



**TOWN OF MOUNTAIN VILLAGE**

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**TOWN OF MOUNTAIN VILLAGE  
MINUTES OF THE MARCH 16, 2023  
REGULAR TOWN COUNCIL MEETING**

The meeting of the Town Council was called to order by Mayor Laila Benitez at 2:00 p.m. on Thursday, March 16, 2023. The meeting was held in person and with virtual access provided through Zoom.

**Attendance:**

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

Laila Benitez, Mayor

Dan Caton, Mayor Pro Tem

Harvey Mogenson (via Zoom)

Marti Prohaska (via Zoom, left at 2:20-2:30 p.m. and 2:45-3:00 p.m.)

Jack Gilbride

Pete Duprey

Patrick Berry

**Also in attendance were:**

Paul Wisor, Town Manager

Michelle Haynes, Assistant Town Manager

Susan Johnston, Town Clerk

Kim Schooley, Deputy Town Clerk

David McConaughy, Town Attorney (via Zoom)

Lizbeth Lemley, Finance Director

Julie Vergari, Assistant Finance Director

Chris Broady, Police Chief

Jim Soukup, Chief Technology Officer

Amy Ward, Community Development Director

Kathrine Warren, Public Information Officer

Connor Reilly, VCA Manager

Jaime Holmes, HR Director

Maegan Eckard, Administrative Assistant

Marleina Fallenius, Planning Tech & Housing Coordinator

JD Wise, Economic Development & Sustainability Director

Lauren Kirn, Environmental Efficiencies & Grant Coordinator

Kate Burns, Controller

Claire Perez, Planner

Lindsay Niehaus, HR Coordinator

Joe Coleman

David Foster

Tucker Magid

Randy Podolsky

Winston Kelly

Marlin Ostromecki

Dan Jansen

Leah Kropuenski

David Shear

Sean DeLand

Luke Stock

Anton Benitez

John Bennett

Steven Paletz

Katsia Lord

Adam Raiffe

Chris McGranahan

Andrew Miele

Matthew Shear

Ankur Patel

John Miller

Foster Graham

Bill Kyriagis

Sofia Bolio Hernandez

Walter Dealtrey

David Averill

Christian Vieweg

Brian Woody

Justin Criado

Sally Puff Courtney

Cameron Kelly

Jennifer Zandari

Madeline Gomez

Albert Roer

Tracy Boyce

Peter Mitchell

Peggy Raible

Thomas Kennedy

David Ballode  
David Jaskel  
Lars Carlson  
Rachel Bowers  
Henry Hintermeister  
Virginia Lucarelli  
David Bulson  
Mark Dollard  
Ben Jackson  
Lorrie Denesik  
Amy Alvarez  
Kristine Perpar  
Mike Foster  
Zoe Gillett  
Stephanie Fanos  
Chris Knight  
Chris Hawkins  
Garina Ivanova  
Rob Connor  
Matthew Hintermeister  
Chase Horn  
George Harvey  
Keith Hampton

Dovid Spector  
Matt Lewis  
Terrie Dollard  
Hillary Taylor  
Catherine Jett  
Banks Brown  
Laura Mitz  
Robin Lewis  
Jacqueline Kadin  
Frost Prioleau  
Maureen Pelisson  
Jon Hirschfeld  
Michael O'Connor  
John Pandolfo  
Tami Richardson  
Chad Horning  
Nikoleta Angelova  
Alan Kadin  
Jon Duerr  
Mickey Salloway  
Janell Crabtree  
Virginia Howard  
Marla Meridith

**Public Comment on Non-Agenda Items (2)**

There was no public comment.

Council moved to agenda item 4.

**Consideration of a Proclamation Designating March 12-18, 2023 as AmeriCorps Week (3)**

AmeriCorps Volunteer Luke Stock presented. Mayor Benitez read the proclamation. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to approve a Proclamation recognizing the week of March 12-18, 2023 as AmeriCorps Week.

Council moved to agenda item 26.

**Consent Agenda:**

**All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately: Quasi-Judicial (4)**

- a. **Consideration of Approval of the February 16, 2023 Town Council Meeting Minutes**
- b. **Consideration of Approval of the March 6, 2023 Special Town Council Meeting Minutes**
- c. **Consideration of a Denial Resolution for a Conditional Use Permit for a Driveway on Lot OSP 18A Applicant has Requested that this Item be Withdrawn**

Town Clerk Susan Johnston presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to approve the Consent Agenda as presented except item 4c which was withdrawn by the applicant prior to the meeting.

