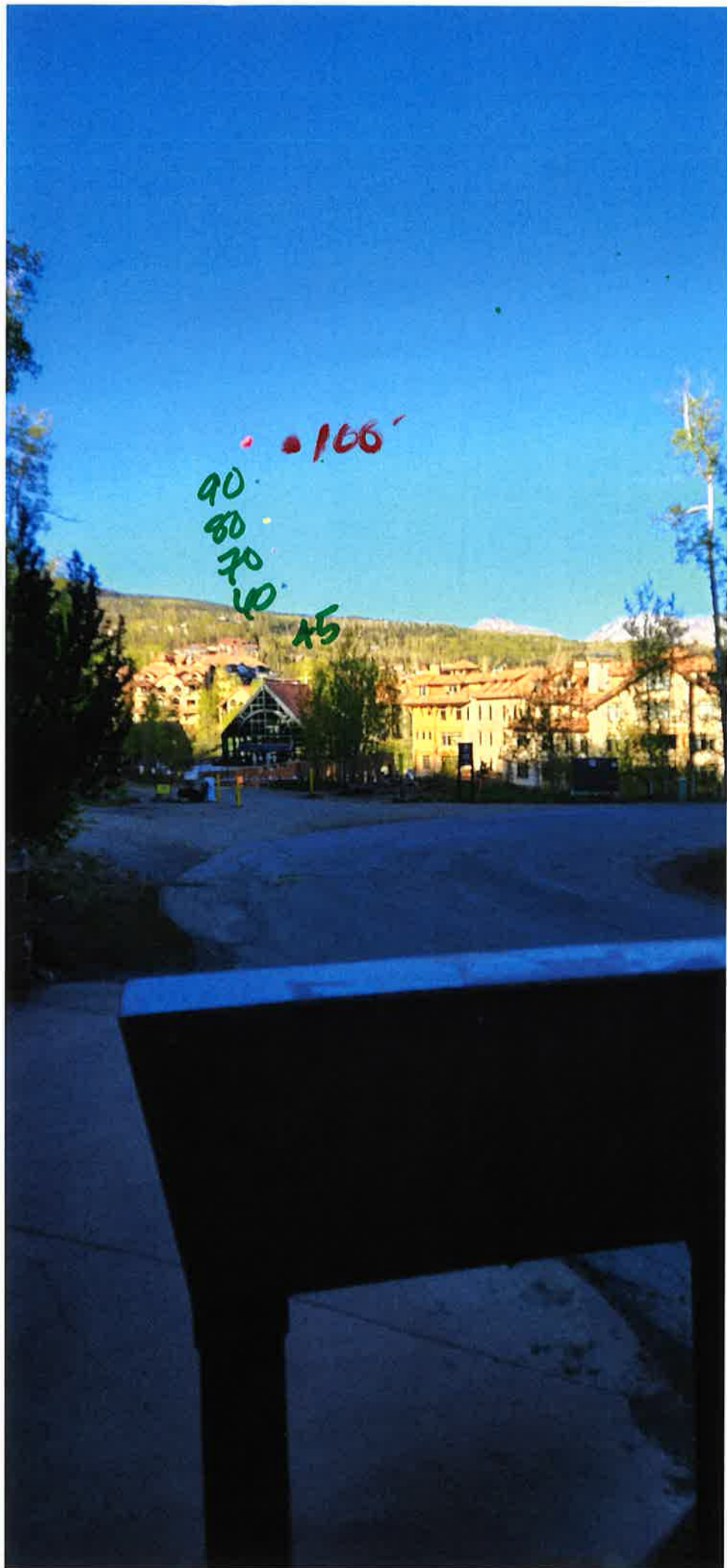
Jim Austin

by  
Harvey Moxness

100'  
90'  
80'  
70'  
60'  
45'







•• 100'

• 90'

• 80'

• 70'

• 60'

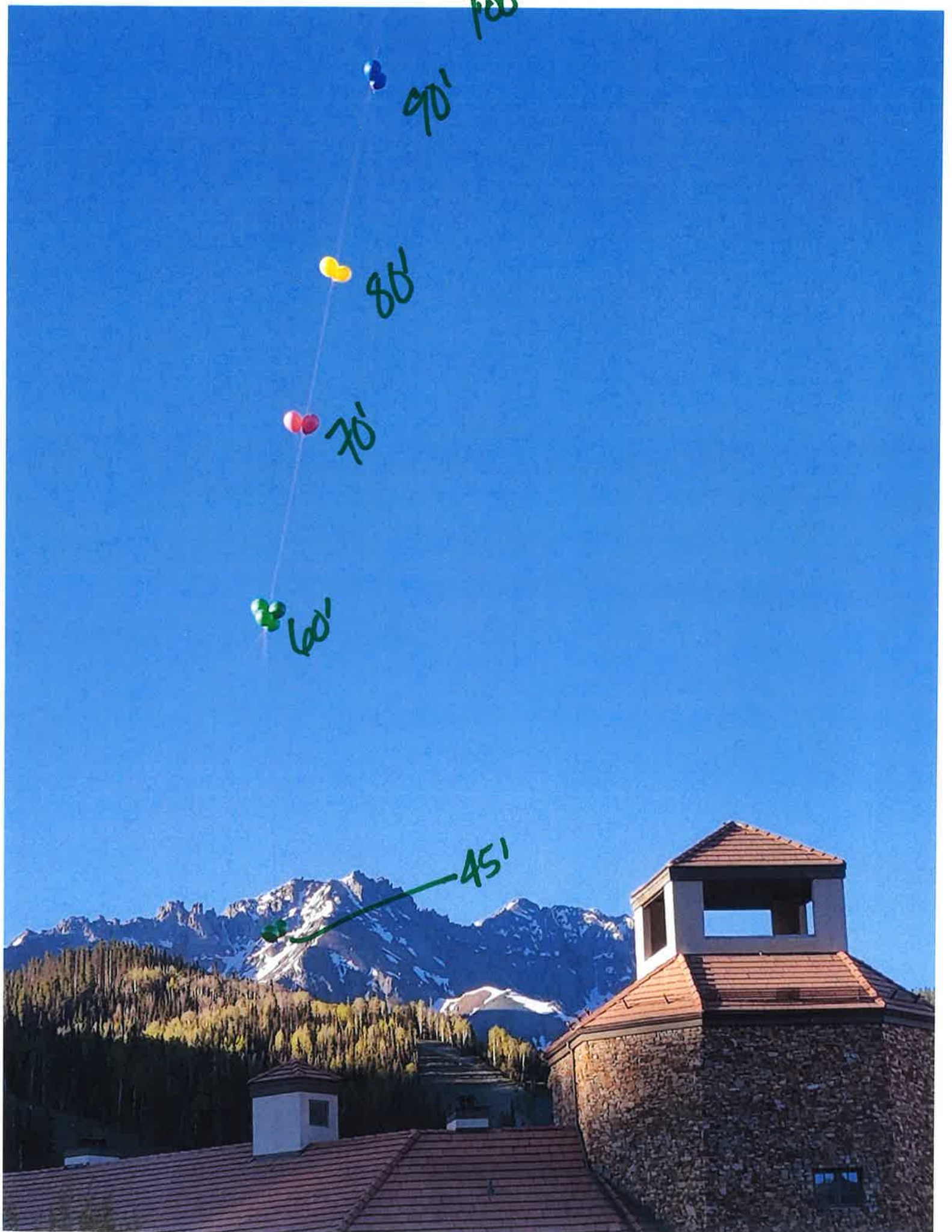
85'  
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45'

60'

70'

80'

90'

100'



• 100'