**Consideration of Approval of a Resolution Setting a Mail Ballot Election to be Held on June 27, 2023 (5)**

Susan Johnston presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Patrick Berry, Council voted unanimously to approve a Resolution setting a mail ballot election to be held on June 27, 2023.

**Liquor Licensing Authority: Quasi-Judicial (6)**

**a. Consideration of Re-Certification of the Mountain Village Promotional Association and Common Consumption Area *Continued from the January 19, 2023 Town Council Meeting***

Susan Johnston presented. Applicants TMVOA President & CEO Anton Benitez and MVPA Board Member Bryan Woody presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Pete Duprey, Council voted unanimously to authorize the Town Manager to approve and sign an amendment to the Mountain Village Promotional Association Plaza License Agreement to clarify that the agreement does not terminate while a recertification application is pending and to continue the recertification decision to the May 18, 2023 regular Town Council meeting.

**Consideration of Appointment of Two Residents to the VCA Resident Committee (7)**

Village Court Apartments Manager Connor Reilly presented. Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded by Patrick Berry, Council voted unanimously to reappoint Trevor Browning and Matt Lewis to their seats on the VCA Resident Committee for another one-year term.

**Finance: (8)**

Finance Director Lizbeth Lemley presented.

**a. Presentation of the February 28, 2023 Business & Government Activity Report (BaGAR)**  
**b. Consideration of Approval of the February 28, 2023 Financials**

Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Jack Gilbride, Council voted unanimously to approve the February 28, 2023 Financials as presented.

Council moved to agenda item 17.

**Telluride Fire Protection Update on Ballot Measures and Department Operations (9)**

Telluride Fire Protection District Chief John Bennett presented. Council discussion ensued.

**First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Adopting Community Development Code Amendments at CDC Section 17.7.12.7.h International Energy Conservation Code and CDC Section 17.5.12.11.a Lighting Regulations (10)**

Community Development Director Amy Ward presented. The Mayor opened a public hearing. There was no public comment. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Patrick Berry and seconded by Pete Duprey, Council voted 7-0 to approve on first reading an Ordinance adopting Community Development Code amendments at CDC Section 17.7.12.7.h International Energy Conservation Code and CDC Section 17.5.12.11.a Lighting Regulations and set the second reading, public hearing and final Council vote for the March 30, 2023 Town Council Special meeting and with the remodel value set to \$500,000.

Council heard agenda items 11, 12, and 14 concurrently.



**Consideration of a Denial Resolution 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 *Quasi-Judicial* (11)**

Assistant Town Manager Michelle Haynes and Amy Ward presented. Applicants Steven Paletz, Chris McGranahan, Andrew Miele, Chris Knight and Ankur Patel presented. The Mayor opened a public hearing. Public comment was received from Adam Kaden, Marla Meridith, Chad Horning, Cameron Kelly, David Foster, George Harvey, Joseph Coleman, Rob Connor, Randy Podolsky, Chris Hawkins, Winston Kelly, Dan Jansen, Anton Benitez, and Jaqueline Kadin. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to continue the consideration of a denial Resolution 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 to the March 30, 2023 Special Town Council meeting for further consideration.

**Consideration of a Denial Resolution Regarding a Rezone of Portions of Town Owned Village Center Active Open Space (OS-3-BR2) to 109R PUD, and 109R PUD to Village Center Active Open Space (OS-3-BR2) Consistent with CDC Section 17.4.9.15 for a Major Subdivision to Replat Portions of Property Between Lot 109R and OS-3-BR2 *Quasi-Judicial* (12)**

Assistant Town Manager Michelle Haynes and Amy Ward presented. Applicants Steven Paletz, Chris McGranahan, Andrew Miele, Chris Knight and Ankur Patel presented. The Mayor opened a public hearing. Public comment was received from Adam Kaden, Marla Meridith, Chad Horning, Cameron Kelly, David Foster, George Harvey, Joseph Coleman, Rob Connor, Randy Podolsky, Chris Hawkins, Winston Kelly, Dan Jansen, Anton Benitez, and Jaqueline Kadin. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to continue the consideration of a denial Resolution regarding a rezone of portions of town owned Village Center Active Open Space (OS-3-BR2) to 109R PUD, and 109R PUD to Village Center Active Open Space (OS-3-BR2) consistent with CDC section 17.4.9.15 for a major subdivision to replat portions of property between Lot 109R and OS-3-BR2 to the March 30, 2023 Special Town Council meeting for further consideration.