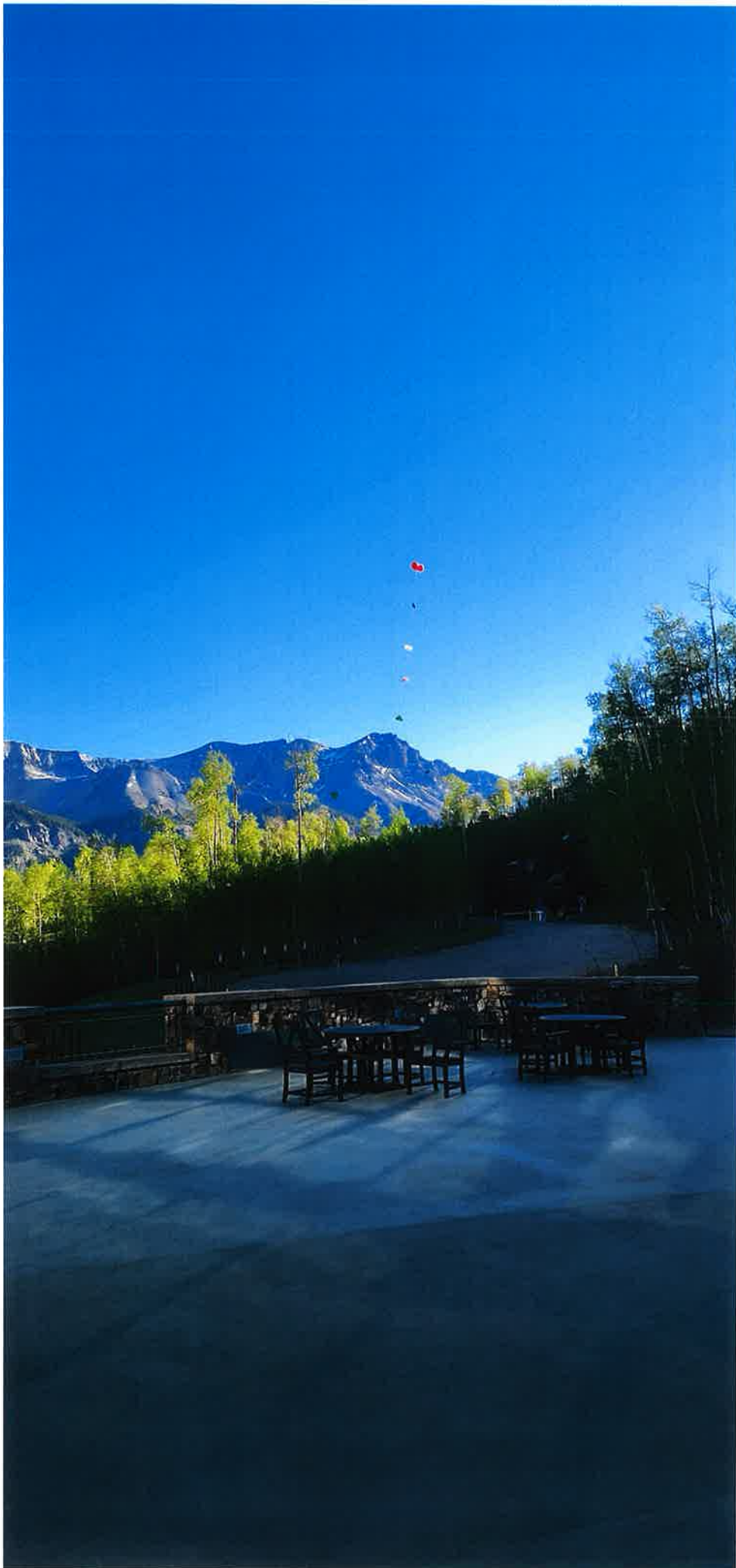
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• 100'







100  
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70  
60  
45

• 100'





100

90

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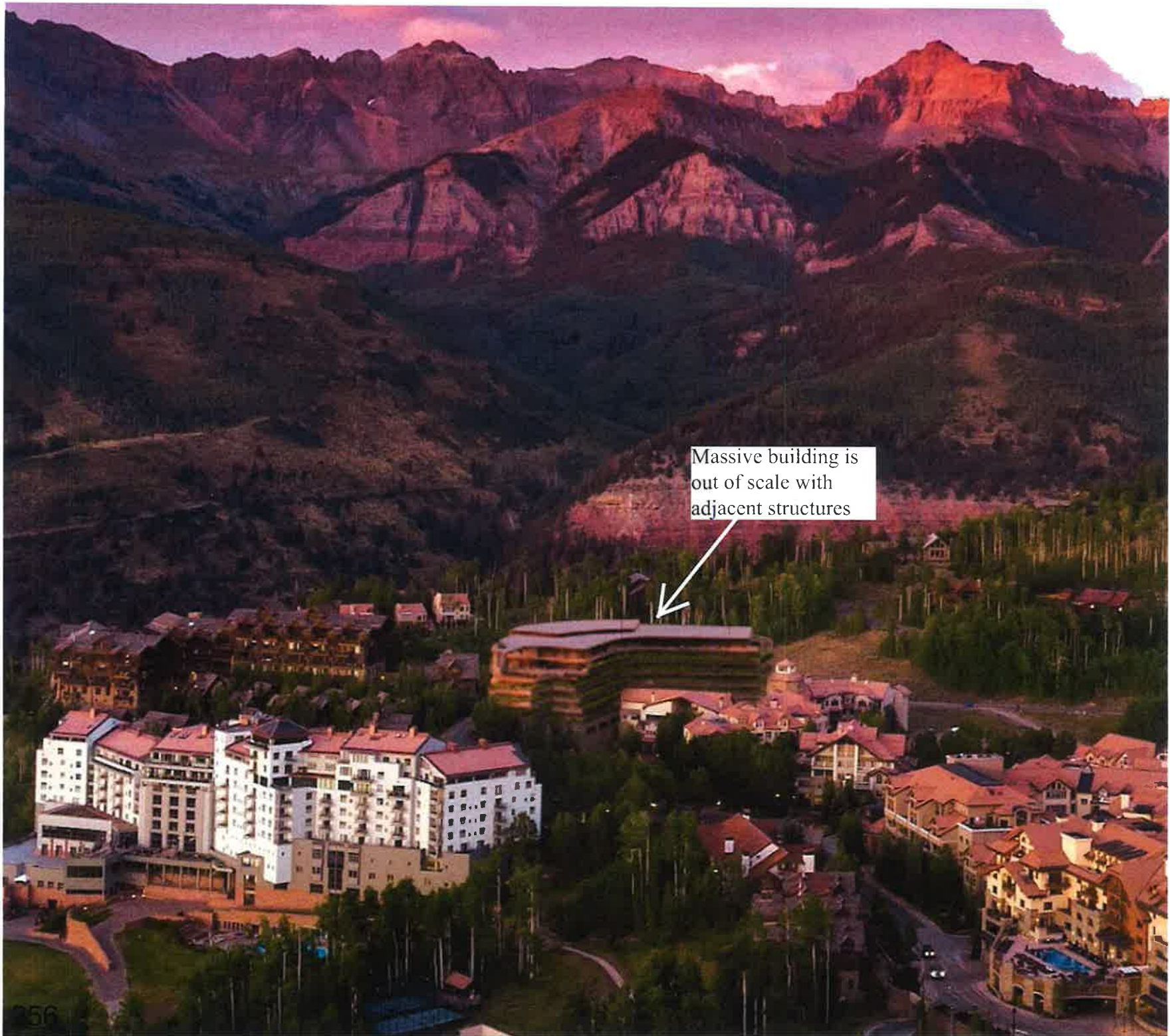
70