**Consideration of a Resolution for a Major Subdivision to Replat Portions of Property Between Lot 109R and OS-3-BR2 *This Item was Continued from the January 19, 2023 Town Council Meeting Quasi-Judicial* (14)**

Assistant Town Manager Michelle Haynes and Amy Ward presented. Applicants Steven Paletz, Chris McGranahan, Andrew Miele, Chris Knight and Ankur Patel presented. The Mayor opened a public hearing. Public comment was received from Adam Kaden, Marla Meridith, Chad Horning, Cameron Kelly, David Foster, George Harvey, Joseph Coleman, Rob Connor, Randy Podolsky, Chris Hawkins, Winston Kelly, Dan Jansen, Anton Benitez, and Jaqueline Kadin. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to continue the consideration of Resolution for a major subdivision to replat portions of property between Lot 109R and OS-3-BR2 to the March 30, 2023 Special Town Council meeting for further consideration.

Council broke for dinner from 6:16 to 6:35 p.m.



**Consideration of a Resolution to Approve a Major Subdivision Application for Lots 126R, 152R, OSP-118 and OSP-126 per Community Development Code Section 17.4.13, Continued from the February 16, 2023 Regular Meeting *Staff is Requesting that this Item be Continued to the Regular April 20, 2023 Town Council Meeting Quasi-Judicial (15)***

Amy Ward presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to continue the consideration of a Resolution to approve a Major Subdivision Application for Lots 126R, 152R, OSP-118 and OSP-126 per Community Development Code Section 17.4.13 to the regular April 20, 2023 Town Council meeting.

**Second Reading, Public Hearing and Council Vote on an Ordinance to Consider a Rezone and Density Transfer Application for Lots 126R and 152R per Community Development Code Section 17.4.10 *Staff is Requesting that this Item be Continued to the Regular April 20, 2023 Town Council Meeting Quasi-Judicial (16)***

Amy Ward presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to continue the second reading, public hearing and council vote on an Ordinance to consider a Rezone and Density Transfer Application for Lots 126R and 152R per Community Development Code Section 17.4.10 to the regular April 20, 2023 Town Council meeting.

Council moved to agenda item 21.

**Second Reading, Public Hearing and Council Vote on an Ordinance to Consider a Rezone and Density Transfer Application on Lots 619 & 638 per Community Development Code Sections 17.4.9 & 14.4.10 *Quasi-Judicial (17)***

Harvey Mogenson recused himself. Amy Ward presented. The Mayor opened a public hearing. There was no public comment. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Patrick Berry, Council voted 6-0 to approve on second reading an Ordinance considering a Rezone and Density Transfer Application pursuant to CDC Sections 17.4.9 and 17.4.10 to transfer one density unit (four-person equivalent density) to the Density Bank for Lot 619-R with the conditions stated in the staff memo.

**Consideration of a Resolution to Approve a Minor Scale Subdivision for Lots 901-R2 and 902-R2 to Replat into Lot 901-R3 per Community Development Code Sections 17.4.13 *Item was Continued from the February 16, 2023 Town Council Meeting Applicant has Requested that this Item be Tabled Quasi-Judicial (18)***

Amy Ward presented. Council discussion ensued. On a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council voted unanimously to table a Resolution to approve a minor scale subdivision for Lots 901-R2 and 902-R2 to replat into Lot 901-R3 per Community Development Code Sections 17.4.13.

**First Reading, Setting of a Public Hearing and Council Vote on an Ordinance to Consider a Rezone and Density Transfer Application for Lots 901-R2 & 902-R2 per Community Development Code Sections 17.4.9 & 17.4.10 *Item Continued from the February 16, 2023 Town Council Meeting Applicant has Requested that this Item be Tabled Quasi-Judicial (19)***

Amy Ward presented. Council discussion ensued. On a **MOTION** by Harvey Mogenson and seconded by Dan Caton, Council voted 6-0 to table the first reading, setting of a public hearing and Council vote on an Ordinance to consider a Rezone and Density Transfer Application for Lots 901-R2 and 902-R2 per Community Development Code sections 17.4.9 and 17.4.10.

**Second Reading, Public Hearing and Council Vote on an Ordinance to Consider a Rezone and Density Transfer Application for Lots 901-R2 & 902-R2 per Community Development Code Sections 17.4.9 & 17.4.10 It is requested to be Continued to the April 20, 2023 Regular Town Council Meeting Applicant has Requested that this Item be Tabled Quasi-Judicial (20)**

Amy Ward presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Jack Gilbride, Council voted 6-0 to table the second reading, setting of a public hearing and Council vote on an Ordinance to consider a Rezone and Density Transfer Application for Lots 901-R2 and 902-R2 per Community Development Code sections 17.4.9 and 17.4.10.

Council moved to agenda item 3.

**Consideration of a Resolution Approving a Height Variance at Lot 165, Unit 4, 140 Cortina Drive, Mountain Village, Pursuant to CDC Sections 17.3.11&12 and 17.4.16 Quasi-Judicial (21)**

Amy Ward presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Dan Caton, Council voted unanimously to approve a Resolution approving a height variance at Lot 165, Unit 4, 140 Cortina Drive allowing a maximum height of 13.79 feet above the allowable and an average height of 4.29 feet above the allowable, per the height restrictions listed in the CDC for portions of a new single-family detached condominium located at Lot 165, Unit 4, 140 Cortina Drive based on the evidence provided in the staff record of memo dated March 6, 2023 and the findings of the this meeting with the following conditions:

1. The approved height variance is valid only with the design presented for initial DRB review on August 4, 2022 and is valid only for the 18 month period of that design approval. One 6-month extension of the original design review approval is allowable.
2. The height variance is specific to the area described in the staff memo in figure 2, and represented in the DRB approved drawings. Should any modifications to the building design occur, including future expansion, that the variance would not cover portions of the building that are not thus described.

**VCA Phase IV Update (22)**

Triumph West Development representatives Mike Foster and Michael O'Connor presented. Council discussion ensued.

**Consideration of a Resolution to Approve the Form of the Lot 644 Unit Deed Restriction (23)**

- a. **Discussion of Lottery Timeline**
- b. **Discussion of Amendments to the Housing Guidelines Which Will Include Lottery or Point System and Priority**

Michelle Haynes and Lizbeth Lemley presented. Council discussion ensued. The Mayor opened a public hearing. Public comment was received from Matt Lewis and John Pandolfo. The Mayor closed the public hearing. On a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council voted unanimously to approve a Resolution adopting the form of deed restriction for Lot 644, the affordable housing restriction, a Town of Mountain Village Housing Authority development and AHR deed restriction and direct staff to update the MVHA housing guidelines, establish the initial sales price by resolution, and finalize the lottery process to be a point system, with additional edits to the deed restriction to clarify the 4% price cap increase compounded annually and the capital improvements to be integrated into the housing guidelines.

**Consideration of Lot 644 Deed Restricted Housing Project Name Contest Selection (24)**

Public Information Officer Kathrine Warren presented. Council discussion ensued. On a **MOTION** by Harvey Mogenson and seconded by Pete Duprey, Council voted 4-3, with Patrick Berry, Dan Caton, and Jack Gilbride dissenting, to name the Lot 644 community housing development Meadowlark.

**Staff Report: (25)**

**a. Human Resources**

Human Resources Director Jaime Holmes presented. Council discussion ensued.

Council moved to agenda item 27.

**Council Boards and Commissions Updates: (26)**

1. Telluride Tourism Board – Berry
2. Colorado Flights Alliance – Gilbride
3. Transportation & Parking – Mogenson/Duprey
4. Budget & Finance Committee – Gilbride/Duprey/Mogenson
5. Gondola Committee – Caton/Berry/Prohaska
6. Colorado Communities for Climate Action – Berry
7. San Miguel Authority for Regional Transportation (SMART) – Berry/Prohaska/Mogenson
8. Telluride Historical Museum – Prohaska
9. Alliance for Inclusion - Prohaska
10. Green Team Committee – Berry/Prohaska
11. Business Development Advisory Committee – Caton/Duprey
12. San Miguel Watershed Coalition – Prohaska
13. Telluride Mountain Village Owners Association Governance Auxiliary Committee – Duprey
14. Wastewater Committee – Duprey/Mogenson
15. Mayor's Update – Benitez

Council moved to agenda item 9.

**Other Business (27)**

There was no other business.

There being no further business, on a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council voted unanimously to adjourn the meeting at 7:39 p.m.

Respectfully prepared,



Kim Schooley  
Deputy Town Clerk

Respectfully submitted,



Susan Johnston  
Town Clerk