60

15  
2







Massive building is  
out of scale with  
adjacent structures





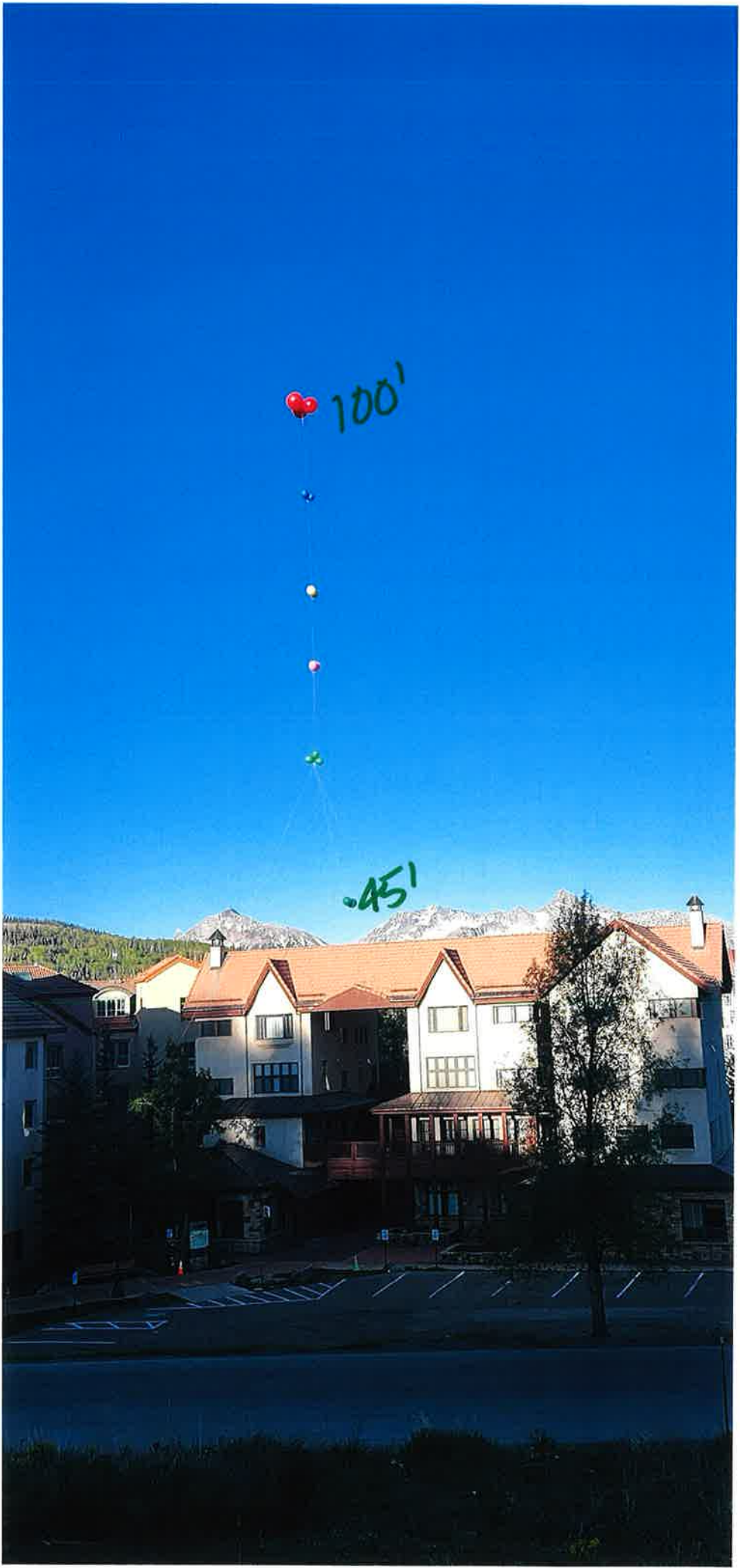


-100'

45'







100'

45'





100'

45'